

Land Bank Commission Minutes

MEETING DATE: January 21, 2015 (Regular Meeting)

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

COMMISSIONERS ABSENT:

Commissioner Kenyon Lowe
Commissioner Grace Blagdon
Commissioner Andrew Francis
Commissioner Hillis Schild

COMMISSIONERS PRESENT:

Commissioner Jarrod Woodley
Commissioner Susan Chan
Commissioner Odessa Darrough
Commissioner Frances Frazier
Commissioner Willis Smith
Commissioner Crystal Mercer
Commissioner Hollie Hutchison

BOARD MEMBERS AND STAFF

Brittany Jefferson, Redevelopment Administrator
Andre Bernard, Director of Housing and Neighborhood Programs
Kevin Howard, Community Programs Manager

DECLARATION OF QUORUM

Quorum

ELECTION OF OFFICERS

Commissioner Woodley made a motion to nominate the existing Chair, Hillis Schild and Susan Chan to serve a second term as Chair and Vice-Chair, respectively. Commissioner Darrough seconded the motion. The motion passed with a vote of six (6) ayes and one (1) nay by Commissioner Smith.

APPROVAL OF MINUTES-

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

STAFF REPORTS –

Financial Report- Staff informed the Commission that due to a budget deficit another City Department, the Land Bank's 2014 surplus of \$133,379.49 had been reduced by \$116,228.53, leaving only \$17,150.96 in the 2014 General Fund.

2014 General Fund - City: \$17,150.96
2015 General Fund Allocation – City: \$168,420.00
CDBG Allocation -- Federal: \$110,605,62

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. Two (2) transfer applications are pending and one side lot inquiry was received.

Quiet Title Report – Wilson & Associates are handling the quiet title of ten (10) properties. The City Attorney's Office is handling the quiet title of 4321 West 13th Street. Staff is currently preparing two (2) additional quiet title files for submission the City Attorney's Office.

City Lien Foreclosure Report- The City foreclosure of 3415 and 3419 West 14th Street has been stayed by the Defendant's Chapter 7 bankruptcy filing. A bankruptcy hearing is set for February 2, 2015 and the City Attorney's Office will assert the City's secure debt status, challenge the discharge of the debt, and request that it be ordered to judicial sale. The City Attorney's Office completed the Amended Foreclosure on the property located at 3420 West 15th Street and will begin the Amended Foreclosure of 1805 South Cedar. Staff has requested a total of eleven files for foreclosure review. Of the eleven (11) files requested, six (6) are unenforceable, three (3) are possible foreclosure or state auction acquisitions, and Staff is awaiting the code enforcement files on two (2) properties.

JOINT COMMITTEE REPORT- Staff met with Commissioners Schild, Smith, Woodley, and Darrough to discuss the Side Lot Transfer Application submitted by the homeowner at 2600 West 13th Street for the property located at 2606 West 13th Street. The group then performed site visits of the side lot and the new board and secure technique used on the Land Bank property at 1508 Marshall. Andre Bernard displayed "before and after" pictures of 1508 Marshall. There was discussion about the increased cost, increased durability, and increased security of the new board and secure materials.

OLD BUSINESS-

Rolling Pines Subdivision – In January 2014, Staff has made four (4) attempts to contact Gibraltar Properties, LLC by email and phone regarding the transfer of the 80 lots of the Rolling Pines Subdivision. Gibraltar Properties, LLC has not responded. The transfer resolution has been deferred until February 3, 2015.

Historic Structure: 1701 Dennison – Staff reported that based on the absorbent cost of rehab and the negative impact to neighboring homeowners, the structure at 1701 Dennison had been demolished on January 16, 2015 at a cost of \$6,950.00.

NEW BUSINESS-

HOME Project: 1508 Marshall – Staff has chosen the Land Bank property at 1508 Marshall for a HOME Rehab Project. Kevin Howard, the Community Program Manager will notify the Commission on the rehab start date and estimated completion date.

Land Transfer Application: 3115 West 11th Street - Staff presented the updated application packet for 3115 West 11th Street submitted by Miriam Swihart from Aurora, Colorado. The packet had been supplemented with an amended application offering the full purchase price for the structure and the "Residency Requirement" documentation, including, incorporation of a business with the Arkansas Secretary of State's Office, appointing a local registered agent, and obtaining a City of Little Rock Business License.

Commissioner Smith made a motion to accept the offer of \$4,027.69 and transfer the property located at 3115 West 11th Street. Commissioner Woodley seconded the motion. The motion passed with a vote of seven (7) ayes.

Side Lot Transfer: 2606 West 13th Street – Staff presented the Side Lot application packet submitted by the homeowner at 2600 West 13th Street for the property located at 2606 West 13th Street. Staff confirmed the applicants homeowner status, that real estate taxes had been paid, and that HUD Income Guidelines were met.

Commissioner Smith made a motion to transfer the property located at 2606 West 13th Street under the side lot program for \$500.00. Commissioner Darrough seconded the motion. The motion passed with a vote of seven (7) ayes.

Citizen Communications

Adjourn