

## Land Bank Commission Minutes

April 18, 2012

### **MEETING DATE: April 18, 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 Hillis Schild  
Commissioner Odessa Darrough  
Commissioner Keith Wingfield

### **COMMISSIONERS PRESENT:**

Commissioner Andrew Francis  
Commissioner Arlen Jones  
Commissioner Corey Thomas  
Commissioner Susan Chan  
Commissioner Grace Blagdon  
Commissioner Bradley Walker  
Commissioner Willis Smith

### **BOARD MEMBERS AND STAFF**

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

### **DECLARATION OF QUORUM**

Quorum

### **APPROVAL OF MINUTES-**

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

### **STAFF REPORTS –**

*Financial Report-* General Fund (1): is \$158,608.58 and CDBG: \$37,267.25. Commissioner Francis requested that the future financial reports include the estimated funding remaining for acquisitions, taxes, and city lien foreclosure actions, quiet title actions after salary, benefits, administrative, and operating costs have been deducted.

*Property Inventory-* The Land bank program has sixty-three (63) properties in inventory, plus the 92 lots of the Rolling Pines Subdivision. The three new properties include one (1) City Lien Foreclosure and two (2) donation properties. A total of fifteen (15) properties have title insurance and are available for transfer and development.

*City lien foreclosure report-* The property located at 2318 Wright Avenue was purchased for \$2,137.04 at the court sale. The Commissioner's Deed was filed on March 29, 2012.

*Quiet Title –*The quiet title action for 1701 Dennison is set for hearing on June 11, 2012. The quiet title complaint for 1716 W. 18<sup>th</sup> was filed on April 16, 2012 and the Warning Order was submitted for publication.

*Purchase Property-* The three (3) purchases pending with Little Rock Homes, LLC are going on the Board's Agenda April 24, 2012 for final consideration at the May 1, 2012 Board Meeting.

*Donation Property-* Three (3) properties are being processed. Awaiting the deed for one (1) donation property.

*NSP2 Report:*

- The NSP2 Consortium members have 25 units and another 30 units (Empowerment Center) that are in the construction phase-rehabs and new constructions. We have expended little over \$6.6 million as of April 16, 2012. We have 100% of our funds obligated towards spending the 8.6 million dollars. *Discussion about specific projects of Consortium Members.*
- The NSP2 Program has contracted Century 21 real estate to market its available properties at a Commission of 4% per property.
- Commissioner Chan detailed the "City Hall for A Day" experience and noted the program's redevelopment accomplishments.

**JOINT COMMITTEE REPORT-**

Rolling Pines Engineering Services Committee Meeting; 2011 City Lien Demolition List; and, Land Bank Commissioner Appointments.

**OLD BUSINESS-**

**Rolling Pines Survey and Plat Project** – Engineering Services Committee Meeting was held on April 11, 2012; The companies with the highest points were ETC, CAE, and White-Daters. Staff to meet with Planning's Subdivision Administration.

**Picture Links on Website** – Staff has submitted a picture and inventory chart to Ward Hanna to create a picture link on the Land Bank Inventory Chart. Links will be created for available properties.

**NEW BUSINESS-**

**Land Bank Commissioner Appointments** – On April 17, 2012, the Board of Directors reappointed Commissioners Chan, Schild, and Walker. Three (3) new Commissioners were appointed: Jarrod Woodley (CHAB Rep.); Frances Frazier (Ward I); and, Hollie Hutchinson (Real Estate).

**Quiet Title Capacity Meeting** – Housing Staff to schedule meeting with the City Attorney's Office to discuss quiet title capacity.

**COMMISSIONER COMMENTS –**

Commissioner Francis requested that Staff begin a Comprehensive Redevelopment Map Project to include all Land Bank and NSP2 properties and schedule a tour of the NSP2; Commissioner Chan suggested utilize a summer intern and initiate a second round of the "Letter of Interest Program" to address the number of unsafe and vacant structures in the focus area; Commissioner Thomas requested an update regarding a citizen complaint about Habitat for Humanity's NSP2 construction at 1512 Oak Street.

**CITIZEN COMMUNICATION**

NONE

**Adjourn**