

**Land Bank Commission Minutes**  
September 20, 2012

**MEETING DATE: September 20, 2012 (Regular Meeting)**

The meeting was called to order by Andy Francis at 11:30 a.m. in the Willie Hinton Neighborhood Resource Center.

**COMMISSIONERS ABSENT:**

Commissioner Corey Thomas  
Commissioner Hillis Schild

**COMMISSIONERS PRESENT:**

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

**BOARD MEMBERS AND STAFF**

Brittany Jefferson, Redevelopment Administrator  
Kevin Howard, NSP2 Administrator  
Amy Fields, Deputy City Attorney

**DECLARATION OF QUORUM**

Quorum

**APPROVAL OF MINUTES-**

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

**STAFF REPORTS –**

*Financial Report-* General Fund (1): is \$125,118.73 and CDBG: \$15,287.70 with a remaining \$14,771.54 for acquisitions, taxes, City Lien Foreclosures, and special projects.

*Property Inventory-* The Land bank program has sixty-nine (69) 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 the Defendant on two of the properties. None have been set for hearing.

*Quiet Title –* Six (6) files have been submitted to the City Attorney's Office for quiet title. The complaint for three (3) of the properties was filed September 14, 2012 .

*Purchase Property-* Staff awaiting title work for two (2) prospective purchase properties.

*Donation Property-* Four (4) properties are being processed for donation: 3020 South Main Street – Deed Execution; 1812 Johnson Street – Board Consideration on October 2, 2012; Awaiting title work on two (2) prospective donation properties.

*NSP2 Report:*

- The NSP2 Consortium members have 15 units and another 30 units (Empowerment Center) that are in the construction phase-rehabs and new constructions. We have expended little over \$8.2 million as of September 17, 2012. We are 96% expended with a little over \$340,000 left to be expended to reach our expenditure requirement. Consortium Member's next goal would be to meet the 100% Expenditure requirement by February 11, 2013.
- The City of Little Rock has 1 property under construction right now; 1 rehab; 3411 W. 10<sup>th</sup> Street. We have 2 properties that are on the market to be sold.
- Little Rock Housing Authority has 10 units under construction 1 four-plex, 2 duplexes and 2 single family structures. 8 are rental units and 2 will be sold to homebuyers.
- Better Community Developers are currently working to complete the Empowerment Center. It is about 75% complete. They currently are working on one single family home at 1510 S. Oak Street. The estimated time of completion on the Empowerment center is the first part of December.
- Habitat for Humanity- has 3 properties under construction; 2920 Maryland, 3318 W. 10<sup>th</sup> Street, and 2520 W. 13<sup>th</sup> Street.

**JOINT COMMITTEE REPORT-**

- Staff provided implementation information, participation needs, and set-up cost obtained at the Community Garden Tour at the Victory Garden located at 707 S. Valentine. Staff provided pictures of the garden.

**OLD BUSINESS-**

**Comprehensive Redevelopment Map** – Comprehensive Map developed by IT includes Land Bank, NSP2, and Unsafe and Vacant properties. Staff to attend a meeting with the City Manager's Office to discuss approval of the map and public access on the City's website. Staff to work with Public Works to have a mounted focus area map and working copies created.

**NEW BUSINESS-**

**Land Bank Ordinance Timeframe Revision** – On August 21, 2012, the Board of Directors approved the proposed change to Ordinance 19,911, to reduce the redevelopment timeframe for a Land Bank Property to one (1) year, with a six-month (6) extension option.

**2011 Real Estate Taxes** – Payment was submitted to the Pulaski County Treasurer for the 2011 Real Estate taxes on 34 Land Bank Properties in the total amount of \$8,707.68.

**Future Guest Speaker** -- Commissioner Smith announced that Bob Bonner would like to come to our next meeting to provide information about the implementation of a Central High School Booster Club. Commissioner Smith to forward Staff Mr. Bonner's contact information.

**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.

**Neighborhood Association Community Garden Project** – Staff identified the Land Bank Property located at 1521 Maple as a possible community garden location. Commissioners to assess number of active participants from each Neighborhood Association. Staff to create a community garden design. Staff to inquire about the Stephens Elementary Gardening Project.

**Upcoming Project: New Focus Zone** – Commissioner Chan requested individual maps of the Land Bank Focus Area derived from the Comprehensive Redevelopment Map.

## **CITIZEN COMMUNICATION**

Tom Wolfe and Kevin Davis, both 3L Law Students at William H. Bowen School of Law attended the meeting to observe for their Land Use class.

**Adjourn**