

CALHOUN COUNTY
PROCEEDINGS OF THE
BOARD OF COMMISSIONERS

May 5, 2011

1. CALL TO ORDER/ROLL CALL

The Special Session of the Calhoun County Board of Commissioners convened at 6:00 p.m., Thursday, May 5, 2011 in the Administrative Conference Room, County Building, Marshall, Michigan.

Chairman Kale called the meeting to order and requested the Deputy Clerk call the roll.

Present: Comrs. Behnke, Todd, Haadsma, Frisbie, Camp, and Kale

Excused: Comr. VanSickle

Staff Present: Administrator/Controller Kelli Scott, Corporation Counsel Richard Lindsey, Human Resources Director Kim Archambault, Assistant County Administrator Brad Wilcox and Administrative Assistant Katie Kelly

2. MARSHALL LDFA DISTRICT PLAN

Administrator/Controller Scott reviewed the agenda, stating that as a special workshop, this meeting would be for purposes of discussion and no action would be taken. She explained that the City of Marshall was planning to expand their LDFA District and Marshall Economic Development Director Mike Hindenach was attending the meeting to give the Commissioners a brief overview of the plans. She stated it was important for the Commissioners to have as much information as possible for making decisions about tax sharing.

Marshall Economic Development Director Mike Hindenach explained that the plan was to expand the LDFA District into the Quigley and Lafferty Farms. He stated both properties are deeded to Marshall Economic Development and are currently untaxed, therefore there would be no loss of revenue for the County. He stated any infrastructure improvements for the properties would be bonded and paid for by the LDFA. He gave an overview of some of the development the Marshall Economic Development and LDFA have done and presented some projections based on past development.

Administrator/Controller Scott stated that materials provided by Mr. Hindenach indicated that if all of this came true, it would create an estimated additional 200 jobs by 2028.

Hindenach stated the infrastructure will be upgraded as needed. He stated these lots would be a perfect spot for a 30-40 acre project. He stated the City and the County have taken a cooperative and methodical approach to discussions on this matter. He stated he would like to take this proposal to the Marshall City Council by July and would like to know the County is on board with a tax capture sharing

agreement (proposed by Marshall as 65% LDFA capture / 35% County pass through on new LDFA investment only) before that takes place.

3. COUNTY TREASURER

Calhoun County Treasurer Ann Rosenbaum gave an overview of how the County Treasurer handles delinquent taxes. She stated the local entities send out the tax bills and residents who pay current pay directly to their city or township; those who don't have their property go delinquent and it goes to the County Treasurer on March 1. She stated that on March 1 the Treasurer's office settles with the local entities and then they do the collection and division of the tax fees. They sell delinquent tax notes and pay off each unit as though all taxes are paid. She states they have tried to put enough money aside to be self funded but have transferred money to the General Fund over the last few years to help balance the County budget. The Treasurer's Office does back charge the entities for any properties that end up in foreclosure. She stated they do all the collections out of their office, from notices to home visits, and give people as many opportunities as possible to pay. She also did an overview of the Land Bank. She stated the County has given her an agent fee of 364/1%, not to exceed 25% of her income or 5% of the office budget, for the last 31 years, typically about \$10,000 per year; and half is given to the Deputy Treasurer. Property Foreclosure Manager Nina Smith gave an overview of the NSP2 houses, rehabs and demolitions. Treasurer Rosenbaum stated they had tried hard to collaborate with legal services, Habitat for Humanity, Neighborhoods Inc, and Community Action so that the public can get the most for their tax dollars. She stated they were moving more houses to demolition than to rehabilitation because it makes more sense because of lack of money, low resale numbers and many houses on the market.

4. ADJOURN

The meeting was adjourned at 6:55 p.m.

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Chairman
Calhoun County Board of Commissioners

Clerk
Calhoun County Board of Commissioners