

JACKSON COUNTY LAND BANK AUTHORITY
MEETING MINUTES
JULY 16, 2009

PRESENT: COFFMAN, MAHONEY, KRUSE, DUCKHAM, FROUNFELKER, MARTIN,
CUNNINGHAM, TAYLOR

VISITORS: Randy Treacher

ABSENT: GUMBERT, SMITH, FORTRESS

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

Public Comment: None.

Approval of the Minutes The minutes dated June 18, 2009, were presented and reviewed. **Motion by Kruse,** to accept the minutes from June 18, 2009, as presented, **seconded by Mahoney, PASSED.**

Welcome new board member Marston Fortress, Spring Arbor Township Supervisor

- Mr. Fortress was not present.

Neighborhood Stabilization Program update

- Coffman updated the board about the notification received regarding the **NSP1** dollars.
- JCLBA was not successful in the application process.
- Coffman updated the board as to those applicants that were awarded.
- Martin updated the board about the designated areas for the CAA award grant. The areas do not include Jackson.

- Coffman updated the board about the **NSP2** application process for grant monies.
- MSHDA has stated that there will be more opportunities for funding for land banks.
- Coffman updated the board on the specific minimums for this competitive application process which includes an investment of \$5 million dollars with the commitment to produce a minimum of 100 units.
- Coffman updated the board of the teleconference with MSHDA about their proposed consortium with the Land Banks throughout the State of Michigan. MSHDA would be the lead applicant for these federal dollars.
- Coffman did due diligence in researching the feasibility in applying for these NSP2 dollars. Coffman met with the City Community Development director as well as Community Action Agency about partnerships. CAA did not wish to collaborate to apply for these dollars. The City Community Development department did not wish to collaborate to apply for these dollars. Both entities felt that the guideline of \$5 million dollars investment with a minimum to produce 100 units was not reasonable. Both felt that the City could not support that capacity.
- Coffman updated the board on how the consortium was going to be setup.
- Duckham inquired what the \$5 million would be designated for; demolition or new builds.
- Coffman reported that only 10% of the \$5 million could be used for demolition. The majority to be used for new construction.
- Frounfelker stated that it's not hard to build the 100 units but it would be hard to fill the units when the units were completed.
- Taylor stated that a lot of people are leaving the community.
- Cunningham stated that we need to create more green space through demolition.
- Frounfelker stated that the effort needs to be centralized into a neighborhood or street not sporadic, or a house here or there.

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- Coffman updated the board regarding the City award of \$1.7 million NSP1 dollars. Coffman has met several times with Carol Konieczki, Jules Giglio and Bill Ross to discuss and assess properties from the 2009 Foreclosure process that could be demolished. There were also 6 possible houses/structures that are land bank owned for possible demolition.
- The 6 land bank houses that are possible demo's were: 1422 Cooper, 126 W Wilkins, 704 Page, 1709 S Milwaukee. These 4 properties have been cleared from State Historical Preservation Office (SHPO). The other 2 properties: 229 W Biddle and 345 W Morrell. Both of these properties came back from SHPO with an adverse effect. These may not be demolished because of this.
- Martin stated that you can appeal the adverse effect from the SHPO.
- Coffman stated that there is a real tight timeline that the City is dealing with for using the monies for demolition.
- The City will be putting a bid out for demolition by the end of the month and the bids to be awarded in September.
- Coffman stated that we will have to rethink what to do with these two houses that did not qualify.
- Coffman will follow up with the City and find out the appeal process for SHPO.
- Coffman stated that there will be intergovernmental agreements for this process between the City and County.
- Martin inquired that the City's dollars will be paying for the demolition of these structures. Coffman confirmed this.

Property Inventory Subcommittee

- Coffman suggested that we create a subcommittee to assess the current inventory
- Taylor, Cunningham, Mahoney, Coffman, Gumbert (extend invitation to her) to meet prior to the next meeting.

Demolition of structures

- Coffman updated the board that 303 Railroad has been demolished as of July 2nd and 3rd.
- Coffman stated that the board approved the demolition of structures back in October 2008. Three of those properties are now going to be demolished using the City NSP1 dollars.
- Coffman stated that the board might want to consider re bidding the RFP for the demolition of the remaining properties that were originally approved at the October 9, 2008 meeting.
- Martin asked if anyone was notified from the original bid process.
- Coffman expressed concern that the RFP was not specific enough to ensure that the Land Bank or County could be held liable for issues that could arise during demolition projects such as lead abatement and or asbestos abatement.
- Coffman stated because we did not specify guidelines, expectations, and qualifications in the last RFP process we should look to re bid.
- 1709 S Milwaukee, 704 Page and 1422 Cooper will be demolished with the City NSP1 dollars.

Motion by Mahoney, to rebid the remaining properties (3560 Gaylord, 3573 Gaylord, and 9352 Stetler) for demolition, with a more stringent RFP process, **support by Duckham. PASSED.**

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Other Business

- Coffman inquired if the board members if they received two articles that were attached to the last email sent out that expressed two different perspectives on land banks.
- Coffman reported that she presented to the Personnel & Finance standing committee information on blighted foreclosed properties. She reported on three properties as examples. Coffman offered that the land bank authority is available and could partner to help deal with this issue.
- Duckham suggested that this should be a topic to be presented to the Supervisors group.
- Coffman stated that the issue is not to place blame as to this issue. This is a significant problem that negatively affects the entire community.
- Taylor stated that in some cases it is difficult for the local unit of government to know who to contact or who is the owner responsible, so when it comes to the County they then have an easily identifiable entity to turn to.
- Martin inquired if we have received a listing of properties from the 2009 foreclosure for the land bank.
- Coffman stated that the townships and city still have to sign off on their first right of refusal.
- Taylor inquired about the status of the website. He inquired if we could be an application, or inquiry form, or a request for purchase form on the website.

Adjournment

Motion by Mahoney, to adjourn, supported by Taylor. PASSED.

Next meeting is scheduled for Thursday, August 20th @ 7:30 am, room 101 Jackson County Tower Building.