

Land Bank Commission Minutes

MEETING DATE: June 17, 2015 (Regular Meeting)

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

COMMISSIONERS ABSENT:

Commissioner Odessa Darrough
Commissioner Susan Chan
Commissioner Andrew Francis
Commissioner Jarrod Woodley
Commissioner Hollie Hutchison

COMMISSIONERS PRESENT:

Commissioner Frances Frazier
Commissioner Leta Anthony
Commissioner Willis Smith
Commissioner Grace Blagdon
Commissioner Hillis Schild
Commissioner Crystal Mercer

BOARD MEMBERS AND STAFF

Brittany Jefferson, Redevelopment Administrator

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

Motion to approve the May 2015 Meeting Minutes was made by Commissioner Smith and seconded by Commissioner Anthony. Motion passed.

STAFF REPORTS -

Financial Report- General Fund - City: \$151,983.90; ***CDBG Allocation -- Federal:*** \$94,661.15

Property Inventory - The Land Bank program has seventy-five (75) properties in general inventory, plus eighty (80) lots in the Rolling Pines Subdivision. A total of fifty-eight (58) properties in the general inventory are available for transfer and development. One available (1) property has a pending side lot application, one (1) is undergoing a HOME rehab, and one (1) is having an NSP2 new construction built.

Quiet Title Report – Staff submitted a second set of ten (10) properties for quiet title to Wilson & Associates on June 8, 2015. The City Attorney's Office has filed quiet title actions on two (2) properties and Staff is preparing a 3rd property to submit.

City Lien Foreclosure Report – On June 4, 2015, the City was the successful bidder at the judicial foreclosure sale of 3415 and 3419 West 14th Street. Staff's Donation Deed Application Package to the State Land Commissioner for the donation of the prospective foreclosure property located at 1923 Cedar was denied on May 29, 2015 because the City does not have a definite redevelopment plan and timeframe for completion for the property. As an alternative means of acquisition, Staff has requested the form to submit an "Offer to Purchase" for the property through the Land Commissioner's Negotiated Sales Process.

JOINT COMMITTEE REPORT- Staff met with Commissioners Chan to review the revised maps developed by the Planning Department. Commissioner Chan suggested a few additional map revisions. Staff

will complete the informational points to be included in the marketing plan for Rolling Pines Subdivision by next Joint Committee Meeting. On May 22, 2015, Scott Pruitt, a local architect, met with Staff and the Planning Director to discuss his client's proposed development plan for the Rolling Pines Subdivision. The proposed plan was a multi-family, single-family mixed development. The Bill of Assurances of all three phases of the subdivision prohibit multi-family construction at this time. Commissioner Schild requested that Andre Bernard speak with Bruce Moore and Director Wyrick about amending the City's position on multi-family development in the subdivision.

OLD BUSINESS-

Side Lot Transfer 2114 West 10th Street – On May 27, 2015, Staff closed on the Side Lot Transfer of the property located at 2114 West 10th Street to the neighboring homeowner, Ms. Sharon Oliver. A total of \$500 was deposited in the Community Development Block Grant for the transfer.

Side Lot Transfer 1701 Dennison Street – The Board approved the Side Lot transfer of the property located at 1701 Dennison to the neighboring property owner, Mrs. Tawonda Ruffin on June 16, 2015. Staff will schedule a property closing with the applicant.

Real Estate Services (RFP) - The Real Estate Services RFP was released by the City on June 1, 2015, with a proposal deadline of June 22, 2015.

HOME Rehab – 1508 Marshall - The rehab of the Land Bank property at 1508 Marshall is more than half complete. Expected completion by summer's end.

NEW BUSINESS-

New Community Housing Advisory Board (CHAB) Representative – The CHAB failed to have a quorum at their June 2015 meeting, so no new appointment has been made.

NSP2 New Construction – 1521 Maple Street – On June 16, 2015, the Board of Directors approved the bid of Craig Custom Construction to construct a new home on the Land Bank property at 1521 Maple Street. NSP2 program income will be used to finance the project. Construction will begin in approximately 45 days.

“Donate-Back” Offer – Land Bank Transfer of 3115 West 11th Street -- The purchaser and developer of 3115 West 11th Street withdrew her offer to "donate back" the property to the Land Bank Program due to unforeseen costs of rehabilitating the structure. After discussing the unforeseen repairs with City inspectors, the inspectors determined that some of the repairs were not necessary. The developer will continue with the rehab project as planned.

Citizen Communications

Marie Amaya from Soul Food Catering (specializing in vegan cuisine) attended the meeting. She is seeking a permanent location for her business.

Adjourn