

Land Bank Commission Minutes

MEETING DATE: August 20, 2014 (Regular Meeting)

The meeting was called to order at 11:45 p.m. at the Willie Hinton Neighborhood Resource Center by Vice-Chair Susan Chan.

COMMISSIONERS ABSENT:

Commissioner Kenyon Lowe
Commissioner Frances Frazier
Commissioner Crystal Mercer
Commissioner Hillis Schild

COMMISSIONERS PRESENT:

Commissioner Odessa Darrough
Commissioner Jarrod Woodley
Commissioner Willis Smith
Commissioner Andrew Francis
Commissioner Susan Chan
Commissioner Hollie Hutchison
Commissioner Grace Blagdon

BOARD MEMBERS AND STAFF

Brittany Jefferson, Redevelopment Administrator
Andre Bernard, Director of Housing and Neighborhood Programs
Victor Turner, Assistant Director of Housing and Neighborhood Programs
Kevin Howard, Community Programs
Ed Garland, Code Enforcement Manager

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

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

STAFF REPORTS –

Financial Report- General Fund Allocation – City: \$171,871.77
CDBG Allocation -- Federal: \$123,829.67

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 Properties- The tentative closing date for the donation of 1415 Valmar from Wells Fargo is September 16, 2014. Staff has ordered title work for the prospective property donation of 1520 S. Oak

Transfer Properties- The City closed on the transfer of 4301 West 10th Street to the Forest Hills Neighborhood Association for a community garden on July 22, 2014. Staff presented pictures of the community garden.

Quiet Title Report – The Quattlebaum Law Firm was conflicted out of providing quiet title services to the City based on the “Litigation Against the City” policy. Staff met with the second qualified firm, Wilson & Associates, PLLC on July 30, 2014 to discuss contract terms. Staff is awaiting contract approval from the City Attorney’s Office. Staff submitted the property at 4321 W. 13th Street to the City Attorney’s Office for

a quiet title action on July 9, 2014. No action has been filed by the City Attorney's Office because they wish to proceed using a more extensive title report.

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. Attorney Sward reported that he would send a letter requesting a ruling 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. On July 17, 2014, Land Bank Staff forwarded pleadings to the City Attorney's Office showing that a previous foreclosure case had been filed by their office after the property had been certified to the State. **1805 S. Cedar:** File resubmitted to the City Attorney for re-foreclosure due to a legal description error on their part. **3510 West 11th Street:** Staff is preparing this file for foreclosure pending the completion of the second notice requirement.

JOINT COMMITTEE REPORT- Commissioners Schild and Woodley met with Staff to discuss revisions to the Side Lot Application.

OLD BUSINESS-

Ward I Commissioner Reappointment –The Mayor will consider the appointment of the Ward I Representative on September 16, 2014.

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. Commissioner Francis requested that Staff asks for a follow-up report prior to the expiration of the study period.

NEW BUSINESS-

Land Acquisition Strategy Map- Staff generated a Land Acquisition Strategy Map displaying all Land Bank, NSP2, and Nonprofit properties, along with all city liens in an effort to take a proactive approach to foreclosing these city liens to acquire contiguous lots that will be more attractive for development. Staff presented the map to the Commission for review.

2013 Real Estate Taxes – General Inventory – The Land Bank's General Inventory real estate total is \$9,366.23 and includes 56 Federal properties and 20 City properties. One tax bill had been paid in June and 26 properties are exempt in tax status. Commissioner Francis requested that Staff ask for legal advice from of the City Attorney's Office regarding the legal obligation of the City for the continuing status of exempt properties.

Presentation – Victor Turner, Assistant Director of Housing gave a presentation on Federal Funding Activities, Affordability Periods, Low-to-Moderate Income Guidelines, and Redevelopment Projects completed with federal funds.

Discussion: Commissioner Francis requested that Ed Garland, Code Enforcement Manager obtain the number of code violations/citations written by parcel no. in the Land Bank Focus Area. Land Bank Staff presented research regarding Arkansas's allocation under the National Mortgage Settlement.

Citizen Communications

Adjourn