

JACKSON COUNTY LAND BANK AUTHORITY

MEETING MINUTES

AUGUST 21, 2014

PRESENT: COFFMAN, KRUSE, ALEXANDER, TAYLOR, FROUNFELKER, DUCKHAM, CUNNINGHAM, MARTIN, JESTER, RICE, BRITTAN
 VISITORS: MIKE OVERTON, REUEL CRITES
 ABSENT: NONE.

Meeting called to order by Coffman at 7:33 a.m.

Public Comment:

- None.

Approval of Minutes The minutes from July 17, 2014 were emailed and presented. **Motion by Brittan**, to approve and accept the minutes from July 17, 2014, **support by Cunningham, PASSED.**

Property Inventory Sub Committee updates

- Subcommittee met Tuesday, August 19th

Wells Fargo – National Community Stabilization Trust Donation Program

- All paperwork has been signed for acquisition of 400 Fourth Street, just waiting on a closing date to be scheduled.

Received and Opened Sealed bids for Dorrell Trailer Park Demolitions

- Kruse was personally contacted the following companies to request a bid proposal for demolition and site work on 3577 Bellrose and 8743 Jennings:
 - Dullock Excavating
 - Beckwith Excavating
 - Lester Brothers Excavating
 - Schelar Excavating
 - Bailey Excavating
- Deadline for acceptance of sealed bids was July 30th.
- We received TWO (2) sealed bids before the deadline. Bailey Excavating and Lester Brothers Excavating.

	8743 Jennings	3577 Bellrose	TOTAL
Lester Brothers	\$11,140.00	\$14,082.00	\$25,222.00
Bailey Excavating	\$9,400.00	\$12,400.00	\$21,800.00

Recommendation by the subcommittee to accept the bid proposal from Bailey Excavating, the low bid, in the amount of \$21,800.00 for both properties 8743 Jennings and 3577 Bellrose in Leoni Township.

- Asbestos survey is not required by Leoni Township.
- Cunningham stated that it is good to see two local bid proposals from local and very reputable companies.

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- Duckham stated that he would like to make a motion to not accept either bid proposals at this time because they both seem to be very high in cost. He suggested that we go back out and rebid to see if we can obtain lower cost bids.
- Jester inquired about whether or not we need to abandon or cap the wells on these properties.
- Discussion about the cost involved in doing this work.
- Alexander stated that she would be opposed to going out for rebidding of this project.
- Discussion about the end use for these two parcels.

Motion by Cunningham, to accept the bid proposals from Bailey Excavating, in the amount of \$21,800 for both properties (8743 Jennings and 3577 Bellrose), **support by Brittan. YEAS- Jester, Rice, Brittan, Alexander, Kruse, Cunningham, Taylor, Frounfelker, Martin NAYS – Duckham. PASSED.**

Tax Foreclosure Auction August 6th, 2014

- Sold a total of 87 parcels; approximate amount \$529,000 earned
- Still need another \$530,000 in sales to make the 2014 foreclosure “whole”
- Coffman reported that there were a lot of people that came to the auction but it appeared that the buyers in the room had a specific property in mind. It did not seem like there were investors in the room buying multiple properties.
- Discussion about the current real estate market and what is selling and who is buying in our community.
- Martin inquired about whether or not 502 Hague in Summit Township sold and Coffman stated that it did not sell.
- Second tax foreclosure auction is scheduled for Wednesday, September 24th @ 12:00 @ Commonwealth Center.

Recommendation by the subcommittee not to acquire any tax foreclosed properties before the second tax foreclosure auction.

- Jester asked what happens after the second auction. Coffman explains what happens per the state statute.
- Discussion about making the delinquent tax revolving fund whole and chargebacks.
- Jester stated that there is not nearly the same amount of flipping that was happening a few years ago.
- Jester stated that the real estate market has completely changed.
- Discussion about what to do with the new houses that we just took ownership of. The key is to make improvements to the houses to make them financeable.
- Discussion about the increase of people looking for housing are looking to rent, they no longer want to own their own home.

Update on “New” houses

- 200 W South St -- 246 Griswold St -- 2521 Overhill St -- 2529 Norwood
- Consumers Energy has been contacted to turn on electricity and gas. Should be complete by Friday August 22nd
- Have requested crew to due interior and exterior clean-up of these properties.

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- Will be gathering information for quotes for work on these houses – roof estimates, siding estimates, window estimates, paint and new flooring as well.
- Once power is on we can then assess the electrical systems, plumbing systems and HVAC systems
- Subcommittee is meeting on Friday to make site visit to 14086 Curtis Road. This is the first visit to view the inside of the property. Eviction has been completed.
- Taylor asked if we need support or authorization from the board to move forward on these houses for work to be done and or expenses to be paid prior to the next board meeting.
- Jester inquired about the need to go out for an RFP for realtor service. Frounfelker suggested looking in September or October to go out for the RFP.
- Discussion to keep costs for these improvements at a minimum.

Motion by Martin, to allow and authorize the property inventory subcommittee to gather information to begin the request for proposals for improvements for the four houses (200 W South St -- 246 Griswold St -- 2521 Overhill St -- 2529 Norwood), to authorize the property inventory subcommittee to incur expenses necessary to preserve the integrity of these houses providing notice to the entire board, **support by Brittan. PASSED.**

Other Business

- Duckham inquired about the green space properties in Leoni Township.

Adjournment

Adjourn by the call of the chair at 8:20 a.m.

Next meeting is scheduled for Thursday, September 18, 2014 @ 7:30 am, room 101 Jackson County Tower Building.