

JACKSON COUNTY LAND BANK AUTHORITY

MEETING MINUTES

DECEMBER 20, 2012

PRESENT: COFFMAN, RICE, KRUSE, DUCKHAM, TAYLOR, ALEXANDER, MARTIN, JESTER,
CUNNINGHAM, FROUNFELKER, BRITTAN
VISITORS: MIKE OVERTON, RUEUL CRITES
ABSENT: NONE

Meeting called to order by Coffman at 7:32 a.m.

Public Comment:

- None.

Approval of Minutes The minutes from November 15, 2012 were emailed and presented. **Motion by Duckham**, to approve and accept the minutes from November 15, 2012, as presented, **seconded by Rice**, **PASSED.**

Property Inventory Sub Committee updates

- We met on November 29th at 404 E Golf to discuss structural issues on the house.
- Coffman stated that there are more serious structural issues at the house that will require more monies for rehabilitation.
- Rueul Crites provided information about the structural issues.
- Talked with Toby Berry from CAA about either rehab and or demo of 404 E Golf utilizing NSP3 monies.
- Sent email to Toby Berry on December 5th to suggest either rehabilitation of the property and possibly even demolition of the house, partnering with Habitat for Humanity to build new. No new updates to provide.
- Duckham inquired whether or not we had interested buyers in the property.
- Coffman stated that we did have interested buyers originally, but because of the quiet title court issues those interested parties have since gone away.
- Rice suggested that we talk to the neighbors to see what they think about a possible demolition of the property. Rice suggested that we check to see if there are still interested buyers out there to sell it as is.
- Coffman stated that we could place a land bank sign in the front yard again to see if this generates interest.
- Jester stated that this house is not financeable in its present condition and does not have good bones. He suggests that we could market the house as is for mid \$19,000 range. Jester stated that there is a program called 203K that is available to buyers, however, this program could not be utilized in this house because of the state of disrepair it is in currently. Discussion.
- Martin inquired of Jester an approximate cost if we used NSP to build new.
- Concern expressed about not expending too much money to either rehabilitate or build new more than the market will bear.
- Overton expressed concern about the land bank mission with regard to this project. Discussion.
- Coffman welcomed the new township representative, Todd Brittan, to the board.

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- Brittan inquired about the \$5,200 on the inventory sheet as to how much money we have expended on this property.
- Martin inquired about a timeline with making decisions on this property. Coffman stated that there is no timeline. The only consideration would/could be using NSP dollars and the deadline of March 8th, 2013.
- Coffman stated that the subcommittee wanted to bring all of the issues and options available for this property.
- Martin believes that we should talk to the neighbors and with Habitat for Humanity.
- Kruse reminded the board that there is about \$14,000 in court costs alone. Rough estimates push the investment up towards \$20,000.
- Duckham suggested that we look to sell it as is. Jester concurs.
- Kruse stated that there is probably approximately \$30,000 in repairs needed to rehabilitate and get this up to code.

Motion by Martin, to wait to make a final decision as to the direction to take on this property, to refer this back to the property inventory subcommittee for further research, **support by Frounfelker. PASSED.**

- Duckham inquired about what is Habitat's mission. Martin offered that their most recent project was a rehab and that they are looking to work outside of the city of Jackson.
- Coffman suggested inviting Habitat for Humanity to inquire as to their mission and look to partner with them in the future.
- 904 Orchard Place – received an email from the City of Jackson late November about a new offer in process, gave approval for the City to move forward on November 27th. No new updates as to status.
- Quit claim deeds were prepared for the transfer of 201 W. Biddle and 106 W. Biddle from the Land Bank to the City of Jackson on 12-4-2012. Patrick Burtch advised that he would take these to the next City council meeting to see approval for the transfer of both properties to the City. City council did approve these property transfers on 12-11-2012. Deeds for BOTH properties were recorded on 12-13-2012.
 - Duckham inquired about what the city is going to do with these properties. Taylor reported that the city is going to tear down both houses.
- Marv did a walkthrough of the property at 122 Monroe in the Village of Springport. This is the property that Wells Fargo had contacted the treasurer to inquire about a possible REO donation. Subcommittee does not have a recommendation at this time to present to the board. Jester commented that if we put some dollars into the house we could list for around \$60 - \$70,000 range. Needs significant repairs inside the house. Jester believes that there might have been a mold issue. There is no kitchen, the bath would need to be done, and the windows also need to be done. Jester believes that it would not be cost effective for us to pursue.

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- The vacant lot on 319 Marshall was sold for \$250 on 12-04-2012.
- Dave requested to remove the balance of the 50% tax cut for the land bank on parcel 6-072300000 (total taxes for the 2012 year were \$8.50). Coffman reminded the board that earlier in the year there were legislative changes made to the law to allow the ability to waive this tax capture. Taylor advised the owner will combine this parcel with the lot next to it.

Motion by Kruse, to waive the 50% tax capture for remainder of 5 years on parcel 6-072300000, also known as 704 Page Avenue, so that the owner can combine this vacant lot with the parcel that his house resides on, **support by Rice. PASSED.**

- Duckham inquired if we can look to promote the side lot program and dispose of the side lots by offering waiving of the tax capture.
- Taylor explains how he as the assessor deals with this issue.
- Coffman briefly discussed the updated property inventory listing. We currently have 53 parcels.

Other Business

- Rice inquired about the property inventory moving into 2013. Coffman stated that foreclosures are still on the rise. After April 1st there will be a review of the 'new' foreclosed properties.
- Discussion about the environment in our community and that times are still tough for people.
- Land contracts could also be a viable option.
- Brittan asked if we had a list of first time homeowners that is available to us. Coffman stated that this is part of our mission to partner with Community Action Agency and their First Time Home Owners program and the IDA programs.
- Duckham asked if the land bank if we should be more aggressive as to acquiring properties through the tax foreclosure process. Discussion. Kruse stated that it is a balancing act and that we need to consider how our actions impact the tax foreclosure process.
- Overton asked about what the goal of holding the vacant lots. Overton asked if we have a land assembly plan. Discussion.
- Brittan questioned why we have invested so much money on the parcels in Leoni Township.

Adjournment

Adjourn by the call of the chair at 8:32 a.m.

Next meeting is scheduled for Thursday, January 17, 2013 @ 7:30 am, room 101 Jackson County Tower Building.