

Land Bank Commission Minutes

MEETING DATE: July 16, 2014 (Regular Meeting)

The meeting was called to order at 11:45 p.m. at the Willie Hinton Neighborhood Resource Center by Chair Hillis Schild.

COMMISSIONERS ABSENT:

Commissioner Susan Chan
Commissioner Hollie Hutchison

COMMISSIONERS PRESENT:

Commissioner Odessa Darrough
Commissioner Jarrod Woodley
Commissioner Kenyon Lowe
Commissioner Frances Frazier
Commissioner Crystal Mercer
Commissioner Hillis Schild
Commissioner Willis Smith
Commissioner Andrew Francis
Commissioner Grace Blagdon

BOARD MEMBERS AND STAFF

Brittany Jefferson, Redevelopment Administrator
Andre Bernard, Director of Housing and Neighborhood Programs

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

Motion made to approve the June 2014 Meeting Minutes and it was seconded. Motion carried.

STAFF REPORTS –

Financial Report- General Fund Allocation – City: \$188,762.09
CDBG Allocation -- Federal: \$124,711.38

Property Inventory- The Land bank program has seventy-seven (76) properties in inventory, plus eighty (80) lots in the Rolling Pines Subdivision. A total of fifty (50) properties in the general inventory have title insurance and are available for transfer and development.

Purchase/Donation- The Board of Directors approved the acceptance of the donation of 1415 Valmar from Wells Fargo on July 15, 2014. Staff met with Paul Dodds for a site of 1508 Marshall. Staff met with a Community Garden Group to discuss property options for the project. Staff discussed the purchase of 812 Brown Street by the Land Bank with the elderly owner of the vacant lot. Staff has received inquiries for 9200 Adkins, 2318 Wright Ave., and 9500 Geyer Springs.

Discussion: Commissioner Lowe inquired about a local initiative in which community gardens partnered with local restaurants to sell produce. Commissioner Schild stated that many local urban farmers work with local restaurants to sell produce.

Transfer- The Board of Directors approved the transfer of 4301 West 10th Street to the Forest Hills Neighborhood Association on July 15, 2014. Staff received a Side Lot Application for 3812 West 20th Street, but title work revealed the applicant was not the owner of the neighboring lot.

Quiet Title – The quiet title contract is still pending with Quattlebaum Law Firm. Andre Bernard has made numerous request to the City Attorney’s Office for a copy of the “Litigation Against the City” policy which creates a conflict with the proposed quiet title services contract. Staff submitted the property at 4321 W. 13th Street to the City Attorney’s Office for a quiet title action on July 9, 2014.

City lien foreclosure report- 3415 and 3419 West 14th Street: Attorney Sward submitted a Motion for Summary Judgment by June 20, 2014. No ruling has been rendered on the motion. 3821 West 16th Street: Submitted to the City Attorney’s Office for foreclosure on May 5, 2014. No action has been filed due to a dispute regarding the enforceability of city liens after a property has been certified to the State Land Commissioner. 1805 S. Cedar: File resubmitted to the City Attorney to either file amended pleadings with the correct legal description or file a re-foreclosure. 3510 West 11th Street: Staff is preparing this file for foreclosure pending the completion of the second notice requirement.

JOINT COMMITTEE REPORT- No Commissioner Attendance. Staff to send Joint Committee Meeting Reminder.

OLD BUSINESS-

Ward I Commissioner Reappointment – Commissioner Mercer submitted a letter of reappointment to the City Clerk for consideration to the Mayor to serve a full term as the Ward I Representative.

Demolition: 2318 Wright Ave. – Staff submitted before and after demolition pictures of the property. The total cost of the demolition was \$6,550.00.

NEW BUSINESS-

Rolling Pines Subdivision “Feasibility Study Period” – Memorandum of Understanding– On July 2, 2014, the Memorandum of Understanding was executed. The feasibility study period will end on September 30, 2014. At the conclusion of the study period, Gibraltar will provide a redevelopment strategy to the Land Bank detailing the proposed development of the lots.

NEW POLICY: Land Acquisition Strategy- Staff has been generating maps displaying all Land Bank, NSP2, and Nonprofit properties, along with all city liens and good housing stock to take a proactive approach to foreclosing these city liens in an effort to acquire contiguous lots that will be more attractive for development.

Discussion: The Commission discussed a statement made that a developer was required to meet the HUD income guidelines for a federally-funded property. Staff to request clarification from Victor Turner, Assistant Director of Housing.

Citizen Communications

Adjourn