

Land Bank Commission Minutes

November 16, 2011

MEETING DATE: November 16, 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 Michael Robinson

Commissioner Brad Walker

COMMISSIONERS PRESENT:

Commissioner Susan Chan

Commissioner Andrew Francis

Commissioner Grace Blagdon

Commissioner Willis Smith

Commissioner Hillis Schild

Commissioner Odessa Darrough

Commissioner Arlen Jones

Commissioner Corey Thomas

Commissioner Keith Wingfield

BOARD MEMBERS AND STAFF

Andre Bernard, Director of Housing

Brittany Jefferson, Redevelopment Administrator

Bill Mann, Chief Deputy City Attorney

DECLARATION OF QUORUM

Quorum

APPROVAL OF MINUTES-

Commissioner Wingfield made a motion to approve the minutes it was seconded. Motion carried.

STAFF REPORTS –

Financial Report- General Fund (1): is \$1,227.42; Metropolitan Bank Account: \$3,841.26; General fund (2): \$26,162.00; and, CDBG: \$44,775.60.

City lien foreclosure report- Six (6) properties have been acquired through City Lien Foreclosure. The trial has been reset for November 17, 2011 for the property located at 2318 Wright Avenue. Discussion held on the funding of future City Lien Foreclosure actions through general fund monies.

Property Inventory- The Land bank program has sixty-one (61) properties in inventory, plus the 92 lots of the Rolling Pines Subdivision. Nine (9) properties are available with title insurance. Five (5) properties have been transferred for development.

Purchase Property- Three (3) purchases pending with Little Rock Homes, LLC. In 2012, the Commission would like to see increased use of general fund monies for acquisitions to avoid CDBG development restrictions.

Donation Property- Four (4) properties are being processed for donation. The Board has already approved the donation of 1105 Valmar and 3911 West 11th Street on November 15, 2011. The Board will consider the donation of 3504 Dr. Martin Luther King Blvd. on December 6, 2011.

NSP2 Report:

- The NSP2 Consortium members have 38 units that are in the construction phase-rehabs and new constructions. We have expended \$3,586,402.50 as of November 12, 2011. We have a little over \$7 million of our funds obligated towards spending the 8.6 million dollars. The NSP2 Little Rock Consortium has less than \$700,000 left to reach the 50% expenditure goal. The Consortium can count 90 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 has 7 properties under construction right now; 3 rehabs; 1916 Johnson Street, 3411 W. 10th Street, 1800 Brown and 4 new single family homes; 3204 W. 13th Street, 2609 W. 13th Street, 2502 W. 18th Street, and 1900 Johnson Street. The City of Little Rock anticipates completing 7 units by February of 2012.
- Little Rock Housing Authority has 16 units under construction 7 duplexes and 2 single family structures.
- Better Community Developers has 3 Rehabs that will be completed by the end of the month: 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 were sold to low income homebuyers. They have 7 new single family residences under construction. BCD anticipates having 10 units completed by February 2012. BCD will begin construction on the Empowerment Center in mid December.
- Habitat for Humanity- has 5 properties under contract for construction. Their goal is to develop 5 properties this year.

The Commission would like to track the two (2) Land Bank properties transferred to Habitat for Humanity for NSP2 Development.

The Commission will schedule a tour of the NSP2 focus area during the 1st quarter of 2012.

JOINT COMMITTEE REPORT-

The Commission discussed the expansion of the Land Bank Property Program for City of Little Rock and Little Rock School District Employees. The expansion will increase the number of applicants who will qualify under the CDBG criteria.

OLD BUSINESS-

The Land Bank transfers of 1805 Wolfe and 905 Maple to Arkansas Baptist College and Better Community Developers, Inc., respectively, have been completed.

The Land Bank Commission's meeting dates and times have been updated with the LRTV Network.

The title services contract with Associates Government Services should be finalized next week.

NEW BUSINESS-

A motion was presented by Commissioner Francis to approve the Priorities and Policies Revisions; it was seconded; motion carried. Staff will prepare a Resolution for the Board of Directors.

A motion was presented by Commissioner Smith to approve the Land Bank Property Program for City of Little Rock and Little Rock School District Employees; it was seconded; motion carried. Staff will prepare a Resolution for the Board of Directors.

Discussion: Impact of CDBG guidelines on the development of the Land Bank Inventory.

CITIZEN COMMUNICATION

Adjourn