



DEPARTMENT OF HOUSING & NEIGHBORHOOD PROGRAMS
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Land Bank Commission Minutes

MEETING DATE: August 16, 2023

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

COMMISSIONERS PRESENT

Leta Anthony

Mark Leggett

Jeremy Hill (via Webex)

Tyrun Haynie

Natalie James

Katrina Smith

Deniccia Bell (via Webex)

Kimberly Lee

COMMISSIONERS ABSENT

Tavonia Strickland

BOARD MEMBERS AND STAFF PRESENT:

Ruby E. Dean, Redevelopment Administrator

Kevin Howard, HNP Director

Shawn Overton, COLR Staff Attorney

Guests: Jarrod Woodley, Kevin Hemphill (via Webex), Eric Byers (via Webex)

DECLARATION OF QUORUM – Quorum

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA



Motion made by Commissioner Leggett seconded by Commissioner Smith to approve the agenda. **7 ayes 0 nays (1 abstain, 1 absent, 2 vacant).**

APPROVAL OF MINUTES

Motion made by Commissioner Haynie seconded by Commissioners Leggett & Smith to approve the minutes. **7 ayes 0 nays (1 abstain, 1 absent, 2 vacant).**

Staff Reports by Redevelopment Administrator

Ruby Dean was a presenter @ Delta Rising Lunch 'n Learn on August 8, 2023 – The topic discussion was Land Banks and Land Banking sponsored by the Community Process Networking and the Walton Foundation. The Cities present were City of Helena/West Helena; City of Elaine; City of Pine Bluff; City of West Memphis; and the City of Clarksdale. Staff assisted the City of Hot Springs and the City of Stuttgart with inquiries regarding the Land Bank's budget and the initial step of starting a Land Bank. Staff informed the Commission of the upcoming Community Meetings regarding the sales tax proposal. August 14- Ward 4; August 16-Ward 1; August 21-Ward 7; August 23- Ward 2; August 24-Ward 6 and August 28th –Ward 5.

The Commission would like in-depth information regarding the allocation of the funds, therefore, requested that Director Miller and Director Adcock share insight at the next meeting.

Current balances are as follows: S35A946'18 - \$1,052.80; S35C273 - \$34,704.00; S35C501 - \$93,270.12
Total Land Bank Financial Report –**\$129,027.02**. There are currently 41 lots available in the Land Bank inventory, along with 10 Neighborhood Stabilization lots (NSPII).

Staff and the Commissioners discussed the updates on 7909 Mann Road citing a time frame for development, drawing specifications, copies of the police reports, recommendation to secure the property with a fence, and periodic monitoring by staff. Staff noted that applicant timeframe has exceeded the 2/3 year completion date, therefore, requested Ms. Adams attend the next meeting with updates and request for extension before taking any action.

Mr. Jarrod Woodley offered \$3,000 for property located on 1001 Dennison; offer was tabled pending appraisal report. The appraisal report reference a value of \$5,400. A counteroffer of the full amount was interjected by Commissioner James, however, Mr. Woodley withdrew his application offer.

Mr. Kevin Hemphill of BIIG, LLC presented Land Bank transfer application for properties located on 5301 & 5509 Blueberry Street. Mr. Hemphill proposes to construct townhouses with 6 units; 3 bedrooms, and 2 ½ bathrooms. Estimated project development cost is 1.2 million. Mr. Hemphill offering price is \$7,200 for both lots. The Commissioners posed questions regarding the size, affordability, and the capacity. Commissioner James inquired if the townhouse units will be rental or purchase. Mr. Hemphill indicated both rental and purchase. After much discussion, a motion was made by Commissioner Haynie to approve application, seconded by Commissioners Smith and James – **7 ayes 0 nays (1 abstain,**

1 absent, 2 vacant). After the motion, Commissioner James wanted clarity in regards to the units sold as individual parcels, and if six units will be placed on both parcels. Mr. Hemphill answered yes to the parcels sold individually. In regards to the size of units on both parcels is pending the specification and drawing. Mr. Hemphill also expounded upon having a HOA and other common amenities.

Mr. Eric Byers, of Byers Brothers LLC presented Land Bank transfer application for properties located @ 3205 W. 23rd and 3823 W. 19th to develop 975 to 1300 sqft affordable homes in the Capitol View subdivision. The offering price was \$3,534.00 for both lots. Mr. Byers indicated that he has family in Arkansas in the surrounding area. Commissioners discussed the appraisal amount on the property and also that both parcels were initially purchased with federal funds. After discussion of the appraised amount and the federal funds a motion was made by Commissioner James to counter the offer @ \$3,000 each, seconded by Commissioner Haynie - **7 ayes 0 nays (1 abstain, 1 absent, 2 vacant).** Mr. Byers accepted the counter offer amount of \$3,000 per lot.

Mr. Patrick Presley of Simmons Bank was unable to attend the meeting, however, he is still interested in a partnership with the Land Bank. Ruby Dean will schedule a virtual meeting on next week.

Mr. Thomas Humphries, rescinded pending donation via email for property located at 2815 S. Pulaski. No action required from the Commission.

Staff advised the Commissioners that Mr. Jeremy Hill is still interested in remaining on the Land Bank Commission.

CITIZENS COMMUNICATION – Chairman Anthony submitted a flyer for the upcoming “Rights after Wrongs” event on September 16, 2023, sponsored by the Central Arkansas Re-Entry Coalition and the City of Little Rock.

ADJOURN: A motion made by Commissioner Haynie to adjourn the meeting, seconded by Commissioner Smith. **7 ayes 0 nays (1 abstain, 1 absent, 2 Vacant)**

Meeting adjourned at 1:07 p.m.