

Land Bank Commission Minutes
November 18, 2009

Meeting Date: November 18, 2009 (Regular Meeting)
The meeting was called to order by the chair 11:30 a.m. at the 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 Absent:

Commissioner Hillis Schild
Commissioner Mike Robinson

Staff:

Travis Martin, Redevelopment Administrator
Tasha Smith, Administrative Assistant

Approval of Minutes-

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

Staff Reports –

Redevelopment Administrator Travis Martin has received forms from Amy Hovey, Genesee Institute to acquire property from their Land Bank. The Administration and Operations sub-committee will be working on a draft form for the Land Bank Commission.

Travis Martin updated the commissioners about the Land Lord Association meeting. He mentioned they were very interested in the Land Bank program. In the future they may be future buyers for Land Bank properties.

He also provided an updated budget and inventory for the Land Bank Commission.

Committee Reports-

Legal Affairs

Commissioner Brad Walker stated that foreclosures are a common misconception that if you foreclose on property you can acquire the property. The foreclosure processes

liquidate the debt but if the debt is a relative small low value when can result and start acquiring these properties. Three steps that need to be taken are 1) Identify every homestead 2) Condemn the property and 3) acquire properties that are abandon and unsafe.

Discussion was held on the foreclosure process.

Administration and Operations

Commissioner Susan Chan discussed trying to identify additional types of data such as building permit data and where do the non-profit own property. Also, where have properties sold it would indicate some market material. **Kirk Rodgers, Little Rock Housing Authority** offered to plot aerial maps. The whole idea is to understand the focus area.

Travis Martin stated to have a procedure in place for owners who would like to donate their property.

Funding and Development

No Report

Commissioner Wingfield mentioned he would like to market the Land Bank properties. He would like to change the name to Marketing and Development

Travis Martin suggested marketing in the local newspaper and he also said exploring the idea to broadcast Land Bank meeting. **Commissioner Willis Smith** suggested contacting Arkansas Business.

Commissioner Grace Blagdon made a motion to change the name of funding and development to Marketing and Development. It was seconded by Commissioner Keith Wingfield. Motion carried.

Old Business-

Travis martin stated we are currently looking back at the flaws in the City of Little Rock lien process. The mechanism using the city foreclosure was the tool that was identified to identify the property. The City of Little Rock foreclosure process will not get us there. We are going use the condemnation route. We do not have any files in the City Attorney's office. Code Enforcement will have to implement a City of Little Rock lien process; these rules have to be aligning with the State Statute. Twenty – six will not meet the criteria because the city lien process had flaws.

Commissioner Andrew Francis stated that the act of processing the foreclosure process is very tedious.

Discussion held on City of Little Rock foreclosure lien process.

New Business-

Presentation was given by **Kirk Rodgers, Little Rock Housing Authority** on vacant and unsafe parcels in the Land Bank focus area.

Commissioner Andrew Francis suggested drafting a letter for purchasing.

December 9, 2009 the Land Bank Commission to take a tour of the Land Bank Commission focus area. (Park, 12th and 13th and south bound 14th N and 11th S and Jones from east to Park and east to Schiller)

Commissioner Keith Wingfield made a motion to move have a focus tour on December 9, 2009 at 10-11:30 a.m. and still have our regularly scheduled meeting December 16, 2009 at 4:30-6:00. seconded by Commissioner Andrew Francis. Motion carried.

Commissioner Andre Francis made a motion to take steps to obtain appraisals for vacant parcels in the target area up to 1,000 or amount without the necessity of a RFP. It was seconded by Brad Walker. Motion carried.

Citizen Communication

Citizen Martie North mention purpose drift; she stated that if the commission move forward with Eminent Domain the commission will cease to exist. She also stated the commission is suppose to be looking at the first right of refusal to the public. She asked the commission, what is that the Land Bank is trying to do?

Citizen Darryl Swinton would like to concur with Martie North. He stated the community needs have been left out. Black Community Developers has been left out and have been around for twenty-five years. Black Community Developers would like to work with Land Bank Commission. He stated that his organization has been here in the neighborhood. He also stated the Commission doesn't have to do any marketing because Black Community Developers have been in the neighborhood since Land Bank has been established.

Commissioner Andre Francis asked staff to work with Black Community Developers.

Citizen Cheryl Warden stated that she thought the mayor said \$300,000 wasn't going to be used to clear title but to be use to make purchases.

Citizen Charles Vann BCD would like the process to be fair.

Vanessa McCuan stated that the city wide historic preservation plan is available.

December 9, 2009 10-11:30 a.m. for the Land Bank focuses tour of Stephens and Central. Land Bank Commission will meet at City Hall.

The regularly meeting is December 16, 2009 is 4:30-6.

Marketing and Development December 9, 2009 at 11:30

Administration and Operations 1st Wednesday @ 1:30

Legal and Political December 9, 2009 @ 9:00

Adjourn