



**DEPARTMENT OF HOUSING & NEIGHBORHOOD PROGRAMS**  
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## Land Bank Commission Minutes

**MEETING DATE:** September 21, 2022

The meeting was called to order at 12:00p.m., by Chairman Leta Anthony @ The Willie Hinton Center.

### COMMISSIONERS PRESENT

Leta Anthony

Mark Leggett

Deniccia Bell (via Webex)

Tavonia Strickland

Jeremy Hill (via Webex)

Katrina Smith (via Webex)

### COMMISSIONERS ABSENT

Natalie James

Kimberly Lee

### BOARD MEMBERS AND STAFF PRESENT:

Ruby E. Dean, Redevelopment Administrator

Director Joan Adcock

Director Virgil Miller, Jr.

Kevin D. Howard, Director HNP (via Webex)

Shawn Overton, COLR Staff Attorney

**DECLARATION OF QUORUM – Quorum**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**



Motion made by Commissioner Leggett to adopt the agenda, seconded by Commissioner Strickland. **5 ayes 0 nays (1 abstain, 2 absent, 3 vacant)**

#### **APPROVAL OF MINUTES**

Motion made by Commissioner Strickland seconded by Commissioner Leggett to approve the minutes. **5 ayes 0 nays (1 abstain, 2 absent, 3 vacant)**

#### **Staff Reports by Redevelopment Administrator**

Ruby Dean gave updates on short term rentals, stating that the ordinance was pulled from the agenda until further notice. Director Adcock along Chairman Anthony inquired about the regulations on the number of Airbnb's that are allowed in the neighborhoods.

The property for 9712 Eva Lane will require a quiet title before transferring to BIIG, LLC.

Ruby Dean attended a conference in Chicago on "Reclaiming Vacant Lots", thus serving as a panelist on Land Banking 101. Ruby Dean informed the Commission that Arkansas is the only Land Bank with one employee. Kevin Howard commented on the justification of additional staff, indicating that most Land Banks are comprised of an attorney, inspector and admin staff. The discussion was for informational purposes.

National Night Out is October 4, 2022, and all Commissioners are encouraged to attend. Staff will send a list of the locations. The Community Development Division will attend the National Community Development Association Conference the week of October 24<sup>th</sup> – 28<sup>th</sup>. Kevin Howard is the President of the Association.

Staff is reviewing the list of lien certifications for potential foreclosures to replenish the Land Bank's inventory.

There are currently three vacant positions on the Land Bank. Ward 2, At Large, and a Representative from the Community Housing Advisory Board.

It was suggested that staff contact COLR Board members who represent these wards advising them of the vacancies.

Current balances are as follows: S35A946'18 - \$1,410.67; S35C273 - \$53,092.21, Total Land Bank Financial Report - **\$54,502.88**. There are currently 51 lots available in the Land Bank inventory.

The Community Advisory Housing Board will appoint a representative to replace Karyn Coleman's position on the Land Bank Commission.

Land Bank transfer application for property located on 1218 W. 23<sup>rd</sup> street was approved by the City of Little Rock Board of Directors.

A motion made by Commissioner Hill and seconded by Commissioner Leggett not to increase the selling price on the existing properties due to the assessor's value. **(5 ayes 0 nays 1 abstain, 3 vacant)**

Land Bank transfer application for properties located at 2119 S. Martin, 9200 Adkins, 1619 & 1623 Johnson Street was submitted by Springer & Springer LLC. The offering amounts were as follows: 2119 S. Martin (\$250); 9200 Adkins (\$1,053.10); 1619 & 1623 Johnson (\$3,000 each) for a total offering price of \$7,303.10. Ms. Bo Springer updated the Commission on pending developments and expounded on the rationale for the \$250 offering price. Ms. Springer indicated that in 2017 she proposed to purchase 30 lots from the Land Bank at \$250 each, however, has only closed on 12. After much discussion a motion was made by Commissioner Leggett to accept the offering amount of \$7,303.10 for all 4 properties, seconded by Commissioners Strickland & Smith. **(5 ayes, 0 nays, 1 abstain, 3 vacant)**

House About-It, Susan Forte submitted an email stating that she would like to return the donated properties on 2004, 2004 ½, 2016, 2020, & 2022 S. Pulaski Street to the Land Bank. Staff referenced that the 2021 property taxes are pending and delinquent. Director Adcock also mentioned that these properties are located in the opportunity zone. A motion made by Commissioner Strickland and seconded by Commissioner Leggett stating that taxes should be paid in full prior to the deed transfers the City's Land Bank. **(5 ayes, 0 nays, 1 abstain, 2 absent, 3 vacant)**

Staff requested Commissioner's approval to seek outside Counsel for quiet title on 9712 Eva Lane. Director Adcock stated that since Shawn Overton was back at work this matter will be deferred to staff.

**CITIZENS COMMUNICATION** – City employee, Keith James, who works for the Police Department was in attendance to learn the operations of the Land Bank and how city employees can benefit from the program.

**ADJOURN:** A motion made by Commissioner Smith to adjourn the meeting, seconded by Commissioner Hill. **5 ayes 0 nays (1 abstain, 2 absent, 3 Vacant)**

Meeting adjourned at 12:44 p.m.