

Land Bank Commission Minutes

MEETING DATE: March 20, 2013 (Regular Meeting)

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

COMMISSIONERS ABSENT:

Commissioner Hollie Hutchison
Commissioner Andrew Francis
Commissioner Corey Thomas
Commissioner Susan Chan
Commissioner Kenyon Lowe

COMMISSIONERS PRESENT:

Commissioner Frances Frazier
Commissioner Jarrod Woodley
Commissioner Odessa Darrough
Commissioner Willis Smith
Commissioner Hillis Schild
Commissioner Grace Blagdon

BOARD MEMBERS AND STAFF

Andre Bernard, Director of Housing and Neighborhood Programs
Brittany Jefferson, Redevelopment Administrator
Amy Fields, Deputy City Attorney

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

Motion made to approve the February 2013 Meeting Minutes and it was seconded. Motion carried.

STAFF REPORTS –

Financial Report- General Fund (1): is \$76,756.07; CDBG: \$9,704.23; New CDBG Allocation: \$133,170.00.

Property Inventory- The Land bank program has seventy-three (73) properties in inventory, plus the eighty-one (81) lots of the Rolling Pines Subdivision. A total of thirty-two (32) properties have title insurance and are available for transfer and development. Title policies are being processed on three (3) additional properties.

Quiet Title – A total of thirteen (13) files have been submitted to the City Attorney's Office for quiet title. Eight (8) quiet title actions have been completed. Of the pending cases, a hearing on three (3) properties is set for July 15, 2013. The City Attorney's Office has filed Complaints on the remaining two (2) files. Staff recommended that the Commission pursue quiet titles on all Unsafe Vacant Structures in its inventory. Commissioner Blagdon made a Motion. Commissioner Frazier seconded. The Motion carried.

City lien foreclosure report- Assistant City Attorney, Cliff Sward has requested a hearing for 3415 and 3419 West 14th Streets. A Proposed Order has been submitted to the court for signing for 1705 Cedar Street.

Purchase Property- N/A

Donation Property- The Board will consider the donation of 808 Brown Street at the April 2nd Meeting.

NSP2 Report:

No Report Submitted

JOINT COMMITTEE REPORT-

Staff and Commissioner Chan reviewed the clusters of demolitions identified on the revised City Lien

Foreclosure Map and performed site visits of those demolitions. Staff to create a parcel map of the demolition focus zone for review at the next Joint Committee Meeting.

OLD BUSINESS-

Rolling Pines Survey/ Plat Project and Subdivision Plan – The Final Plat (Phase III) has been filed. Staff is to follow-up on the Subdivision Plan being executed by the Public Works Department to install streetlights, street signs, and barricades. Staff to ascertain the subdivision expenditures and appraised lot values.

Realtor Services for Land Bank Properties – The Land Bank executed thirty-two (32) listing agreements with Kerrie Joiner of Century 21 United to market its available inventory. Based on the City's real estate contract, the Land Bank properties will be entered in the MLS and each property posted with signage. Pursuant to the listing agreements, the City will pay a 4% Seller's Fee and in the event of a multi-party sale, there is a 4% Buyer's Fee.

NEW BUSINESS-

Metropolitan Housing Alliance Transfer Application for 1513 Valmar – The Metropolitan Housing Alliance would like to develop a \$150,000 single-family home on the Land Bank lot located at 1513 Valmar. This development would be done in compliance with MHA's NSP2 unit obligation. MHA has already completed one (1) NSP2 development at 1500 Valmar. Commissioner Smith made a Motion to approve the transfer and Commissioner Darrough seconded. The Motion carried.

"Land Bank Progress" Project – At the February 2013 Land Bank Meeting, Commissioner Thomas suggested the Commission display its development and demolition progress on its website. For the project, Staff has identified two (2) "Before and After" Land Bank development collaborations with Habitat for Humanity and four (4) acquisitions of unsafe vacant structures that the Land Bank demolished. Staff will work with Assistant Director, Victor Turner to display the pictures on the website.

CITIZEN COMMUNICATION

Adjourn