

## Land Bank Commission Minutes

### MEETING DATE: December 17, 2014 (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 Kenyon Lowe  
Commissioner Crystal Mercer  
Commissioner Hollie Hutchison  
Commissioner Grace Blagdon  
Commissioner Andrew Francis

### COMMISSIONERS PRESENT:

Commissioner Jarrod Woodley  
Commissioner Susan Chan  
Commissioner Hillis Schild  
Commissioner Odessa Darrrough  
Commissioner Frances Frazier  
Commissioner Willis Smith

### BOARD MEMBERS AND STAFF

Brittany Jefferson, Redevelopment Administrator

### DECLARATION OF QUORUM

Quorum

### APPROVAL OF MINUTES-

Motion to approve the November 2014 Meeting Minutes was made and seconded. Motion passed.

### STAFF REPORTS –

*Financial Report-* General Fund Allocation – City: \$139,379.49  
CDBG Allocation -- Federal: \$114,970.14

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

*Quiet Title Report –* Ten (10) properties were filed by Wilson & Associates on December 1, 2014. The City Attorney's Office filed the quiet title for 4321 West 13<sup>th</sup> Street on November 20, 2014. Staff is preparing the file for 3420 West 15<sup>th</sup> Street to be quieted by the City Attorney's Office.

*City Lien Foreclosure Report-* The judicial sale of 3415 and 3419 West 14<sup>th</sup> Street has been stayed because of the Defendant's bankruptcy filing on October 16, 2014. Commissioner Schild raised the question and requested Staff to follow-up- on why the City's judgment lien against the properties had been listed as an unsecured debt in the bankruptcy case. The City Attorney's Office is going to obtain title insurance on the property at 1805 South Cedar. Staff has requested two additional files from Codes for foreclosure review.

**JOINT COMMITTEE REPORT-** Staff met with Commissioners Chan and Schild to discuss the Land Transfer Application submitted by a Colorado resident for the property located at 3115 West 11<sup>th</sup> Street. The group reviewed the Priorities and Policies relevant to the transfer and Staff followed up on the additional information requested by the Commissioners.

## **OLD BUSINESS-**

**Side Lot Application: 4208 West 14<sup>th</sup> Street** – Staff closed on the side lot transfer of 4208 West 14<sup>th</sup> Street on November 21, 2014. The purchase price of \$500 was deposited into the Land Bank’s General Fund Account.

**Rolling Pines Subdivision** – Staff presented a resolution to the Board of Directors for the transfer of the remaining 80 lots of the Rolling Pines subdivision to Gibraltar Properties LLC for \$80,000. The Board deferred the resolution and requested the details of Gibraltar’s development plan, an opportunity to review the 2006 Charrette done by the Planning Department, and modifications to the Bill of Assurance. Staff submitted the details of Gibraltar’s development plan and drafted a Bill of Assurance Amendment requested by Director Wyrick which prohibits the construction of manufactured, multi-sectional manufactured, and modular homes in the Phase III Plat. The amendment draft was emailed to Gibraltar on December 2<sup>nd</sup> and 9<sup>th</sup> for comment. Gibraltar has not responded. The transfer resolution will be deferred until a response has been received from Gibraltar Properties. On November 24, 2014, Commissioner Schild sent a Letter of Support to the City Clerk and Board of Directors detailing the basis for the Land Bank Commission’s recommendation for transferring the Rolling Pines Subdivision lots to Gibraltar Properties.

**Side Lot Interest Project** – Staff conducted site visits at the nine (9) eligible side lots in the Land Bank Inventory based on side lot program criteria and requirements. The site visits concluded that there are ten neighboring homes. Staff mailed eight of the ten letters. Staff noted that two of the identified side lots at 2818 West 11<sup>th</sup> Street and South Cedar were acquired adjacent to a neighboring lot to create an adequate lot size for development. Commissioner Schild made a motion to not actively market 2818 West 11<sup>th</sup> Street and South Cedar as side lots due to their importance in maximizing the development of a neighboring lot. One Side Lot Application has been received since the Commission started the Side Lot Interest Letter Program. That side lot application for 2606 West 13<sup>th</sup> will be reviewed at the next Joint Committee Meeting.

