

Land Bank Commission Minutes

MEETING DATE: October 17, 2012 (Regular Meeting)

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

COMMISSIONERS ABSENT:

Commissioner Andrew Francis
Commissioner Susan Chan
Commissioner Kenyon Lowe
Commissioner Hillis Schild

COMMISSIONERS PRESENT:

Commissioner Corey Thomas
Commissioner Grace Blagdon
Commissioner Willis Smith
Commissioner Odessa Darrough
Commissioner Hollie Hutchison
Commissioner Jarrod Woodley
Commissioner Frances Frazier

BOARD MEMBERS AND STAFF

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

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

Motion made to approve the September 2012 Meeting Minutes and it was seconded. Motion carried.

STAFF REPORTS –

Financial Report- General Fund (1): is \$115,262.91 and CDBG: \$14,471.38 with a remaining \$13,900.54 for acquisitions, City Lien Foreclosures, and special projects.

Property Inventory- The Land bank program has seventy (70) properties in inventory, plus the 92 lots of the Rolling Pines Subdivision. A total of twenty-seven (27) properties have title insurance and are available for transfer and development.

City lien foreclosure report- The City Attorney's Office has filed complaints for four (4) City Lien Foreclosure properties. An answer has been filed by Defendant's counsel for 3415 and 3419 West 14th Street and would like to make a settlement offer. No answer has been filed for 1705 Cedar and 1805 Cedar, so once the Warning Order period has elapsed, Motions for Default Judgments will be filed.

Quiet Title – Ten (10) files have been submitted to the City Attorney's Office for quiet title. The hearing for three (3) of the properties is set for December 10, 2012.

Purchase Property- Staff is processing one (1) prospective purchase property: 923 Allis Street.

Donation Property- Three (3) properties are being processed for donation: 3020 South Main Street – Deed Execution; 1812 Pinewood Drive – Board Consideration and Approval; Awaiting title work on one (1)

prospective donation property at 808 Brown Street.

NSP2 Report:

- We have expended little over \$8.3 million as of October 17, 2012. We are 97% expended with a little over \$230,000 left to be expended to reach our expenditure requirement. We have over 100% of our funds obligated towards spending the 8.6 million dollars.
- The City of Little Rock has 2 properties that are under contract with buyers that will be closing within 30 days at 2502 W. 18th Street and 1900 S. Johnson Street.
- Little Rock Housing Authority has 1 unit under construction. The LRHA has one single family unit for sale at 1006 Rice Street.
- Better Community Developers are currently working to complete the Empowerment Center. It is about 85% complete. They have 1 new single family residence that is in the construction phase. The estimated time of completion on the Empowerment center is the first part of December.
- Habitat for Humanity- has 2 properties under construction; 2920 Maryland, and 2520 W. 13th Street.

JOINT COMMITTEE REPORT-

- **Community Garden Participation Report:** Commissioners asked to assess number of active participants from each Neighborhood Association. Commissioner Thomas reported that the Stephens Neighborhood Association already has a garden at 18th and Maple and are in need of supplies. Staff to request the NA President to speak at the next Commission Meeting about their garden implementation.

OLD BUSINESS-

2011 Real Estate Taxes – Payment of the 2011 Real Estate taxes on 34 Land Bank Properties in the total amount of \$8,707.68 has been completed. Payment for the Rolling Pines Subdivision has been submitted in an amount just over \$5,000.

Comprehensive Redevelopment Map – Map was made available on the City of Little Rock IT Website on October 5, 2012. Staff is editing map to ensure that only “final use” of the lot is reflected on the map. Once revisions are complete, Staff to work with Public Works to have a mounted focus area map and working copies created.

NEW BUSINESS-

Marketing For Available Properties – Staff to find strategy for the creation of real estate signs for placement on available Land Bank lots.

GUEST SPEAKER

Bob Bomar, Co-Founder of the Tiger Foundation, spoke to the Commission about the foundation’s future efforts to build new athletic facilities and parking for Central High Sports Programs. A map of his envisioned efforts was provided. Staff to provide the Central High Neighborhood Information to Mr. Bomar to encourage area citizens to be involved in his development efforts.

PROJECTS-

Rolling Pines Survey and Plat Project – Update: All field work has been completed; a preliminary plat should be completed in 4 weeks; Staff and Planning to review the preliminary plat once completed.

CITIZEN COMMUNICATION

Justin Craig, a 2L Law Student at William H. Bowen School of Law attended the meeting to observe for his Land Use class.

Adjourn