

Land Bank Commission Minutes
January 20, 2010

Meeting Date:

January 20, 2010 (Regular Meeting)

The meeting was called to order by the Chair Grace Blagdon at 11:30 a.m. at the Hinton Neighborhood Resource Center, 3805 W. 12th, Little Rock, AR 72204.

Commissioners Present:

Commissioner Grace Blagdon, Chair
Commissioner Arlen Jones
Commissioner Susan Chan
Commissioner Andy Francis
Commissioner Willis Smith
Commissioner Brad Walker
Commissioner Keith Wingfield
Commissioner Hillis Schild

Commissioner Absent:

Commissioner Mike Robinson

Staff:

Travis Martin, Redevelopment Administrator
Tasha Smith, Administrative Assistant

Approval of Minutes-

Commissioner Willis Smith made a motion to adopt the minutes. The motion was seconded by **Commissioner Arlen Jones**. Motion carried.

Staff Reports –

Redevelopment Administrator Travis Martin stated Land Bank financial report is unchanged. Still have CDBG funding for 200,000 and approximately 43,000 from the Land Bank operating account. 92 lots in the rolling pines and 6 lots acquired in the State Land Commission auction.

Commissioner Wingfield asked their any updates on the notice on the City lien foreclosure process? **Redevelopment Administrator Travis Martin** mentioned there were notice issues while reviewing the process.

City Attorney Brittany Jefferson cited Jones V. Flowers when you have to give actual notice.

Commissioner Wingfield asked what we are going to do when we have unsafe and vacant parcel. **City Attorney Brittany Jefferson** said she thought the City of Little Rock have covered all the logistics regarding the information.

Commissioner Chan wondered about the previous liens. **Redevelopment Administrator Travis Martin** stated we can not go backwards.

Committee Reports-

Legal Affairs

Legal committee met on the steps to identify of success of its mission within the focus area of Central High and Stephens area to talk about providing a list of vacant lots and unsafe and vacant structures. Ask staff to prepare a list of addresses so the Board can review it and discuss drafting a letter about the blighted area and ask if the property owners are interested in donating their property to Land Bank.

Travis martin stated that we should go ahead and adopt a block. (The block by block approach) It would coincide with the letter the Land Bank would like to send out. **Commissioner Francis** stated if we identified a block he doesn't want homeowners to think their area is targeted. Commissioner Blagdon asked where the committee on the list. Commissioner Francis stated that a list is formed and Neighborhood Associations will be informed and publication will go out.

Administration and Operations

Commissioner Chan did think it was a good idea to adopt our two zones. Mayor suggested we had House plans to come with a package for both areas \$125,000 or less. Inventory of the property the property focus zones. State Land Commissioner should be contacted in our focus zones. It would be wise for staff to contact housing Authority for being our leasing agent. The committee recommended forms to Land Bank. **Commissioner Francis** suggested that one form is probably more suffice for each property owner. Make sure you do not digest from policies and procedures. Regarding Code Enforcement can we tell us if a structure is historical? **Mr. Bernard** said staff does not offer expertise in the historical area. **Mr. Bernard** stated their may be instances where two properties were occupied. **Mr. Martin** stated those properties were redeemed and will in those instances we will not disturb tenants. **Commissioner Wingfield** asked in relation to building codes the current code for City of Little Rock is really new construction. **Commissioner Chan** stated if we acquire an unsafe structure it may not be able to be torn down. Commissioner Wingfield stated they have a strong preservation program in the City of Little Rock. **Director Erma Hendrix** mentioned that what **Commissioner Wingfield** is saying sound like urban renewal. **Mr. Bernard** the commission would like to work with any structure and it s not limited to historic districts. It is up to the Land Bank to work on a structure by structure basis. **Mr. Bernard** also stated the Land Bank funds can be used to rehabilitate funds as well. Commissioner Wingfield stated the Land bank will not be the one rehabbing and selling property.

Marketing and Development

The sub-committee stated they are developing plans with University of Arkansas and Pulaski Technical College.

Old Business-

Commissioner Schild would like to list of every property and which we stand. Travis Martin stated the forty-five files did not meet notice of requirement. We have a total of six that did meet the notice requirement. Commissioner Schild would like to get a list of title work been requested.

New Business-

City of Little Rock received eight point six million dollars submitted a grant with Housing Authority, Black Community Developers and Habitat for Humanity. The training schedule for NSP2 funds is January 29th to Washington D.C.

Application was for 22 million and has to wait on the HUD to see what we can move on training starting as early as February 17th in Dallas will be hiring a program manager. Latest information won't know to next Friday or later. Home Funds are available to Home funding in March. I will be advertising in the newspaper. January 25th will be taking apps for EHP program. You have to be 62 or older up to \$25,000 take about 100. Thirty apps will probably be worked. Commissioner Smith made a motion to move meeting back to 11:30, Seconded by Commissioner Francis.

Commissioners to provide an exhibit table information purposes only May 26-29 2010 on Thursday and Friday in the Exhibit Hall. The deadline is March.

Citizen Communication

Director Hendrix likes to invite the land Bank Commission a community forum January 22nd U.S. Dept. of Justice (Dunbar Community) @ 1001 w. 16th 5:30-7 p.m.

Citizen Robert Jones on the application process January 25th can someone else fill out apps that cannot make it.

Citizen Myra Jones is Land Bank interested to 90 or 60 days in participating in lobbying.

Commissioner Wingfield stated there is a period of the land owner 30 days after the sale date. Then the interested property have one year to contest the sale, shortening the one year to 90 days.

Director Erma Hendrix will certainly oppose the suggestion. Darryl Swinton says the maps are not quite as updated the commission identifying blocks it goes beyond the

boundaries of Land Bank Commission. Identifying floor plans is going beyond the boundaries Commissioner Wingfield says the floor plans will not be mandated.

Darryl Swinton thinks we are getting totally off course.

Citizen Robert Jones would like it be terribly impossible that have historical preservation.

Citizen Loretta Hendrix wanted when building new homes in the Central High and Stephens's area are required to get approval from city ordinance.

Central High is mandated by a local district.

Adjourn