

Land Bank Commission Minutes

MEETING DATE: April 19, 2023

The meeting was called to order at 12:02p.m., by Chairman Leta Anthony @ The Willie Hinton Center.

COMMISSIONERS PRESENT

Leta Anthony

Mark Leggett

Tavonia Strickland

Katrina Smith (via Webex)

Kimberly Lee

Deniccia Bell

Natalie James

COMMISSIONERS ABSENT

Jeremy Hill

Tyrun Haynie

BOARD MEMBERS AND STAFF PRESENT:

Ruby E. Dean, Redevelopment Administrator

Shawn Overton, COLR Attorney

Kevin Howard, HNP Director

Director Virgil Miller

Director Joan Adcock (via conference call)

Guests: Director Andrea Lewis, Robert Alexander, Dietrick Greenlaw, Karen Taylor, Kay Peoples, & Shannon Smith

DECLARATION OF QUORUM – Quorum

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion made by Commissioner Leggett to adopt the agenda, seconded by Commissioners Lee
6 ayes 0 nays (1 abstain, 2 absent, 2 vacant)

APPROVAL OF MINUTES

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

Staff Reports by Redevelopment Administrator

Staff reported that there will be public input as it relates to short term rentals (Airbnb's) Public meetings will began on May 2, 2023 per Director Lewis.

Ruby Dean along with Director Kevin Howard will attend the Fair Housing Conference on April 21, 2023. Director Kevin Howard gave an update on the Micro Home Village stating that the property is in the rezoning stage.

Current balances are as follows: S35A946'18 - \$1,068.50; S35C273 - \$7,277.21; S35C501 - \$105,561.20; Total Land Bank Financial Report - **\$113,906.91**. There are currently 47 lots available in the Land Bank inventory.

The Land Bank hosted the City of Pine Bluff with presentations on the Land Bank, Code Enforcement, and Community Development Division. There were 12 in attendance from the City of Pine Bluff along with the Mayor's Chief of Staff. Staff along with the City of Pine Bluff toured Stephenville with developed Land Bank properties on 1504 & 1524 Martin Street along with properties on 2618 & 2620 Adams Street. Director Virgil Miller, Jr. stated that the City of Bentonville was also interested in a presentation from the Land Bank. More details forthcoming. Ruby Dean indicated that she was invited to serve as a panelist for the City of Jonesboro's Land Bank meeting on May 6, 2023.

Staff received a Land Bank donation application for property on Alexander Road. Staff stated that the property is zoned commercial and in a floodway area, therefore, the component for affordable housing is not an option. Staff also indicated that they reached out to other departments to see if they could benefit from the property.

After much discussion a motion was made by Commissioner Lee to table the decision until the environment is available seconded by Commissioner James. **6 ayes, 0 nays, (1 abstain, 2 absent, 2 vacant).**

Mr. Dietrick Greenlaw of Greenlaw Maintenance LLC presented Land Bank transfer application for the properties located at 3401 & 3403 W. 17th Street with an offering amount of \$2,000. Mr. Greenlaw plans to construct (2) two 1200 square feet dwellings for first time home buyers. It was disclosed to Mr. Greenlaw that the properties will require a quiet title since they were purchased at an auction. A motion was made by Commissioner James to accept the offering amount of \$2,000, seconded by Commissioners Bell and Lee. **6 ayes, 0 nays, (1 abstain, 2 absent, 2 vacant)**

Mr. Robert Alexander of Kustommade Properties presented Land Bank transfer application to purchase 10 undeveloped lots in Ward 6, thus, constructing 1400 sq. ft. single family dwellings. Mr. Alexander

stated that there is no infrastructure, therefore, he was seeking funding from the City. Chairman Anthony along with Director Howard stated that the Land Bank Commission did not have the Authority to grant funding for infrastructure, however, approval for infrastructure will require the Board's input. A motion was made by Commissioner Strickland to accept Mr. Alexander offering amount of \$5,000 for all 10 lots, indicating yearly updates on the progression of development seconded by Commissioners James and Lee. **6 ayes, 0 nays, (1 abstain, 2 absent, 2 vacant)**

Commissioner Lee, Chair of the Policies and Procedures Sub- Committee, along with Attorney Shawn Overton gave updates on the recommended changes, which included waiving the \$1,000 per parcel for non-profits who maintains a relationship with the City, changing the development timeframe from 1 year to 2 years, in addition to the inspection time-frame. The Commissioners will vote on the proposed changes at the May's meeting.

Director Virgil Miller suggested adding the Land Bank's agenda to the website prior to the meetings.

CITIZENS COMMUNICATION – All the citizens and visitors were recognized by Chairman Anthony.

ADJOURN: A motion made by Commissioner Lee to adjourn the meeting, seconded by Commissioner Bell **6 ayes 0 nays (1 abstain, 2 absent, 2 Vacant)**

Meeting adjourned at 12:59 p.m.