

Land Bank Commission Minutes

MEETING DATE: March 18, 2015 (Regular Meeting)

The meeting was called to order at 11:45 a.m. at the Willie Hinton Neighborhood Resource Center by Commissioner Andrew Francis.

COMMISSIONERS ABSENT:

Commissioner Hillis Schild
Commissioner Jarrod Woodley
Commissioner Susan Chan
Commissioner Frances Frazier
Commissioner Kenyon Lowe

COMMISSIONERS PRESENT:

Commissioner Odessa Darrough
Commissioner Willis Smith
Commissioner Crystal Mercer
Commissioner Hollie Hutchison
Commissioner Grace Blagdon
Commissioner Andrew Francis

BOARD MEMBERS AND STAFF

Brittany Jefferson, Redevelopment Administrator
Rickey Evans, Community Programs Home Repair Inspector
Director Joan Adcock, Little Rock Board of Directors (At-large)

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

Motion to approve the January 2015 Meeting Minutes was made by Commissioner Smith and seconded by Commissioner Blagdon. Motion passed.

STAFF REPORTS –

Financial Report- General Fund - City: \$171,121.92; ***CDBG Allocation -- Federal:*** \$101,594.84

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) transfers have been approved by the Board of Directors and will be set for closing. Staff has requested title policies on two (2) properties.

Quiet Title Report – Wilson & Associates are handling the quiet title of ten (10) properties. One (1) of the ten (10) quiet title actions is complete. The City Attorney's Office is handling the quiet title of three (3) properties. A quiet title hearing is set for one of the properties located at 4321 West 13th Street on March 19, 2015.

City Lien Foreclosure Report- On February 9, 2015, Staff met with the Mayor to discuss the Land Bank's Acquisition Strategy. The Land Acquisition Strategy is to acquire clusters of properties that are contiguous to existing properties and developments. The judicial foreclosure sale of 3415 and 3419 West 14th Street will be set once the Defendant's Chapter 7 bankruptcy has been administratively closed. The City Attorney's Office completed the Amended Foreclosure on 1805 South Cedar. Staff submitted a Donation Deed Application to the State Land Commissioner for the prospective foreclosure property located at 1923 Cedar.

Staff announced that she will pursue two (2) prospective foreclosure properties by submitting bids at the 2015 Arkansas State Land Commissioner's Auction. She has provided a resolution to the Board of Directors for authorization to bid. Staff explained that in some instances it is more time and cost efficient to pursue potential foreclosures by alternative acquisition methods.

JOINT COMMITTEE REPORT- Staff met with Commissioners Schild, Chan, and Hutchison to discuss the 2015 Land Bank Goals and Expenditures. The group discussed marketing of Rolling Pines and the Land Bank's general inventory. Staff will follow-up on the marketing strategies presented. The group discussed amending or eliminating the Residency Requirement Clause in the Land Bank's Priorities and Policies.

OLD BUSINESS-

Rolling Pines Subdivision –The transfer of eighty (80) lots in the Rolling Pines Subdivision was tentatively deferred until February 3, 2015. Gibraltar Properties, LLC failed to contact Staff by February 3, 2015 despite numerous attempts by Staff to call and email and the Principal of the company. Staff sent an Administrative Closing Letter to the Principals and registered agent of Gibraltar Properties, LLC, on February 4, 2015, by certified and regular mail, notifying them that their transfer application will no longer be considered. Staff did encourage the company to reapply in the future if they had a renewed interest in developing the property.

Property Transfer: 3115 West 11th Street – On March 17, 2015, the Board of Directors approved the transfer of 3115 West 11th Street to Jazmir Arkansas, LLC. Staff is in the process of scheduling the closing.

Side Lot Transfer: 2606 West 13th Street – On March 17, 2015, the Board of Directors approved the side lot transfer of 2606 West 13th Street to the neighboring homeowner Ms. Robinson. Staff is in the process of scheduling the closing.

NEW BUSINESS-

New Board of Directors Liaison – Director Joan Adcock – Staff introduced and announced Director Joan Adcock as the Land Bank Commission's newly appointed Board Liaison.

Land Bank/HOME Project Update: 1508 Marshall – Rickey Evans, Community Programs Home Repair Inspector presented an update on the rehab of the Land Bank property located at 1508 Marshall. He displayed before and after pictures to demonstrate the substantial progress. Once completed, the home will have 3 bedrooms, 2 baths. The rehab is scheduled to be complete by the end of the summer. The estimated cost of rehab is \$125,000.

Priorities and Policies Review: Residency Requirement Clause – Staff handed out copies of the existing Priorities and Policies Residency Clause and a List of Amendment Options as follows: 1) No Change; 2) Require a business with Arkansas Secretary of State and registered agent in Arkansas; 3) Require a business with Secretary of State and registered agent in Little Rock; and 4) Eliminate Residency Clause.

Commissioner Francis assured the Commission that the present language will not prevent the City from obtaining jurisdiction over a person if an exception is granted to an out-of-state party. Commissioner Francis also stated that with the existing language the "exception" process will allow expansion to other parties as necessary on a case-by-case basis. Director Adcock stated that the residency language should remain the same and discussed the obstacles faced by Code Enforcement when noticing out-of-state parties. No motion was made to amend the existing Residency Clause.

Citizen Communications

Adjourn