

Land Bank Commission Minutes

MEETING DATE: March 19, 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:

Kenyon Lowe

COMMISSIONERS PRESENT:

Commissioner Andrew Francis
Commissioner Grace Blagdon
Commissioner Hollie Hutchison
Commissioner Hillis Schild
Commissioner Odessa Darrough
Commissioner Willis Smith
Commissioner Susan Chan
Commissioner Jarrod Woodley
Commissioner Frances Frazier
Commissioner Crystal Mercer

BOARD MEMBERS AND STAFF

Brittany Jefferson, Redevelopment Administrator
Andre Bernard, Director of Housing and Neighborhood Programs
Director Joan Adcock, Position 10 At-Large City Director

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

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

STAFF REPORTS –

Financial Report- General Fund Allocation – City: \$216,047.77
CDBG Allocation -- Federal: \$127,051.60

Property Inventory- The Land bank program has seventy-seven (77) properties in inventory, plus the eighty-one (81) lots of the Rolling Pines Subdivision. A total of fifty (50) properties in the general inventory have title insurance and are available for transfer and development.

Quiet Title – The quiet title hearing is scheduled for May 15, 2014 for the property located at 1816 Schiller. Five (5) firms submitted proposals to the RFQ for Quiet Title Services. A Selection Committee has not yet been approved to select a firm.

City lien foreclosure report- Attorney Cliff Sward is to prepare a Motion for Summary Judgment and supporting brief for the foreclosure of 3415 W. 14th and 3419 W. 14th Street.

JOINT COMMITTEE REPORT- N/A

OLD BUSINESS-

Side Lot Application Rolling Pines Lot 78 – The Board of Directors passed the resolution to transfer Lot 78 of the Rolling Pines to Billy Hayes under the Land Bank Side Lot Program.

Marketing: MLS and Signage Upgrade – Staff requested that the picture and sq. ft. details be included on the available Land Bank Property on the MLS. The Land Bank Commission voted for the signage upgrade for the 50 available properties at a cost of \$25 per sign. The total cost will be \$1,250.00.

NEW BUSINESS-

LAND BANK WORKSHOP -- Rolling Pines Subdivision

Staff provided the Commission with Priorities and Policies, the Rolling Pines Lot Availability Chart, and the Land Transfer Application and Proposal submitted by Gibraltar Properties, LLC.

The Commission discussed modifications to the Land Transfer Application that would make it more user-friendly and to accommodate multi-lot transfers. Staff is to make the modifications for presentation at the next regular meeting.

The Commission discussed the Gibraltar Properties, LLC proposal for a 90-day study period. Commissioner Francis made a motion to:

- * Grant the 90-day feasibility study period, with no monetary consideration required;
- * During the study period, the City will not transfer title to the 80 lots of interest;
- * At the conclusion of the study period, the parties will enter negotiations regarding the terms and conditions of transfer; and
- * Neither party is bound to enter a contract of transfer at the conclusion of the study period.

Staff is to consult with the City Attorney's Office regarding the agreement provisions, indemnity, and liability insurance.

The motion was seconded. The Commission voted unanimously in favor of the motion. Motion passed.

The Commission generally discussed future contract terms for multi-lot transfers such as purchase price, option contracts and deposits, and performance timeframes.

The Commission discussed adding a "Definitions" section to the Priorities and Policies. Staff will amend the policies to include this section for presentation at the next regular meeting.

Adjourn