## **NEW BUSINESS-**

**2015 Meeting Calendar** – Staff presented the 2015 Land Bank Commission Regular Meeting Schedule. Commissioner Schild noted that Joint Committee Meetings are held on the first Wednesday of each month.

**New Board and Secure Option** – On December 17, 2014, Code Enforcement and Staff met with representatives of SecureView for a Plexiglass Board and Secure demonstration at the Land Bank property at 1508 Marshall. The Commission will do a site visit at the property at the next Joint Committee Meeting. Staff will present before and after pictures at the next regular meeting.

**Historic Structure: 1701 Dennison** – Staff reported that Fennel/Purifoy Architecture Firm completed the assessment of the contributing structure at 1701 Dennison and concluded that it would be cost prohibitive to rehab. FP estimated the rehab to cost between \$297,000 and \$330,000. Staff also reported that the neighboring homeowner at 1705 Dennison was at risk of losing his homeowner’s insurance policy through Allstate due to the poor condition of 1701 Dennison. Based on the cost of rehab and the negative impact to neighboring homeowners, Staff has requested bids for the demolition of the structure. The Commission discussed the circumstances in which this property was acquired in 2009 by the previous administrator and how the Commission had no involvement in the decision to acquire this contributing structure.

**Land Transfer Application: 3115 West 11<sup>th</sup> Street** - Staff presented the application packet for 3115 West 11<sup>th</sup> Street submitted by Miriam Swihart from Aurora, Colorado. The packet included a letter from Ms. Swihart, a completed Land Transfer Application with a redevelopment plan and banking statement, pictures of previous rehab projects, and answers to supplemental questions raised at the Joint Committee Meeting. Staff also provided a copy of the Priorities and Policies, City Expenditures, and Pulaski County Assessor Information.

The first issue before the Commission was the applicants Non-Resident Status. Based on the *Land Bank Commission's Priorities and Policies for Property Acquisition and Disposition* (Originally adopted March 3, 2009; Amended January 17, 2012), "all applicants must be residents of the City of Little Rock or have a principal place of business in the City of Little Rock." It further states that "If an applicant does not meet this requirement, the applicant may take (his/her) application to the Land Bank Commission to seek an exception." After much discussion, a motion was made by Commissioner Chan and seconded by Commissioner Frazier and the quorum voted unanimously to deny the exception for your application based on the "non-resident" status of the applicant. Although the Commission denied the exception, they were quite impressed by Ms. Swihart's enthusiasm to develop in the City of Little Rock, her responsiveness to the additional questions they presented, and her expressed intent to establish a business and licensure here in Arkansas by mid-January. In an effort to compromise, the Commission voted to hold the application for 3115 West 11<sup>th</sup> Street until February 1, 2015 to allow Ms. Swihart an opportunity to meet the "Resident Requirement Policy" by incorporating a business with the Arkansas Secretary of State's Office, appointing a registered agent in the City of Little Rock, and obtaining a City of Little Rock Business License.

The second issue before the Commission was the applicant's offer price of \$2,400. The City's total expenditures for the property are \$4,027.69. The Commission expressed a strong insistence on receiving the full purchase price of \$4,027.69 for the home. The asking price is the amount equal to the actual expenses incurred by the City to acquire, maintain, pay taxes and obtain marketable title on the property. There is no profit calculated into the asking price. The Commission believes that the asking price is more than reasonable and requested that Staff notify Ms. Swihart that they will counteroffer with the full asking price in the event she satisfies the resident requirement policy.

#### **Announcements**

The Land Bank Commission will hold its Election of Officers at the January 2015 Regular Meeting.

#### **Citizen Communications**

#### **Adjourn**