

Land Bank Commission Minutes

MEETING DATE December 21st, 2016 (Regular Meeting)

The meeting was called to order at 12:01 by Commissioner Angela Neal at the Willie Hinton Neighborhood Resource Center.

COMMISSIONERS ABSENT:

Diana Thomas
Crystal Mercer

COMMISSIONERS PRESENT:

Angela McCloyen
Francis Frazier
Mark Leggett
Odessa Darrough
Diana Thomas
Angela Neal
Leta Anthony
Juanita Dodd
Arlo Washington

BOARD MEMBERS AND STAFF

Joan Adcock, Doug Tapp

GUESTS

DECLARATION OF QUORUM

Quorum
Pledge of Allegiance

APPROVAL OF MINUTES

A motion to approve the December 21st, 2016 minutes was made by Commissioner Mark Leggett and seconded by Commissioner Frances Frazier. Minutes Approved.

Staff Reports

- A. Finance Report: General Fund Balance - \$122,958.34
CDBG Fund Balance - \$79,964.07

- B. Property Inventory- 162 total properties
 - 1. Introduced new LB commissioner Angela McCloyen
 - 2. Doug Tapp discussed real estate signs, options, logos and pricing. LBC decided on the 18x24 double sided corrugated signs for LB lots.
 - 3. Quiet Title RFP- One bid received from Wilson and Associates. Waiting on the city attorney's office to finalize the contract.
 - 4. 2522 W. 17th – Mr. Flowers wants to sell to LB for \$40,000.00. Commissioners to discuss feasibility of purchasing the property and revisit the proposal.

- C. Quiet Title Update- The following properties now have quiet title.
- | | |
|---|---------------------------------|
| 1. 4021 23 rd St. | 6. 1107 32 nd St. |
| 2. W. 17 th St. (Jones & Worthern Lot 7, Blk 33) | 7. 1808 Brown St. |
| 3. 2600 Adams St. | 8. 1605 Jones St. |
| 4. 2522 W. 17 th St. | 9. 3426 W. 18 th St. |
| 5. 3823 W. 19 th St. | 10. West 19 th St. |

Joint Committee Report: No updates.

OLD BUSINESS:

- A. 9500 Geyer Springs sale- at title company, preparing for closing.
- B. Star Properties donations added to property inventory. 1719 S. Cedar, 1520 S. Oak, 1515 Pine, 1601 Elm
- C. 917 S. Maple- Has title issues, probably will not close.
- D. 5118 W. 31st St. – Donation- deeds being prepared for signatures.
- E. 2502 W. 11th St. Donation- Owner trying to clear up some old city liens.
- F. 4 properties from 3 different CHDO's that will be developing land bank properties. We don't have the requested addresses as of yet.

New Business

- A. Offer on Rolling Pines Subdivision- \$160,000.00 Buyer plans to build 10 houses over the next 2 years. Covenants and amendments remain in place if purchased. LBC discussed the offer. Director Joan Adcock gave a brief overview of the subdivision and its lots. Mark Leggett motioned to approve the offer, Commissioner Leta Anthony seconded the motion. Motion approved. Angela Neal abstained from the voting and discussion due to any appearance of a conflict.
- B. 3201 S. Arch- donation for city garden. LB wants something in writing from the neighborhood association for approval of donation. Leta Anthony made a motion to approve the donation and Odessa Darrough seconded. Motion carried pending a letter from the neighborhood association.

Citizen Communications

Adjourn

Commissioner Leta Anthony made a motion to adjourn, seconded by Commissioner Francis Frazier.

--Doug's Notes From Meeting--

Joan Adcock- wants to see a dollar value on the liens that were forgiven on Ashcraft property. If a bank has a lien on a property and we ask them to redevelop a property, we ask them to forgive the lien. To get it off their books they get credit for the full amount of the property.

VT- on these 3 properties we didn't approach bank, Mr. Ashcraft approached the bank and had them removed before we brought it back.

Going forward, propose we document how title was cleared and appraisal cost and amount of liens.

VT- email lien amounts for B, C, D by next meeting.

New Business- 917 S Maple, appraisal completed. Offered for sale, owner wanted 6k, only appraised for 3k, owner approached us again and said she was willing to accept 3k. Appraisal was circulated last meeting.

JA- how much will it be for sale by LB? VT- try to sell them for our amount of investment in property. This one is close to other developments we've done, NSP2, BCD, H4H etc in this area. Trying to obtain other properties in area to supplement what has been done.

VT- will circulate appraisal for 917 Maple via email.

Diana- Does LB want to acquire this property? VT- pursue pending appraisal?
Go ahead or wait for additional info? (didn't vote)

ML- Fine moving forward with 3k price.

VT provided background on property. ML asked for description of property. KH vacant lot between 2 houses. We have several houses in the area less than 1000 feet from this structure. It is buildable. 4 other properties by BCD close to this property.

Unknown- do we have a set ceiling for \$ amount or typically appraised value. VT- typically appraised value or we can counter something less.

KH- when they want more than appraised value they typically don't want to sell it that bad.

ML- Appears to be a property that very developable. Surrounded by new structures, it's commissions job to move forward with it. ML makes motion to accept 3k, 2nd by Oleta Anthony. All in favor, all said I. Diana- been accepted.

VT- other 3, bring back amounts of liens and cost of appraisal process.

1601 Elm- has release of lien

1715 S Cedar- also has release of lien

1515 Pine – release of lien aug 10, 2016

JA- does city have any liens on these, VT- doesn't believe so. But all has been released. No cut/clean

Community Garden Lot Request- Zenenvirotech interested in dev comm garden.

2nd Comm Garden Lot request at 9500 Geyer Springs from Young Democrats of Ark Black Caucus- Mr. Kingsby-

VT- discussed requirements for comm garden lot. Notifying its coming up.

Mr. Kingsby comments- open to looking at other properties the LB suggests. Looking at

JA- wants map on 9500 GS lot- across from McClellan, on main thorough fare, next to day care. Look at whats around it. What type of fencing will they do? A lot of questions need to be answered. Suggests LB look at taking properties all across city and not just focus area. Suggests Old Glory lots for comm garden because it's accessible to McClellan high school without crossing Geyer Springs.

ML- asks process for acquiring LB lot for garden...this is not a formal request?

JA recommends asking neighborhood assoc when a LB lot is requested for comm garden.

Diana- any other new business?

Unknown- can't understand.

JA- wants us to discuss duties of LB.

Citizens Communications-

Mr. Christopher Kingsby- chairman of young dem black caucus- statewide organization covers all 75 counties. Help people get registered to vote, get more involved. Vice chair proposed comm garden. Fitness, outdoor, grow fresh fruits, veg. Started a new chapter at MCClellan and looking for activities for them to do. Talk to kids about health and fitness. Comm garden will help with comm outreach. Cookouts, get togethers, etc.

VT- introduction of Doug Tapp- new Redvelopment Admin, representative of LB commissioners taking place of Brittany Jefferson. Officially starts new position on Monday.

Doug Tapp- introduced himself

Rodney Forte- from MHA- wants to maintain relationship with CLR, housing dept, in process of couple deals repurposing land in LR. Item before board purchasing 41 lots, old sin city property, address?? To build single family homes for veterans and single parents. Near bass pro area. Purchased the old veterans home land on Charles bussey- request proposal for developers to build 16 or so houses in that corridor.

JA- asks RF to look at 2000 block of Pulaski, should accommodate 6 new houses on that street.

VT- introduced KH-

Diana- no further business, motion to adjourn, agreed.