

Land Bank Commission Minutes

MEETING DATE: May 21, 2014 (Regular Meeting)

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

COMMISSIONERS ABSENT: None

COMMISSIONERS PRESENT:

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

BOARD MEMBERS AND STAFF

Brittany Jefferson, Redevelopment Administrator

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

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

STAFF REPORTS –

Financial Report- General Fund Allocation – City: \$202,683.55
CDBG Allocation -- Federal: \$126,070.28

Property Inventory- The Land bank program has seventy-seven (77) properties in inventory, plus eighty (80) lots in the Rolling Pines Subdivision. A total of fifty (50) properties in the general inventory have title insurance and are available for transfer and development. A title policies have been requested for the properties located at 1805 South Cedar and 1816 Schiller.

Discussion: The Commission discussed the importance of making future acquisitions contiguous acquisitions; Staff provided a brief report on the status of the newly ordered realtor signs; and Staff to report on the use of prisoners to cut and clean the Land Bank lots at the next meeting.

Quiet Title – On May 15, 2014, the Court entered a Quiet Title Decree for the property located at 1816 Schiller. On May 20, 2014, Land Bank Staff met with representatives from the Quattlebaum Law Firm to discuss terms and pricing for the quiet title services contract.

City lien foreclosure report- 3415 and 3419 West 14th Street: On April 29, 2014, an order was entered granting the City's Motion to have the Requests for Admissions deemed admitted. Attorney Cliff Sward to submit a Motion for Summary Judgment.

JOINT COMMITTEE REPORT- Staff presented the 2011 and 2013 City Lien Trend Report and Maps

OLD BUSINESS-

Land Transfer Application Modification – At Commissioner Schild’s request, Staff revised the Land Transfer Application to include language putting developers and contractors on notice of “Federal-Funding” development and end-use requirements.

NEW “Definitions” Section – Staff added the new “Definitions” document as a separate link on the website under the Land Bank’s Priorities and Policies.

Discussion: The Commission discussed the Land Bank Program’s need for development funding; High occurrence of applicant ineligibility under federal income requirements; Future CHDO developments recently approved by the Little Rock Board of Directors.

NEW BUSINESS-

Rolling Pines Subdivision “Study Period” – Memorandum of Agreement – Based on the Commission’s unanimous vote to grant Gibraltar Properties, LLC a 90-day feasibility study period, with no monetary consideration required, Staff began drafting a memorandum of agreement. Gibraltar’s agent forwarded the Articles of Organization and Operating Agreement for a newly formed company named Rolling Pines Arkansas, LLC, but Staff is still awaiting the Gibraltar’s Operating Agreement from the agent.

Rolling Pines Subdivision Plan – Public Works notified Staff that Entergy had only been able to install 3 new street lights in Rolling Pines because the electrical facilities had been removed in 2002 because there was no development in the subdivision. The re-installation of the facilities will be a developer’s cost. Staff requested an estimated cost for re-installation. Commissioner Francis stated that Entergy’s approval of the final plat of Rolling Pines without the necessary electrical facilities in place creates an obligation of re-installation on Entergy itself, not a future developer. Staff is to follow-up on the final plat approval by Entergy.

Potential Development Partnership Opportunity – Staff met with housing developer, Richard Webber of River City Construction to discuss a potential development partnership on April 23, 2014 at 2 p.m.

Adjourn