

JACKSON COUNTY LAND BANK AUTHORITY
MEETING MINUTES
MAY 17, 2012

PRESENT: COFFMAN, RICE, KRUSE, DUCKHAM, TAYLOR, WILLIAMS, MARTIN,
CUNNINGHAM, FROUNFELKER
VISITORS: MIKE OVERTON, PATRICK BURTCH, SUSAN MURDIE (Citizen)
ABSENT: BUTLER, JESTER

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

Public Comment:

- None.

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

Financials as of March 31, 2012 – Six months ended

- Coffman emailed and presented the financials as of 03-31-12.
- Cash on hand \$116,806.55.
- Martin inquired if we are expecting any new revenue coming in.

Motion by Rice, to accept the financials for 03-31-12, as presented, **support by Cunningham. PASSED.**

Property Inventory Sub Committee updates

Committee has not met but other updates:

- Bid was awarded for the demolition and removal of the structures on the four Leoni parcels to Bailey Sand & Gravel
- I made an Executive Decision to award the bid after discussing with Bailey about the well abatement. They did not include the abatement in the bid. Bailey will conduct the work per the specifications and we will address the well abatement after the demolition and removal are complete.
- I called the Environmental Health office and the records that they had were minimal to say the least. They had records on 3552 Gaylord and 3560 Gaylord but nothing that indicated that they were abandoned or abated.
- I received some information from the City utility director, Todd Knuepper, regarding well abatement. It is directly from the DEQ website.
- The project is ongoing.

- Closing was held on 1231 and 1227 Greenwood April 30 2012. Net proceeds of \$8,859.79 will be reflected in the April financials.
 - Kruse inquired about the additional assessments that we were required to pay at the time of closing. He thought that all assessments are supposed to be canceled.
 - This will be referred to the property inventory subcommittee for further review. Coffman reported that this is an ongoing problem.

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- 904 Orchard Place – closing paperwork is being prepared. Discussion on who is going to pay for the \$3,000 plus closing costs. I assume the closing will be set for next week to be completed by month end.
 - Coffman gave brief review of the property to date.
 - Coffman concerned about how the closing will work and just wanted to clarify the expectations on behalf of the City and the County. Any additional costs will be covered by sale proceeds.
 - Still waiting for the closing date to be set.

- 404 E Golf – Holmes – pretrial is still set for June 5 2012. Depositions were taken from Kevin Holmes and Oliver Holmes. Treasurers office is preparing / collecting documentation regarding service for the foreclosure for attorney Kevin Thomson. Thomson will submit a request for dismissal prior to the pretrial date. Expenses continue to mount. Part of the dismissal is to include seeking damages for attorney fees for this frivolous lawsuit.
 - Coffman briefly updated the history to date.
 - Discussion of payment of invoices. There will be invoices for the Treasurers office as it relates to the foreclosure part of the law suit and invoices for the Land Bank as it relates to the quiet title law suit.

- May 3rd – Center for Community Progress held a roundtable discussion regarding the difficulty in getting title insurance on tax foreclosed properties without going through a quiet title action. We discussed ways in which we can overcome this obstacle. The roundtable will be open to Treasurers, Land Bank staff, Title Companies, and Underwriters.
 - Martin inquired about what is the crux of the problem. The underwriters want the 100% guarantee before giving title insurance.

- Arenac Court of Appeals Unpublished court opinion dated April 24, 2012. MACT had a legislative session on May 4th and we talked about what action if any we as an organization we need to take. May have significant impact on Treasurers as well as Land Banks. More to come.
 - Williams commented on the opinion.

- Offer activity on 605 Commonwealth. We have had two different bidders present offers for this property. The subcommittee has been working with them. Coffman confirmed that this parcel has quieted title at a cost of \$650.00.
 - Duckham asked about what happens to the taxable value after we sell it. Taylor responded.

- Bid was awarded to Copp & Co for the real estate services. Paperwork has not yet been signed. This should occur before months end.

- Treasurers update – we foreclosed on 295 parcels for the entire county. I personally visited 165 houses/structures. 145 parcels are in the City. Subcommittee will be reviewing the list and determining what if any properties we may attempt to acquire.

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- Martin inquired about the trends in the foreclosure cycle of houses versus vacant lots and city foreclosures versus township foreclosures
- Coffman shared her observations of the visits that she has gone on. A lot of mortgage foreclosures, a lot of tenants and a lot of home owners.
- Martin offered possible short term options that the land bank could offer those affected by tax foreclosures.
- Discussion about post foreclosure in our community.
- Duckham inquired about the delinquent tax revolving fund and how this will impact it.

Intergovernmental Agreement with the City and the County of Jackson

- Coffman inquired of Mike Overton if there is a recent update as to the status of the agreement.
- Overton stated that there have been other new revisions.
- Coffman reiterated making sure that there is a ‘cap’ of dollars for quieting title as well as a timeline for quieting the title.
- Kruse reminded that the City agreed to pay for quieting the title on the 23 vacant lots, which is not yet in the agreement.
- Discussion about breaking down the lists into more manageable working lists for cost containment as well as project timelines as well.
- The subcommittee will review the final listing of parcels prior to the final signing of the agreement.
- Comment by Susan Murdie (citizen). She voiced concern about demolition, its impact on the historic district and neighborhoods in general.
- Discussion continues regarding the procedures and policies of demolition. Duckham inquired about funding that could be available for townships.

Other Business

- None.

Adjournment

Adjourn at 8:43 a.m. by the call of chair.

Next meeting is scheduled for Thursday, June 21, 2012 @ 7:30 am, room 101 Jackson County Tower Building.