

Land Bank Commission Minutes

SEPTEMBER 20, 2011

MEETING DATE: September 20, 2011 (Regular Meeting)

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

COMMISSIONER ABSENT:

Commissioner Odessa Darrough
Commissioner Arlen Jones
Commissioner Michael Robinson
Commissioner Corey Thomas

COMMISSIONERS PRESENT:

Commissioner Susan Chan
Commissioner Andrew Francis
Commissioner Grace Blagdon
Commissioner Willis Smith
Commissioner Hillis Schild
Commissioner Brad Walker
Commissioner Keith Wingfield

BOARD MEMBERS AND STAFF

Andre Bernard, Director of HNP
Brittany Jefferson, Redevelopment Administrator
Tasha Smith, Administrative Assistant

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

Commissioner Blagdon motion to approve the minutes it was seconded by Hillis Schild.

STAFF REPORTS –

City lien foreclosure report- 2318 Wright avenue trial set for 10/27/11. Commissioner's deed was filed for 3115 W. 11th on 9/14/11. A deed was received for 3420 W. 15th.

Property Inventory- The Land bank program has fifty-four properties plus the 92 lots in the Rolling Pines Subdivision in its inventory.

- *NSP2-* The NSP2 Consortium members have 32 units that are in the construction phase-rehabs and new constructions. We have spent 2.5 million dollars as of September 16, 2011. We have 65% obligated towards spending the 8.6 million dollars. The Consortium can count 82 units towards the 100 foreclosed, abandoned, demolish structures goal set forth by HUD under the City of Little Rock's agreement. The NSP2 Consortium has 3 years to complete this goal. The City of Little Rock will be advertising bids for construction of 4 new single family homes and 1 single family rehab between the 1st and 2nd week in October. The City of Little Rock anticipates completing 9 units by February of 2012.
- Little Rock Housing Authority will be advertising for construction bids on several units within the next few weeks - rehab at 1503/1505 Schiller a Duplex, New Construction of a single family

residence at 1110 Woodrow Street. The Little Rock Housing Authority anticipates completing 19 units by February 2012.

- Better Community Developers has 3 Rehabs going right now at 3800 W. 14th Street, 3712 W. 14th Street, and 4009 W. 11th Street. All are single family structures. BCD has completed the two new constructions at 1000 S. Maple and 1511 S. Oak Street. Both houses are under contract to be sold to low income homebuyers. There bid advertisement of 5 new single family residences closes at the end of this month September 28, 2011. BCD anticipates having 10 units completed by February 2012. BCD will begin construction on the Empowerment Center in mid October.
- Habitat for Humanity- has 5 properties they are working on and two of those properties have been through the procurement process and a contractor has been hire to complete two single family rehabs. Habitat will be advertising to bid for general contractors to build 3 new single family homes within the next couple of weeks. Their goal is to develop 5 properties this year.

The City of Little Rock NSP2 Consortium members has spent \$2.5 million on this grant and the consortium members together is on target to spend an additional 3 million on new constructions, acquisitions, demolitions and rehabs within the next 5 months.

Financial Report- General Fund (1) is \$72.72 plus \$4,681.48; General fund (2) \$37,205.40 and CDBG (3) \$51,345.13

Purchase Property- Three properties are being processed for purchase from Little Rock homes, LLC.

Donation Property- 3401 W. 10th Street, 3321 W. 16th and 3215 West 17th Street have been approved by the Board for donation.

JOINT COMMITTEE REPORT-

Discussed prospective property donations and purchase properties. Discussed Land Transfer Applications.

OLD BUSINESS-

LBC vote for new policies and procedures revisions will be at next month's meeting.

NEW BUSINESS-

Prospective Donation 3327 W. 17th (Phi Beta Sigma) submitted an application to obtain the property through donation. The proposed to rehab the structure for use as a community tutoring center. The commission moved to approve the application; 8 nays 0 ayes; the application was denied.

Arkansas Baptist sent an application to the LBC to transfer 1805 Wolfe St. They would like to turn the lot into a parking lot for a future dormitory. A motion was made to approve the application and it was seconded by Commissioner Wingfield.

Better Community Developers submitted an application for the transfer of 905 Maple. There was motion to approve the transfer of title to BCD. Motion carried.

Brittany Jefferson presented a map from Little Rock Housing Authority displaying NSP2 properties and the Land Bank Inventory.

Discussion held on Rolling Pines.

CITIZEN COMMUNICATION

Adjourn