

Land Bank Commission Minutes

MEETING DATE: October 15, 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:

Commissioner Willis Smith
Commissioner Kenyon Lowe
Commissioner Frances Frazier
Commissioner Andrew Francis

COMMISSIONERS PRESENT:

Commissioner Crystal Mercer
Commissioner Jarrod Woodley
Commissioner Susan Chan
Commissioner Hollie Hutchison
Commissioner Hillis Schild
Commissioner Odessa Darrough
Commissioner Grace Blagdon

BOARD MEMBERS AND STAFF

Brittany Jefferson, Redevelopment Administrator
Andre Bernard, Director of Housing and Neighborhood Programs

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

Motion to approve the August 2014 and September 2014 Meeting Minutes made by Commissioner Blagdon and seconded by Commissioner Darrough. Motion passed.

STAFF REPORTS –

Financial Report- General Fund Allocation – City: \$151,463.49
CDBG Allocation -- Federal: \$117,940.92

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.

Purchase/Donation Properties- Staff received the filed deed and title insurance policy for the donation of 1415 Valmar from Wells Fargo.

Quiet Title Report – Staff mailed the original copy of the quiet title contract to Wilson & Associates for approval and signing.

City Lien Foreclosure Report- On October 7, 2014, the Court granted the Judgment for Foreclosure for the properties located at 3415 and 3419 West 14th Street. Both properties are set for sale on November 6, 2014. The City Attorney's Office is to re-foreclose the property at 1805 South Cedar. The files for 3821 West 16th Street and 3510 West 11th Street have been submitted for foreclosure, but no actions have been filed. Staff is reviewing two additional files for foreclosure.

JOINT COMMITTEE REPORT- Commissioners Chan, Schild, and Darrough met with Staff to discuss Rolling Pines Development Strategies and the draft letter for the Side Lot Interest Project.

Next meeting the Commission will discuss the Title Clearing Laws/Legislation of other states.

OLD BUSINESS-

Ward I Commissioner Reappointment –The Ward I Representative was appointed on October 6, 2014.

Title Services Contract Renewal – The Title Services Contract Renewal with Associates Closing & Title was approved by the Board on October 6, 2014 for one additional year.

City Lien Map- Staff presented a City Lien Map that highlighted the Land Bank Focus Zone boundaries.

NEW BUSINESS-

Rolling Pines Subdivision– Staff presented the Commission a letter from Gibraltar Properties LLC, which offered to purchase the remaining 80 lots of the subdivision for \$80,000. The letter stated that Gibraltar intends to construct the first 3-6 single family homes within 90 days of closing, with additional construction to correlate with the absorption rate. The homes are expected to range from 1,500 to 3,000 sq. ft. and be sold for approximately \$125 per sq. ft. The Commission had a discussion regarding the priorities and policies of the Land Bank and requested additional information regarding the total number of units to be constructed and the total development timeframe.

Commissioner Chan made a motion to recommend to the Board the transfer of the remaining eighty (80) City-owned lots of the Rolling Pines Subdivision to Gibraltar Properties, LLC based on their application and offer. Commissioner Darrough seconded the motion. The vote was seven (7) ayes and no nays. Motion passes.

REVISED Side Lot Application -- A motion was made by Commissioner Chan to approve the Revised Side Lot Application. It was seconded by Commissioner Mercer. Motion passes.

Side Lot Application: 4208 West 14th Street – A motion was made by Commissioner Chan to recommend the transfer of the property at 4208 West 14th Street to the neighboring property owner under the side lot program. It was seconded by Commissioner Woodley. Motion passes.

ANNOUNCEMENTS-

Land Bank Transfer Procedures Presentation to the CHAB (Community Housing Advisory Board) on October 20, 2014 at 1 p.m.

The Fair Housing Commission will be having an event on October 23, 2014 at Pulaski Technical College from 8 a.m. to 4 p.m.

Citizen Communication

One guest was present for the meeting, Nancy Shin of the Capital Hill Neighborhood.

Adjourn