

MEETING DATE: April 21, 2010 (Regular Meeting)

The meeting was called to order by the Chair Grace Blagdon at 11:30 a.m. at City Hall in the Board Room.

COMMISSIONERS PRESENT:

Commissioner Grace Blagdon, Chair
Commissioner Arlen Jones
Commissioner Susan Chan
Commissioner Willis Smith
Commissioner Keith Wingfield
Commissioner Hillis Schild
Commissioner Michael Robinson
Commissioner Andrew Francis

COMMISSIONER ABSENT:

Commissioner Brad Walker

STAFF AND BOARD MEMBERS

Andre Bernard, Director of Housing and Neighborhood Programs
Ward Hanna, Assistant Director of Housing and Neighborhood Programs
Brittany Jefferson, Redevelopment Administrator
Joan Adcock, Board of Director
Erma Hendrix, Board of Director

APPROVAL OF MINUTES-

COMMISSIONER ROBINSON made a motion to adopt the minutes. The motion was second by **COMMISSIONER SMITH**. Motion carried.

STAFF REPORTS –

Brittany Jefferson reported on the City Lien Foreclosure stated the files are being prepared and when the City Attorney's office hires a new attorney the files will be passed to that employee. A warning order was published in late March and the thirty day period would have depleted and the foreclosure should get a default judgment. **COMMISSIONER ROBINSON** asked about the condemnation ordinance submitted by the Housing and Neighborhood Programs department. **Ms. Jefferson** stated it was eleven structures submitted; however they are only three structures that is in the Land Bank focus area. **Director Adcock** stated that the three structures are located at 3420 W. 15th, 1016 Booker, 3522 W. 11th. **Director Adcock** stated she asked for bids to tear the structures down she said hopefully it will be 30-60 days when they are completed.

COMMISSIONER CHAN asked about the tear downs regarding the condemnation. **Ms. Jefferson** stated the structures have to be unsafe and abandon properties. Andre Bernard, stated he ask his code staff to check on the unsafe properties on a regular basis. He stated there is staff dedicated to the Land Bank focus area. **COMMISSIONER WINGFIELD** asked what the demolition budget for 2010 is. Mr. Bernard stated the budget was slated for \$300,000.

A discussion was held on Condemnation process regarding City Liens.

Brittany Jefferson stated in the General Fund for Land Bank it has \$34,287.87, and the second general fund has \$8,561.07 and CDBG still has \$200,000.

COMMISSIONER ROBINSON asked for expense report for the General fund. **COMMISSIONER FRANCIS** stated the

commission should have a quarterly report.

Mr. Bernard stated that the new CDBG and NSP2 manager is Victor Turner. He will be responsible giving an oversight of the NSP2 grant funded program. The consortium agreement was signed and the deadline was met.

Accounts are being set up for this program. The partners are Habitat for Humanity, Little Rock Housing Authority and Black Community Developers already have offers on two properties. We still are working on one-hundred unit threshold. There is a three year deadline to buy properties, also there is eighteenth month deadline by February 11, 2012 that 50% of the monies have to be spent.

A discussion was held on NSP2 funding.

Ms. Jefferson stated she sent out donation letters to the first fifteen properties with an internal resolution. She stated she researched the tax liability and stated when someone call her she would like to be able to negotiate to some extent; she will have to conduct city lien search on the properties.

COMMITTEE REPORTS-

Legal and Political Affairs

COMMISSIONER FRANCIS stated that legal and political affairs did not meet. The new time is for the committee is the first Friday at 10:00 a.m. located at the Neighborhood Resource Center. A motion was made regarding the internal resolution by **COMMISSIONER WINGFIELD** and second by **COMMISSIONER FRANCIS**. Motion carried.

Administration and Operations

COMMISSIONER ROBINSON stated the committee discussed the issue regarding the Rolling Pines property. Discuss the Neighborhood Associations and idea having a liaison between the Neighborhood Association and Land Bank Commission. The committee created two forms for the side lots and the committee recommends the adoption. **COMMISSIONER ROBINSON** made motion that the side lot forms be adopted and it was second by **COMMISSIONER JONES**. Motion carried.

Marketing and Development

COMMISSIONER SCHILD stated that **COMMISSIONER BLAGDON** would like a glossary of terms regarding Housing Authority terms. The committee stated they would like to keep up an update of the property list. Discussed the Alert Centers having Land Bank Commission books; Ms. Jefferson stated we do not have staff adequately to update books for eleven alert centers.

COMMISSIONER WINGFIELD stated we have achieved the goal of being transparent and maybe it is a long term goal for the commission. **COMMISSIONER BLAGDON** stated that Ms. Jefferson and she will help keep Neighborhood Resource Center book updated.

COMMISSIONER SCHILD asked what the committee structure is and what the options are and reporting to the Board of Directors.

OLD BUSINESS-

NUSA is May 26-29th held at State House Convention center. **Director Adcock** handed out the NUSA newsletter. The Land Bank exhibit will be set up the entire time of the conference. NUSA committee still needs volunteers.

NEW BUSINESS-

Ordinance to add two members to Land Bank Commission passed on April 6th. The deadline for citizens to apply is May 4th.

CITIZEN COMMUNICATION

Director Adcock stated that **Director Hendrix** and her have been getting letters and phone calls regarding the historic value the citizen's homes.

Adjourn