

JACKSON COUNTY LAND BANK AUTHORITY

MEETING MINUTES

MARCH 19, 2009

PRESENT: COFFMAN, KRUSE, MAHONEY, SMITH, MARTIN, CUNNINGHAM, TAYLOR

VISITORS: None

ABSENT: FROUNFELKER, DUCKHAM, GUMBERT

Meeting called to order by Coffman at 7:33 a.m.

Public Comment: None.

Brown Road and Phillips Court Quiet Title process

- Hearing was held on Friday, March 6th, 2009; no interested parties appeared.
- Quiet Title process is now complete.
- Cunningham inquired if American Title did the quiet title search work. Coffman advised that Lamont Title processed the title as they were recommended as experts in this process. There were no local title companies that were familiar with this expedited quiet title process. In the future, all expedited quiet title work will be handled locally.

Closing on 135 Phillips Court Friday, March 20th @ 9:30 am for \$62,500.

- Coffman updated board of the closing.
- Total costs into Phillips court to date:
 - \$8,600 taxes + \$800 = \$9,400
 - 7% Commission \$4,400
 - Net profit of \$48,000

Neighborhood Stabilization Program updates

- Coffman updated the board about the Neighborhood Stabilization Fund informational session held by MSHDA on Friday March 6th.
- Martin clarified the actual breakout of funding and the application process
- 2nd round of funding for non profits
- Coffman highlighted the eligibility requirements; policy map resource
- \$3.92 billion dollars for the entire program, to specifically address foreclosed and abandoned properties. \$263.5 million to Michigan
- Eligible uses are demolition of blighted houses, rehabilitation, and maintenance of properties.
- Martin clarified that Land Banks have the ability to actually “bank” properties for up to 10 years.
- Land Banks have the ability to plan ahead for the future redevelopment
- The application deadline has been printed for March 16th but that is a moving target.
- Coffman updated that Ingham County Land Bank and Kalamazoo County Land Bank were present at this meeting.
- Martin updated that Lenawee County is also interested in tapping into these dollars.
- Coffman will be working with Toby Budd from Community Action Agency as we work through the application process.

Meeting with City Brownfield Redevelopment Authority

- March 25, 2009 @ 7:30 am

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- Ongoing conversations and planning with the City of Jackson to develop a working agreement between the City Brownfield Authority and the Land Bank.
- All board members are welcome to attend.

Creating a Brownfield plan in cooperation with Envirollogic (county)

- Coffman explained about the separation of the two different entities. County BRA contracts with Envirollogic and the City BRA contracts with ASTI Environmental.
- The County Brownfield plan should be a generic and fluid document as we acquire and sell properties within our land bank inventory.

Ingham County Land Bank collaboration

- Coffman updated that she has been in conversation with the staff of their land bank.
- Explored the Ingham Land Bank website
- Highlighted the Land Bank logo. Jackson should mirror Genesee and Ingham Land Bank

Logo graphic design proposal

- Coffman presented the proposal as prepared by T.S. Jenkins & Associates for the Logo Only - Illustrated in Black and White and Full Color, Provided on a disk in jpg and pdf. Estimate: \$950;
- Cunningham wishes to solicit local vendors to produce something similar for this logo work. He will send information and companies.

Website

- Taylor expressed preparing a request for quote for both the logo and the website together.
- Mahoney stated that we should put out an RFP for both the website and logo. Mahoney suggested that we contact Region II for their website.
- Taylor suggests that we just have a listing of properties.
- Realtors website could be an example.

Motion by Mahoney, to accept and approve the minutes from January 22, 2009 and February 26, 2009 as presented, second by Taylor. PASSED.

Other Business

- Discussion regarding the County's legal opinion regarding land bank activity.
- To be discussed at the next meeting.
- Kruse and Martin volunteered to sit on a policy committee to create and develop policy and procedure.

Next meeting is scheduled for Thursday, April 16th @ 7:30 am, room 101 Jackson County Tower Building.