

JACKSON COUNTY LAND BANK AUTHORITY
MEETING MINUTES
AUGUST 20, 2015

PRESENT: COFFMAN, KRUSE, ALEXANDER, JESTER, JANCEK, TAYLOR, FROUNFELKER,
CUNNINGHAM, DUCKHAM

VISITORS: MIKE OVERTON

ABSENT: MARTIN

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

Public Comment:

- None.

Approval of Minutes: The minutes from March 19, 2015, were emailed and presented. **Motion by Kruse**, to approve and accept the minutes from March 19, 2015, **support by Jester, PASSED.**

Introduction of newest Land Bank Board member: Pete Jancek, Township Representative & Daniel Mahoney, County Commissioner

Financials as of July 31, 2015:

- Coffman presented financials as of July 31, 2015.
- Cash on hand as of 10 months ended was \$115,553.
- This has been pretty consistent the entire year.
- Coffman reviewed the balance sheet and income statement.

Motion by Taylor, to accept the financials as of July 31, 2015, as presented, **support by Jancek. PASSED.**

Property Inventory Sub Committee updates:

- Reviewed current property inventory spreadsheet with current activity and updates.
- Currently have 56 properties total.
- Subcommittee met on April 16, 2015 and on August 4, 2015

200 W. South Street

- To date we have expended \$5,356.60 (includes cost to purchase and taxes).
- Closing held on July 24, 2015.
- LB selling house to City of Jackson for \$10,000
- Total proceeds after taxes and closing costs paid **\$9,566.75**. Net gain \$4,210 approximately
- Removed from LB inventory

Inquiry email to Patrick Burtch of the city – Interest in acquiring LB owned vacant lots for \$300

- Sent an email to Patrick Burtch City on July 23, 2015.
- I inquired with them to see if they would like to purchase any of the 39 vacant city lots for \$300 each.
- They reviewed the listing of properties and agreed to purchase 9 properties for \$300 each at the City Council meeting August 11, 2015. I have invoiced the City per their request for \$2,700 for the nine properties.
 - 126 W Mason

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- 126 W Wilkins
 - 1017 Williams St
 - Woodsum St
 - Woodsum St
 - 610 Homewild Ave
 - 208 N VanDorn St
 - 611 Detroit St
 - 1422 Cooper St
- Need a motion to approve the sale of these 9 properties to the city for the cost of \$300 each.
 - Once LB approves, these will be transferred via quit claim deed and removed from LB inventory.
 - The city is interested in some other of these vacant lots but do NOT want to pay \$300 for them.
 - Cunningham asked about if the City is interested in the remaining properties.
 - Duckham suggested that we meet to discuss trading or swapping properties between the LB, the County, and the City.
 - Jester inquired what happens to these properties once they are transferred to the City. Do they go back on the tax roll? Taylor responded that they do not.

Motion by Jester, to approve the sale of the nine (9) vacant properties listed above for the cost of \$300 each to the City of Jackson, **support by Duckham. PASSED.**

Review CMA's prepared by George Copp – 5-20-2015

- **14086 Curtis Road – Grass Lake Township**
 - Board approved to list the house located at 14086 Curtis Road with a realtor on the MLS and sell the house “AS IS” for the asking price of \$39,900.
 - In preparation of listing and selling this house, paperwork has been sent and process has begun with First American Title. The fee for this work will be \$500.
 - To date total expenses are \$9,385.00 (includes cost to purchase \$7,700; tree removal; winterization; taxes due; fee for title insurance).
 - Copp recommends listing for \$41,500 and selling for \$35,000 and above for CASH; on the MLS
 - Has had some interest and a low offer. We countered back, waiting to hear from interested party
 - Jester asked if the subcommittee has the authority to accept offers on these properties with the adjusted list prices per the CMA's.

Motion by Cunningham, to give the property subcommittee the ability to negotiate any real estate offers for sale of any land bank owned properties under \$50,000, **support by Jester. PASSED.**

- **2521 Overhill – Summit Township**
 - Met in April at the house with Dave from Habitat for Humanity to do a walk through.
 - We could not come to agreement on the proposed partnership with Habitat for Humanity.
 - Made the decision to proceed with listing and selling the house.

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- Awarded bid to Griswold & Dalton for flooring (no bid from House of Floors) for \$2,446.08. Flooring completed on 8/6/2015.
- Working with Aone Construction for minor repairs and shoring up the garage. Estimate for work was \$1,030.00. Still in process. Target for completion month end August.
- Copp recommends listing for \$36,210
- Discussion about listing this house with Copp with a 30 day owner occupied restriction.

Motion by Taylor, to list four (4) properties with a 30 day owner occupied restriction, **support by Duckham**, **PASSED.**

- **2529 Norwood – Summit Township**

- New roof completed on 3-24-2015
- To date total expenses are \$9,854.78 (includes cost to purchase \$5,050; taxes; fee for title insurance; replacement of roof).
- Awarded bid to House of Floors as low bid for \$2,199.48. Flooring finished on 8-20-2015
- Copp recommends listing for \$28,266

- **400 Fourth -- City**

- To date we have expended \$8,235.26 (includes roof; taxes; heater/furnace).
- Awarded bid to House of Floors as low bid for \$3,732.49. Flooring finished on 8-14-2015.
- Working with Aone Construction for minor repairs. Estimate for work was \$1,700.00. Still in process. Target for completion month end August.
- Copp recommends listing for \$27,891.

- **246 Griswold -- City**

- To date total expenses are \$3,594.82 (includes cost to purchase \$3,000; winterization; taxes due; fee for title insurance).
- Awarded bid to House of Floors as low bid for \$3,380.21. ½ payment issued on 7/23/2015 to start work. Minimal painting will be done. Estimated completion month end of August.
- Copp recommends listing for \$32,897.
- This property still needs work on the chimney and a lift is needed to do the repairs which may cost up to \$500.

Motion by Taylor, to authorize work on the chimney and flue at 246 Griswold which requires a lift rental, total costs not to exceed \$1,500 **support by Duckham**, **PASSED.**

Adjournment

Adjourn by the call of the chair at 8:21 a.m.

Next meeting is scheduled for Thursday, September 17, 2015 @ 7:30 am, room 101 Jackson County Tower Building.