

Land Bank Commission Minutes

MEETING DATE: November 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:

Commissioner Kenyon Lowe

COMMISSIONERS PRESENT:

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

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

APPROVAL OF MINUTES-

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

STAFF REPORTS –

Financial Report- General Fund Allocation – City: \$144,926.98
CDBG Allocation -- Federal: \$115,256.40

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-one (51) properties in the general inventory are available for transfer and development.

Quiet Title Report – The Quiet Title Services contract with Wilson & Associates was executed on October 31, 2014. Staff has forwarded the first set of 10 properties to be quieted. The City Attorney's Office is currently working on the quiet title for 4321 West 13th Street.

City Lien Foreclosure Report- The foreclosure sale scheduled for November 6, 2014 has been stayed due to the Defendant's bankruptcy filing. The City Attorney's Office is to re-foreclose the property at 1805 South Cedar. The file for 3821 West 16th Street has been submitted for foreclosure, but no actions have been filed. Staff has requested two additional files for foreclosure review. Since August 2014, Staff has requested 6 files that cannot be foreclosed due to improper noticing, judgments, and lien releases.

JOINT COMMITTEE REPORT- Commissioners Chan, Darrough, Blagdon, and Woodley met with Staff to discuss the Comparative Quiet Title Research Summary, the Side Lot Interest Project, and the Land Bank Focus Zones.

The Commission briefly discussed using more effective realtor and marketing services in the coming year.

At the next joint committee meeting, the Commission will discuss potential 2015 projects.

OLD BUSINESS-

Rolling Pines Subdivision – On November 10, 2014, Staff presented a resolution to the Board of Directors for the transfer of the remaining 80 lots of the Rolling Pines subdivision to Gibraltar Properties LLC for \$80,000. The Board deferred the resolution and requested the details of Gibraltar’s development plan, an opportunity to review the 2006 Charrette done by the Planning Department, and modifications to the Bill of Assurance.

Commissioner Schild volunteered to submit a letter of support on behalf of the Commission to the Board of Directors detailing the factors considered by the Commission when voting in favor of transferring the Rolling Pines Subdivision to Gibraltar for development.

Side Lot Application: 4208 West 14th Street – On November 18, 2014, the Board of Directors approved the transfer of the side lot at 4208 West 14th Street to the neighboring homeowner for \$500. The closing is scheduled for Friday, November 21, 2014 at 3 p.m.

Side Lot Interest Project – Staff presented the preliminary numbers on eligible side lots in the Land Bank Inventory based on side lot program criteria and requirements. Staff will perform site visits to the 9 eligible side lots identified.

NEW BUSINESS-

Land Bank Focus Zones – Commissioner Chan made an appeal to the Commission to eliminate the two focus zones near Central High and Stephen Elementary, which were previously chosen by the Commission to adopt one focus zone identical to the boundaries set forth in the Mayor’s Acquisition Strategy Area (12th Street south to 20th Street and Brown Street west to Elm). Commissioner Francis made the motion and Commissioner Darrough seconded. The motion passed.

Citizen Communications

Adjourn