

JACKSON COUNTY LAND BANK AUTHORITY
MEETING MINUTES
APRIL 18, 2013

PRESENT: COFFMAN, KRUSE, DUCKHAM, TAYLOR, ALEXANDER, MARTIN (via teleconference),
JESTER, FROUNFELKER, BRITTAN
VISITORS: TOBY BERRY, SHELLY HENDRICK, MIKE OVERTON, RUEUL CRITES
ABSENT: RICE, CUNNINGHAM

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

Public Comment:

- None.

Approval of Minutes The minutes from March 21, 2013 were emailed and presented. **Motion by Duckham,** to approve and accept the minutes from March 21, 2013, as presented, **seconded by Alexander, PASSED.**

Property Inventory Sub Committee updates

Neighborhood Stabilization Project III – Guest -- Toby Berry

- We (Coffman, Kruse, Taylor, Rice) met with Toby Berry at CAA on March 26, 2013
- Discussion about project with 404 E Golf Ave, Summit Twp; this is in the NSP target area and is considered “blighted”
- Duckham asked why we don’t just put this property up for auction.
- Demolition is possible under NSP III; LB will maintain ownership; Can we keep the garage and just demo the house; Need to meet and discuss with Habitat for Humanity

Guest: Toby Berry, Community Action Agency

- Discussion about the \$86,000 earmark for Land Bank can only be used for Acquisition and or Disposition (no land contracts)
- Discussion about how NSP dollars flow before/during/after project
- Toby Berry provided a map highlighting the NSP boundaries and newly expanded target area and an information sheet regarding NSP.
- Toby informed that the average demolition costs when packaged as a grouping the range is \$4,000 - \$9,600 with a median price of \$7,500.
- Alexander inquired about the timeline for this project. Toby stated that Habitat has 4 crews working with approximately 60 workers and they are ready for work. Shelly will be speaking to this issue, but we are shooting for a June start date.
- Toby is asking the land bank board to utilize \$54,433 from the \$86,000 in NSP III funds to acquire the property at 2700 Kibby Road. The intent is to acquire the property and then rehabilitate existing structure.
- Toby talked about different options for utilizing these designated funds to accomplish our goals. She also talked about selecting properties for potential rehab projects for the future. In this case, you would still need to follow the NSP III requirements for buyers, but we would only have to attribute the percentage of costs of overall development funds as program income and the remainder can come back to the land bank. Example is provided in the handout.

JACKSON COUNTY LAND BANK AUTHORITY
MEETING MINUTES
APRIL 18, 2013

- Kruse inquired about who would maintain the funds. Coffman clarified the matter for the land bank to vote on and stated that these dollars do not come from the current cash on hand of the land bank funds.
- Frounfelker asked if this was a bank foreclosure. Toby advised that it is a bank foreclosure.
- Duckham inquired why we are interfering with private enterprise.
- Coffman inquired as to the process for this purchase.

Motion by Kruse, to work in partnership with Community Action Agency, to utilize and spend down \$54,433 in NSP III awarded funds to acquire the property at 2700 Kibby Road, with the intent to rehabilitate the property, **support by Frounfelker. YEAS – TAYLOR, JESTER, KRUSE, ALEXANDER, BRITTAN, FROUNFELKER, MARTIN. NAYS – DUCKHAM. PASSED.**

- Alexander inquired about the responsibility of the homeowners once they are selected and then moving into the house. Toby stated that they would have a mortgage and would be responsible for the mortgage.
- Martin inquired about the timeline with NSP III and HUD. Toby stated that she has talked with HUD and we okay to proceed.
- We (Coffman, Jester, Kruse, Taylor) met with Shelly Hendrick on April 10, 2013
- Discussed the land bank purpose, mission and vision.
- Shelly shared the mission, vision and strategic plans for Habitat for Humanity.
- Discussion about collaborating and partnering with the Land bank and CAA for the 404 E Golf project and she advised that she was going to bring this information back to her board for discussion and direction.

Guest: Shelly Hendrick, Habitat for Humanity

- Shelly explained Habitats' new goals one of which is to partner and collaborate with entities such as Community Action Agency and the land bank to build affordable homes for our community.
- Habitat has 51 homes in the Jackson area. Properties on Chapin, Forbes, Pringle and Milwaukee.
- The ReStore located on 251 West Prospect which generates approximately \$13,000 in income a month. A goal is to increase this by 20%.
- Shelly updated current projects that are ongoing right now. She provided information on potential collaborations with the land bank in the future with regard to current properties that they currently own. Building costs and partnerships.
- Duckham inquired about deconstruction of 404 E Golf. Shelly stated that they would love to do this prior to the demolition of the house.
- Duckham inquired about what Habitat will accept and or not accept during demolition and salvage to take to their Restore. Discussion of their guidelines.
- Habitat not only brings a wealth of talented crews totaling about 60 volunteers but through the Habitat International, they can offer In Kind donations of items such as new Whirlpool appliances, insulation, paint, siding, and Prison Build cabinets. A tremendous amount of resources that they can bring to the table with partnerships and collaborative projects.

JACKSON COUNTY LAND BANK AUTHORITY
MEETING MINUTES
APRIL 18, 2013

- Coffman talked about what other benefits that the land bank can offer Habitat such as banking properties, land assembly for future development, and rehabilitation of properties.
- Shelly mentioned the warehouse on Addison Street that used to be the old ReStore and they would be interested in talking about working with us to possibly take this property over in the future.
- Shelly stated that her Habitat for Humanity board is in favor of this new partnership and very excited about this potential project on 404 East Golf in Summit Township.
- **The property inventory subcommittee recommends that we partner with CAA to utilize NSP III dollars to demolish the existing house and leaving the existing garage on 404 E Golf Ave, Summit Township and re-build a new house in collaboration with Habitat for Humanity.**
- Jester asked if the land bank would be donating the house for this project. Toby stated that we will be selling and transferring the house to Habitat for Humanity before the demolition will begin. Toby offered CAA to pay for the purchase of 404 E. Golf so that we are made whole.
- Martin inquired about Habitat's past restrictions for builds such as not building garages, and will this present a problem obtaining a mortgage for the property. Shelly informed that these guidelines have since changed.
- Duckham inquired about performing the demolition with Habitat using NSP III dollars. Toby reassured the board that she has inquired and confirmed this with HUD.
- Brittan inquired about the current condition of the 404 E Golf.
- Martin asked if the supervisor in Summit Township is on board with this project. Coffman stated that we will be speaking with Jim Dunn about this project.

Motion by Kruse, to accept the property inventory subcommittee recommendation to work in partnership with Community Action Agency to purchase the property at 404 E Golf Avenue in Summit Township; to then transfer this to Habitat for Humanity, to utilize NSP III dollars to demolish the existing house leaving the existing garage, and re-build a new house in collaboration with Habitat for Humanity, **support by Duckham. YEAS – TAYLOR, JESTER, KRUSE, ALEXANDER, FROUNFELKER, MARTIN, DUCKHAM. NAYS – BRITTAN. PASSED.**

Other Business

- Duckham inquired about the current tax foreclosures and what is the plan for the land bank and possible acquisition.
- Coffman distributed a document with the details of the tax foreclosures for this cycle and the foreclosure prevention efforts by the treasurer's office. The numbers are down as compared to last year.
- Kruse inquired about the first auction. The first county tax foreclosure auction is Tuesday, August 20th. The land bank meetings will be June 20, July 18, and August 15 prior to the auction.

Adjournment

Adjourn by the call of Chair.

Next meeting is scheduled for Thursday, May 16, 2013 @ 7:30 am, room 101 Jackson County Tower Building.