

Date of Meeting: Tuesday, June 3, 2008

Land Banks Minutes

Members

Jerry Wolf, Jim Clark, Dwight McIntyre, Denny Weiss, Jane Tennant, Gabriel, Flora , Liz Steinhurst, Lance (Mills Twp Supervisor), Alan Bruder (First Bank), Sue Delahanty, and Jim Linton.

Land Bank Attendees

Sue Delahanty, Jerry Wolf, Dwight McIntyre, Jane Tennant, Alan Bruder, Lance Vervoort, Liz Steinhurst, Jim Clark, and Denny Weiss.

Dwight calls to order the Land Bank meeting at 10:30am.

Dwight makes a motion to approve the minutes, Lance seconds, all in favor.

Dwight mentions that the mission statement is complete but has not been approved. Once the mission statement is approved, then we go back to the policies and procedures and incorporate the mission statement into that.

Liz suggests changing “Provide information to Chambers, Bankers, Accountants, and Insurance Agents” to “business professionals, such as..”.

Sue states to take off the etc. and leave at “business professionals”.

Dwight makes a motion to approve the mission statement, Lance seconds, and all approves.

Liz states that she does not see “neighborhood revitalization” as a top priority in the policies and procedures.

Dwight asks if priorities needed to be listed?

Jim Clark suggests that the priorities be bulleted rather than listed to give us more flexibility.

Jerry states that we are a zoned community so the priorities can not go over the Land Bank policies because zoning would outweigh it.

Sue states that number 3, *Return of the property to productive tax paying status*, should be number 1.

Denny suggest that number 4, *Land assemblage for economic development*, does not relate to our community. Dwight suggests deleting number 4.

Jim Clark suggests adding *Job Creation* to number 2 and is accepted by all.

Dwight suggests in taking out number 5, *Long term banking of properties for future strategic uses*. Liz suggests moving down and all agree.

Dwight states that the township can take properties that are back on taxes, clean them up and sell them for what they put into it. Lance states that Mills Township will be taking four parcels and doing just that. Mills Township

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will pay the minimum due for the parcels, sheriff department will clean up the land, Mills Township will sell it and any profit would go to the County revolving fund.

Liz mentions that if Mills Township would go through the Land Bank, a profit could be made.

Dwight will not go to the County and request funds to purchase the land in Mills Township. You would have to go to the bank, borrow the money, and then pay it back before a payment is made on it.

Alan states that there are other sources of funding that need to be examined in a great length of time.

Jane suggests to work with the bylaws first and then proceed and all agree.

Dwight states that it is better to let the property go through the first tax sale and get the funds from the sale rather than obtaining them through the Land Bank. The second sale, no minimum, is a better chance to obtain the property at a lower price and then work on the parcels to gain revenue.

An offer has been made for \$80,000 on the bicycle factory, Mr. Cherry, a former resident of West Branch and he wants to put a wood working shop in there and check what other purposes it can be used for. The attorney is trying to push the sale of the property through to Mr. Cherry. Our attorney will tell Mr. Cherry that the \$80,000 does not include the full taxes and we want to get all the money out of the property. The County does not own the property, it is privately owned. If the funds are not met, the County will have to bill the School, Colleges, the City of West Branch, etc. for the difference. The sale has not yet been approved. The factory has been in bankruptcy since approximately 2001.

Dwight makes a motion to adjourn at 11:28am, Jerry seconds, all in favor.

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Priorities for Use of Property

1. Return of the property to productive tax paying status
2. Commercial property revitalization
3. Job Creation
4. Homeownership and affordable housing
5. Neighborhood revitalization
6. Long term “banking” of the properties for future strategic uses
7. Provision of financial resources for operating functions of the LBA

Mission Statement

The Ogemaw County Land Bank Fast Track Authority seeks to support economic development efforts and quality of life that benefits the community throughout Ogemaw County.

Goal 1: Promote economic development

Objectives:

1. Seek the input of communities
2. To address the problems associated with these sites
3. Support local efforts for redevelopment

Goal 2: Undertake a county-wide education/information program

Objectives:

1. Website
2. Provide information to business professionals

Goal 3: Create a clear point of contact

Objectives:

1. Dwight McIntyre, Ogemaw County Treasurer
 2. Currently on State Website and working on linking it to the County website.
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