



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

**MEETING DATE:** February 15, 2023

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

### COMMISSIONERS PRESENT

Leta Anthony

Mark Leggett

Tavonia Strickland

Tyrun Haynie

Katrina Smith

Kimberly Lee

### COMMISSIONERS ABSENT

Natalie James

Jeremy Hill

Deniccia Bell

### BOARD MEMBERS AND STAFF PRESENT:

Ruby E. Dean, Redevelopment Administrator

Director Joan Adcock

Director Virgil Miller, Jr.

Shawn Overton

Kevin Howard, HNP Director

### DECLARATION OF QUORUM – Quorum

### PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA

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



The following Developers joined the meeting via Webex to give updates on their developments. Mr. Myron Jackson from Jackson Acquisitions, who purchased 3 properties located on W. 11<sup>th</sup> Street in 2020 stated that the delay in developments was due to the City utilizing his properties for storage while repairing the streets and drainage in the area. Mr. Jackson stated that all the equipment has been removed from the property, and he is ready to commence with the development. Director Miller asked Mr. Jackson when he anticipated completion of the development. Mr. Jackson stated that he hopes to be completed with the developments by the fall of 2023. Mr. Robert Alexander of Kustommade Properties stated that (3) three of the ten lots purchased were not buildable due to the location, and the utilities easement, however, they were able to build one structure on the three lots. Staff along with the Mayor and Director Miller attended the ribbon cutting ceremony in Stephenville, where the development was constructed. Mr. Baltimore, Mr. Alexander's partner at the time of purchase did not attend the meeting to provide updates on the five (5) remaining lots. Ms. Lashawnda Adams of Blessed Hands had a family emergency, therefore, will attend the next meeting. Ruby Dean reported that Brittany Hobbs of YSD Deign has completed one (1) development on Woodrow Street and the other two (2) developments are under construction. Ms. Bo Springer from Springer & Springer LLC provided an update on the lots purchased stating that she is waiting on zoning approval to complete the other units. Commissioner Smith disclosed to the Commission that she purchased property located at 2308 S. Martin from the Land Bank prior to becoming a Commissioner. The property is currently in the rehabilitation stage.

The Commission thanked all the developers for their updates and invited them to come back with future updates.

Commissioner Haynie inquired if it is a perquisite for Developers to provide updates throughout the development stages and how often. Shawn Overton stated that the Land Bank Policies and Procedures indicates that the development should be completed in 1 year, however, a developer can ask for an extension. In addition, the Land Bank Application cites 2 years. Chairman Anthony advised the Commission and staff that it is imperative that we meet to update the manual, to eliminate all ambiguity.

Director Adcock inquired about the Rolling Pines project that was purchased in 2017, citing that the development had yet to be completed. Director Adcock also inquired if the property should revert back to the City. Shawn Overton reminded the Commission that the property was in litigation.

#### **APPROVAL OF MINUTES**

Motion made by Commissioner Strickland seconded by Commissioner Haynie to approve the minutes.

**5 ayes 0 nays (1 abstain, 3 absent, 2 vacant)**

## Staff Reports by Redevelopment Administrator

Ruby Dean referenced the upcoming 2023 Affordable Housing Workshop on February 23, 2023, sponsored by Federal Home Loan Bank asking all Commissioners to register. Also, there will be an Arkansas Community listening session sponsored by the Office of Comptroller on February 22, 2023 @ 1401 West Capitol. This session is an educational listening session regarding Banks and Community Development. On March 9, 2023, A-Change is sponsoring The State of Affordable Housing located at the Arkansas Cooperative Extension building on University Avenue.

Current balances are as follows: S35A946'18 - \$1,125.25; S35C273 - \$4,671.44; S35C501 - \$99,976.87; Total Land Bank Financial Report - **\$105,773.56** There are currently 47 lots available in the Land Bank inventory.

Staff gave an update on the location and the accessibility of 2815 S. Pulaski Street along with updated photos. After reviewing the location a motion was made by Commissioner Strickland to accept the donation, seconded by Commissioner Smith. **5 ayes 0 nays (1 abstain, 3 absent, 3 vacant)**

Land Bank transfer application to University Development District for property located at 4409 W. 25<sup>th</sup> Street was approved by the Board of Directors on February 14, 2023.

The Commissioners rejected donation of property located at 4200 W. 25<sup>th</sup> Street due to pending liens and outstanding mortgages.

Habitat for Humanity presented Land Bank transfer application for properties located at 3517 W. 11<sup>th</sup> Street and 1812 Pinewood Drive. Habitat for Humanity is a non-profit organization, thus seeking donation of the properties. Habitat for Humanity plans to construct (2) two 1,200 square feet homes with 3 bedrooms and 2 baths that meet or exceed Energy Star 3.0 standard.

Chairman Anthony inquired if Habitat for Humanity was a CHDO (Community Housing Development Organization) and what relationship does the entity have with the City. Staff responded that the entity is not an existing CHDO to date, however, the entity received NSPII funds in 2016. Director Adcock mentioned that Habitat for Humanity was very visible in North Little Rock and would like to see their presence in Little Rock.

Chairman Anthony advised the Commissioners to defer to the policies on procedures as it relates to donation of parcels citing that "At no time shall a property be conveyed for less than \$1,000 per parcel."

Director Miller along with Director Adcock stated that they could possibly convince the Board of Directors to waive the above policy. Shawn Overton stated that the Board of Directors has the authority to waive the policy.

After much discussion regarding the policies and procedures and the importance of a meeting, a motion was made by Commissioner Leggett to counter the offer for \$1,000 per lot with the Board of Directors

having authority to waive the fees, seconded by Commissioner Lee. **5 ayes 0 nays (1 abstain, 3 absent, 2 vacant)**

**CITIZENS COMMUNICATION -None**

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

Meeting adjourned at 1:15 p.m.