

JACKSON COUNTY LAND BANK AUTHORITY

MEETING MINUTES

MARCH 18, 2010

PRESENT: COFFMAN, JESTER, KRUSE, WILLIAMS, BUTLER, MAHONEY, DUCKHAM
VISITORS: Randy Treacher
ABSENT: MARTIN, TAYLOR, CUNNINGHAM, FROUNFELKER

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

Public Comment: None.

Approval of the Minutes The minutes dated February 18, 2010, were emailed and presented. **Motion by Jester**, to accept the minutes from February 18, 2010 as presented, **seconded by Kruse, PASSED.**

Property Subcommittee update

- Kruse, Taylor, Jester and Coffman met on February 26th - site visits at the following properties
- Met on March 11th to discuss recommendations for the board
 - **710 Lansing Ave**
 - no house; just a garage; house was demolished; garage never opened and cleaned out; the adjacent house may be interested in the structure
 - **710 Second St**
 - house in good condition; house cleaned out; assessment on electrical, roofing, plumbing, etc. Butler suggested that Dennis Diffenderfer may be a good person to assist with this; intend to sell for revenue
 - **229 W Biddle**
 - one of the original houses acquired by the land bank; bank this house; look to partner with CAA and Habitat; vacant lot next door is owned by CAA; potential for development; this is part of the historical district
 - **1002 S Jackson**
 - house in good condition; house cleaned out; assessment on electrical, roofing, plumbing, etc. intend to sell for revenue
 - **304 Harwood**
 - house in good condition; will be cleaned out and doors replaced; great location; assessment roof; intend to sell for revenue; will look into siding for the house
 - **904 Orchard Place**
 - ongoing rehabilitation project with the City and NSP dollars
 - **916 Francis St**
 - big white house; multi unit; needs rehab; has not been cleaned out; door standing open; may want to partner with the City to do rehab; City Community Development that this could not qualify for NSP rehab because it was in a historic district; next option would be sell it "AS IS"; we have not put any money into this property as it came to the LB as tax reverted; it's saveable but how much money do we want to invest in this with minimal return? This could also be an option to auction this property with the Treasurers office auction in July. Final option is to demolish.

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Motion by Mahoney, to sell this property “AS IS”, if it does not sell before July, then offer this at auction in tandem with the Treasurers office, **support by Duckham. PASSED.**

- **122 W Mansion**
 - no house; just a garage; house was demolished; garage never opened and cleaned out; the adjacent house may be interested in the structure
- **1604 First St**
 - this the house that the City deeded over to the LB to clear the title so that they can proceed with the rehabilitation
- **1025 S Milwaukee**
 - big white house; multi unit; one of the original houses acquired by the land bank; needs rehab; may want to partner with the City to do rehab; City Community Development that this would not qualify for NSP rehab because it was not cost effective; next option would be sell it “AS IS”; we have not put any money into this property as it came to the LB as tax reverted; it’s saveable but how much money do we want to invest in this with minimal return? This could also be an option to auction this property with the Treasurers office auction in July. Final option is to demolish.

Motion by Duckham, to sell this property “AS IS”, if it does not sell before July, then offer this at auction in tandem with the Treasurers office, **support by Butler. PASSED.**

- **Quiet Title**
 - Need transfer of ownership on 1604 First St before we can send to attorney to quiet title
 - Email sent as to status
 - Kevin Thomson will then start the quieting title process once we receive this
 - 49 total properties will go through the process by board action
- **Strategic Planning Session**
 - Discussion
 - Session was recorded and we will receive mission statement with revisions, goals both long term and short term with recommendations and revised Priorities, Policies and Procedures
 - Future date for completion – March 29th or April 5th
 - Monday, March 29th from 9:00 am to 12:00 for the final session
 - Would like to tackle the issues of marketing, side lot disposition, land contracts, Demolition and Abatement issues, and assessment of properties.

Other Business

- Coffman updated the board that she has sent an initial email to start the conversation with Community Action Agency and a potential partnership in the future. More to follow.
- Coffman stated that she would also like to contact the Habitat for Humanity with hopes for partnership as well. Butler to get the name and contact information.
- Williams expressed his hopes for the land bank direction to impact the community

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- Jester informed the group of a current program that exists but the financial institutions will not participate in it. Jester stated that we should contact our legislators and urge them to do something about this.
- Coffman stated that this isn't our local banks that aren't willing to participate it's the larger big box banks that aren't playing or participating.
- Coffman advised the board of the larger number of properties that are coming down to foreclosure this cycle. The current number as of today's date is 381 properties. This is a huge concern.
- Coffman did advise that Community Action Agency did receive some funds and they are assisting taxpayers in paying the taxes.
- Duckham asked if there are funds available utilizing recovery zone bonds. Discussion continued.
- Mahoney stated that there are more funding opportunities if you are a home owner than if you are a renter.

Adjournment

Next meeting is scheduled for Thursday, April 15, 2010 @ 7:30 am, room 101 Jackson County Tower Building.