

JACKSON COUNTY LAND BANK AUTHORITY

MEETING MINUTES

FEBRUARY 26, 2009

PRESENT: COFFMAN, KRUSE, SMITH, DUCKHAM, GUMBERT, MAHONEY, MARTIN,
CUNNINGHAM, TAYLOR
VISITORS: RANDY TREACHER, ADAM BROWN
ABSENT: FROUNFELKER

Meeting called to order by Coffman at 7:30 a.m.

Public Comment: None.

Update on Brown Road and Phillips Court Quiet Title process

- Lamont Title is working on the quiet title process to meet the March 16th closing.
- The court hearing date is set for March 6th, 2009
- All the remaining properties in our inventory are going through the quiet title process.
- Cunningham inquired about a local real estate company doing the quiet title process.
- Coffman explained that Ron Ellison recommended that Lamont Title
- Gumbert updated the board on 135 Phillips Court that the original offer is being pulled. There is another offer in second position for \$50,000. Gumbert stated that we should counter the second offer.

Motion by Martin, to move forward by accepting the back up offer on 135 Phillips Court and to counter the offer as recommended by Gumbert, **seconded by Duckham. PASSED.**

- The offer for Brown is waiting on the quiet title process to be completed.
- Duckham asked what agency Tom Schindler works for. Gumbert replied ReMax.
- Gumbert updated the board on 1407 Cooper. It is currently listed for \$29,900 and not getting good feedback. Gumbert suggested that we list it at \$19,900.

Meeting with City Brownfield Redevelopment Authority

- Coffman updated the board about this initial meeting with Dan Greer, Bill Ross, Carol Konieczki, Barry Hicks and Tom Wackerman to create a cooperative agreement between the JCLBA and JBRA.
- Coffman opened invitations to attend the next meeting to all the board members.
- The next meeting is scheduled Wednesday, March 25, 2009 @ 7:30 am at Community Development 3rd floor City Hall.

Neighborhood Stabilization Program updates

- Coffman updated the board on the NSP application process. The City has submitted their application.
- Coffman has contacted Toby Budd at Community Action Agency about these dollars.
- Coffman to attend the MSHDA informational seminar on March 6, 2009.

HUD \$1 home update

- Coffman updated the board about the \$1 home in Leoni township on Gale Street
- Gumbert was familiar with this property and provided information to the board
- Coffman reminded that HUD has a very detailed report on the houses. www.mcbreo.com
- Coffman reminded the board that a previous motion to allow the chair to purchase up to 5 houses.

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Motion by Gumbert, to proceed with contacting MCB to apply to purchase the \$1 HUD home located at 4218 Gale Street, **seconded by Taylor. PASSED.**

Goals for 2009

- **Short Term – develop website, create brand and market, explore possible funding for staff, contract with Genesee Institute for strategic planning, policy and procedure development and program development.**
 - Coffman updated the board with a proposal from the Genesee Institute for services for \$2,100.
 - Duckham inquired about contract out for property management.
 - Mahoney stated that we need to go visit another land bank to see how they operate.
 - Gumbert inquired about partnering with the Enterprise Group with commercial properties as well as residential properties
- **Long Term – create cooperative agreements with the City BRA and County BRA, collaborate with the EG on commercial projects.**
- Discussion about setting up an organizational meeting with Ingham County and Genesee

Motion by Gumbert, to extend an invitation to Ingham County and Genesee Institute to assist in our development and goal direction, **second by Mahoney. PASSED.**

Other Business

- Discussion about moving meeting to the third Thursday of each month.

Motion by Taylor, to revise the schedule to the land bank meeting to be held the third Thursday of the month, **seconded by Cunningham. PASSED.**

Motion by Cunningham, to support all local businesses in Jackson and to state preference will be given to local business in any future bidding processes, **seconded by Taylor. PASSED.**

- Duckham informed the board that the County obtained a legal opinion that states the board may have acted inappropriately in reference to allowing compensation for a board member in a real estate transaction. He believes that we are in violation of the law. Duckham would like to rescind the offer to pay a board member for compensation.
- Martin has asked that the legal opinion be presented to the entire board since it involves the Land Bank board.
- Coffman to obtain the opinion to present for the next board meeting.

Next meeting is scheduled for Thursday, March 19th @ 7:30 am, room 101 Jackson County Tower Building.