

KALAMAZOO COUNTY ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

MEETING DATE: Thursday, March 26, 2009
PLACE OF MEETING: County Administration Building
MINUTES

Present were: Marc Hatton, Robert Barnard, Thell Woods, Clare Annen, Larry Baumgart, Ken Peregon, Katrina Schuur, Julie Rogers, Ruth Blake, Matthew VanDyk

Absent: Art Hoekstra

Staff Support: Lotta Jarnefelt, David Artley, Jeff Hawkins (BRA consultant)

Guests present: Connie Ferguson, Mary Brown

Recording Secretary: Tracy Free

- I. Meeting called to order – by Chair Mr. Woods at 4:00 pm
- II. Seating of New Member
Mr. Matthew VanDyk was welcomed as the new appointed member of the BRA/EDC. He will assume a term which will expire October 31, 2012.
- III. Approval of Minutes: February 26, 2009 meeting minutes were approved after the following corrections were made: Ms. Rogers requested that the discussion of purpose and mission of the May 1 Economic Forum meeting be added to the February minutes. Also the date in IV b. should be May 1, not March 1, 2009.
- IV. Land Bank Presentation
The guest speaker was Mary Balkema, Treasurer of Kalamazoo County Government.
 - A. Duties of County Treasurer
 1. Custodian and Banking of all Funds
 2. Invest all monies (including Road Commission)
 3. Statutory supervision of all property taxes
 4. Maintenance of all delinquent property records
 5. Administer county's hotel/motel accommodation tax ordinance
 6. Settle MTT appeals
 7. Adjust tax dollars as ordered by the local board of review
 8. Adjustments or denials or granting of homestead as ordered by the Michigan Treasury
 9. Collect Dog License Fees
 - B. Mortgage Foreclosures in Kalamazoo County
 1. 2008 / 988 mortgage foreclosures where sheriff deeds were filed.
 2. Foreclosures / not limited to any jurisdiction.
 - C. Tax Foreclosures
 1. 2008 – 100 tax foreclosures
 2. 2009 – over 400 parcels on foreclosures
 3. After 3/31/09 there is no right of redemption unless you are IRS.
 - D. Definition of Land Bank: is a public authority created to efficiently acquire, Hold, manage and develop foreclosed property, as well as other vacant and abandoned properties.

- E. Reasons to Create a Land Bank
 1. Provide land & building for affordable housing
 2. Put property back on the tax rolls
 3. Stabilize declining neighborhoods by replacing, removing, or redeveloping abandoned, blighted property
 4. develop green spaces
 5. Create developable sites for insure generating business by collecting and joining abandoned lots into a businessable seized site
 6. Facilitate the revitalization of Brownfields
 7. Clean up the tax rolls and resolve some of the mystery of abandoned properties
- F. What a MI Land Bank Authority can do
 1. Hold property in its own name
 2. Acquire property by accepting a deed in lieu of foreclosure
 3. Assemble property through all available mechanisms
 4. Provide certainty to purchasers by offering clear title, extinguishing prior liens, and cutting off other claims
- G. What a MI Land Bank Authority cannot do
 1. Assist or expend any fund for, or related to, development of a casino
 2. Levy any tax or special assessment
 3. Exercise the powers of eminent domain or condemnation

V. Annual Meeting

Nominated officers will meet with staff before the 4/23/09 Annual Meeting. As of this meeting, Thell has been nominated as Chair of EDC and Julie has been nominated as Vice Chair of EDC. A regular meeting of EDC will follow annual meeting if it is necessary.

VI. Economic Development Fund Program (EDFP)

Staff recommends, with support from administration, to bring applications from DKI and City of Portage that were caught in the Economic Development Fund freeze to the EDC for review based on the Economic Fund policy as it was when applications were received. The revolving loan option for the Econ Dev funds does not appear feasible considering the staff time and expertise required, and the limited funds that are available. Also, the economic stimulus (ARRA) may require some county influx of money for certain projects. Staff wants to process the two pending applications from last fall 2008 and then request that applications will not be accepted until ARRA issues are resolved, and further revision of the policy is completed.

Motion offered by Julie Rogers and supported by Marc Hatton to unfreeze the EDFP funds for purposes of considering grant applications for funds by the City of Portage and DKI/City of Kalamazoo respectively at the next meeting. Motion was clearly limited to these two entities as they had an application in line when the funds were frozen last fall (2008). Motion passed unanimously 10-0.

VII. Event

The 5/01/09 meeting has been changed to a later date. Ron Kitchens will be

keynote speaker. The EDCs role in the event is to have members attend the event. EDC Strategic planning meeting will be guided by some of the info gleaned from the May 1 event.

- VIII. Other
- IX. Board Member Comments - none
- X. Citizens Comments - none
- XI. Meeting was adjourned at 5:00 pm

Annual Meeting is Thursday, April 23, 2009 @ 4:00 pm in Room 207A.

PLEASE CALL 384-8304 OR EMAIL DPARTL@KALCOUNTY.COM IF YOU ARE UNABLE TO ATTEND THE MEETING. IT IS IMPORTANT THAT WE HAVE A QUORUM. Thank You!