

## Land Bank Commission Minutes

March 21, 2012

### MEETING DATE: March 21, 2012 (Regular Meeting)

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

### COMMISSIONER ABSENT:

Commissioner Michael Robinson  
Commissioner Brad Walker  
Commissioner Willis Smith

### COMMISSIONERS PRESENT:

Commissioner Andrew Francis  
Commissioner Hillis Schild  
Commissioner Keith Wingfield  
Commissioner Arlen Jones  
Commissioner Corey Thomas  
Commissioner Odessa Darrough  
Commissioner Susan Chan  
Commissioner Grace Blagdon

### BOARD MEMBERS AND STAFF

Brittany Jefferson, Redevelopment Administrator  
Amy Fields, Deputy City Attorney

### DECLARATION OF QUORUM

Quorum

### APPROVAL OF MINUTES-

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

---

### STAFF REPORTS –

*Financial Report-* General Fund (1): is \$165,867.65 and CDBG: \$38,442.62. There will be an estimated \$56,000 remaining for acquisitions, taxes, and city lien foreclosure actions after salary, benefits, administrative, and operating costs have been deducted.

*Property Inventory-* The Land bank program has sixty (60) properties in inventory, plus the 92 lots of the Rolling Pines Subdivision. Three (3) additional properties have title insurance making a total of fifteen (15) properties available for transfer and development.

*City lien foreclosure report-* 2318 Wright Avenue: Sale at the Pulaski County Courthouse scheduled for March 22, 2012 at noon. No appeal bond posted.

*Quiet Title* –The quiet title action for 1701 Dennison has been filed. The file for 1716 W. 18<sup>th</sup> was submitted to the City Attorney's Office for a quiet title action.

Discussion by Commissioner Wingfield about the delay of quiet title actions on Land Bank Property. Commissioners request that Staff and the City Attorney's Office meet to discuss the capacity of the City Attorney's Office to handle quiet title actions and/or a need to consider outsourcing the files.

*Purchase Property-* Three (3) purchases pending with Little Rock Homes, LLC.

*Donation Property-* Three (3) properties recently approved as donations by the Board of Directors. Four (4) properties are being processed for donation.

*NSP2 Report:*

- The NSP2 Consortium members have 26 units and another 30 units (Empowerment Center) that are in the construction phase-rehabs and new constructions. We have expended little over \$5.8 million as of March 19, 2012. We have \$8.2 million of our funds obligated towards spending the 8.6 million dollars that's 95% obligated.
- The City of the Little Rock has procured a Real Estate company to market our NSP2 properties. The City of Little Rock did a RFP to procure Real Estate Services. Century 21 United of Little Rock received the highest rating by the Real Estate Services committee to market the NSP2 properties and to get them sold. We have several properties that will be completed in the next few months that will be available to be marketed and sold.

**JOINT COMMITTEE REPORT-**

Code Enforcement provided the 2011 City Lien Demolition List; Discussion of prospective community garden projects; Discussion of facilitating a partnerships with CDCs and outreach to ADFA for qualified developer applicants.

**OLD BUSINESS-**

**Website:** Staff announced that the Land Bank Commission Website reorganization is complete.

**Commission Appointments:** Discussion regarding anticipated April announcement of Land Bank Commissioner new appointments and reappointments.

**NEW BUSINESS-**

**Rolling Pines:** Discussion of City Manager and Board of Directors directive to proceed with the Rolling Pines Subdivision Survey and Plat Project. Commissioners Francis and Thomas volunteered to serve on the engineering firm selection committee. Commissioner Wingfield suggested the Commission have a preliminary plat approved by the Planning Commission and renewed annually as an alternative to a final plat recorded in the land records.,

**Website:** Staff will be working to create picture links on the website for all available property inventory.

**PRESENTATION –**

Mrs. Denise White from the Carroll Mortgage Group failed to show for the mortgage product presentation. The presentation will be deferred until the April Meeting.

**CITIZEN COMMUNICATION**

Mr. Kenyon Lowe of the Metropolitan Housing Alliance (MHA) made comments regarding the lack of comprehensive planning by the City, MHA, CDCs, and non-profits to accomplish a city-wide revitalization.

**Adjourn**