

# JACKSON COUNTY LAND BANK AUTHORITY

## MEETING MINUTES

### JUNE 20, 2013

PRESENT: COFFMAN, KRUSE, DUCKHAM, TAYLOR, ALEXANDER, MARTIN, JESTER, RICE,  
BRITTAN, CUNNINGHAM  
VISITORS: MIKE OVERTON, SUSAN MURDIE  
ABSENT: FROUNFELKER

Meeting called to order by Coffman at 7:31 a.m.

#### **Public Comment:**

- Susan Murdie was present to speak about her concerns for demolition of the historic homes in the City of Jackson. She is running for the 5<sup>th</sup> Ward City Council member. Susan shared with us a story of a person that purchased a home at the tax auction and her experiences. She is asking that we support putting tax foreclosed houses into the land bank in the future to help those citizens achieve home ownership.

**Approval of Minutes** The minutes from April 18, 2013 were emailed and presented. **Motion by Duckham**, to approve and accept the minutes from April 18, 2013, as presented, **seconded by Jester, PASSED.**

#### **Property Inventory Sub Committee updates**

##### **404 E. Golf, Summit Township**

- Sanctions Hearing May 24, 2013
  - ❖ Motion filed by Thomson on May 7, 2013; Hearing May 24, 2013; MOTION DENIED by Judge Wilson
  - ❖ Total Attorney's fees expended \$20,402.02: Kevin Thomson \$17,316.35; Eric White \$3,085.67
    - Coffman updated the board as to the history and the status of the case. Discussion.
- Purchase Agreement – CAA
  - We will be selling the property for \$11,880 to Community Action Agency, the closing is Friday, June 21<sup>st</sup>
  - LB purchase price (expense) was \$5,200; additional expenses (legal attorney fees, maintenance/utilities) total over \$22,600.00
  - Good news is that we will now be moving forward with the collaborative project with CAA and Habitat for Humanity
  - Will eventually get the 5 year 50% capture once the house is built and a homeowner is placed in the home.
- Transfer of property to CAA with warranty deed at closing; CAA has completed the required environmental review and asbestos abated (June 6) so we are ready for demolition; then will transfer to Habitat for Humanity for the new build

##### **904 Orchard Place**

- Prospective buyer #5; signed purchase agreement papers May 17, 2013; according to City we are still waiting on bank verifications and then approval from MSHDA hopefully within the next two to three weeks
- Duckham inquired about how much costs the land bank has expended.

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**209 E. Biddle**

- Received inquiry from homeowner at 808 Orchard Place to purchase side lot at 209 E Biddle
- Owner made previous request to purchase (July 2012) but had delinquent taxes owing at that time
- Has paid taxes current on her parcel and wishes to purchase this vacant lot to expand her property
- Maps to show location; the parcel is not directly behind her property; but it does conjoin to her property
- Coffman questioned whether or not we wish to offer to have her combine the two lots together. If we were to do this, we would need to waive the 5 year 50% tax capture.
- Taylor stated that he would be able to combine the lots within the city. Taylor asked if the potential buyer would like to combine her current parcel on 808 Orchard Place with this vacant lot on 209 E Biddle, and if so, the city assessor would be agreeable to this.
- Jester inquired if this was combined if it could in the future be split again. Taylor stated that once it was combined, it could not be split in the future.
- Martin inquired when we sent out notices to the surrounding neighbors when they had an opportunity to purchase this vacant lot.

**Motion by Taylor,** to accept the offer to purchase of the side lot at 209 E Biddle, **support by Rice. PASSED.**

**204 S Cove St, Summit Township**

- Received inquiry from realtor June 18 asking if property still available; advised her to make an offer
- Cash offer received for \$1,500; LB has \$6,673 invested
- Recommendation to accept offer and sell
- Duckham inquired if this is a buildable lot. Coffman reported that there used to be a house on this property.

**Motion by Kruse,** to accept the offer to purchase 204 S Cove Street, in Summit Township, for \$1,500.00, **support by Taylor. PASSED.**

**Sub committee met on June 18<sup>th</sup>**

- Review of all 277 foreclosed properties; identified 22 possible properties to visit and determine whether or not to recommend the land bank board to take action
- Discussion of presenting not more than 6 properties for board consideration and approval;
- Subcommittee will bring forward recommendations at the July 18<sup>th</sup> meeting for board consideration and approval (if needed)
- Springport twp – 1
- Liberty twp – 1
- Norvell twp – 2
- Waterloo twp – 1
- Summit twp – 2

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- Leoni twp - 5
- Blackman twp – 3
- City of Jackson - 7
- Brittan inquired of four properties in the NSP III in Leoni Township. 303 Broad Street is the one and only property in Leoni Township that the County will be taking under its First Right of Refusal.
- Rice shared observations of current work on Broad Street and the impact of this neighborhood stabilization.
- Brittan was concerned about how the current laws punish those that want to do improvements to their property by increasing their property taxes. Discussion.
- Alexander inquired about the potential six properties that the land bank may look to acquire and also those that are going to auction in August if they are currently on the city's and or township's list of condemned or to be demolished properties. Coffman reported the proactive approach to obtaining this information, ongoing monitoring of this information, and the full disclosure of this information in preparation for the tax sale auction.

**Citizen Concern – Land Bank role**

- Citizen wanting Land Bank to take foreclosed properties prior to auction;
- Grand Rapids news article;
- Intent to preserve historic housing stock;
- Discussion.
- Current issue is lack of funding and lack of capacity within the land bank

**Other Business**

- None.

**Adjournment**

Adjourn by the call of Chair at 9:00 a.m.

**Next meeting is scheduled for Thursday, July 18, 2013 @ 7:30 am, room 101 Jackson County Tower Building.**