

Land Bank Commission Minutes

MEETING DATE: August 17th, 2016 (Regular Meeting)

The meeting was called to order at 12:10 by Commissioner Diana Thomas at the Willie Hinton Neighborhood Resource Center.

COMMISSIONERS ABSENT:

Hollie Hutchinson
Francis Frazier
Crystal Mercer

COMMISSIONERS PRESENT:

Director Adcock
Francis Frazier
Mark Leggett
Odessa Darrough
Diana Thomas
Angela Neal
Leta Anthony
Juanita Dodd

BOARD MEMBERS AND STAFF

Victor Turner, Kevin Howard, Doug Tapp

GUESTS

Rodney Forte- Metropolitan Housing Authority
Christopher Kingsby- Young Democrats of Arkansas Black Caucus

DECLARATION OF QUORUM

Quorum Present
Pledge of Allegiance

APPROVAL OF MINUTES

A motion to approve the July 20th, 2016 minutes was made by Commissioner Leta Anthony and seconded by Commissioner Odessa Darrough. Minutes Approved.

Staff Reports

Finance Report: General Fund Balance - \$142,592.51
CDBG Fund Balance - \$81,949.21

Property Update: Kevin Howard updated on 1521 Maple
Quiet Title Update: None

Joint Committee Report: No updates.

OLD BUSINESS: 917 Maple appraisal completed, appraised for \$3,000.00. LB Commissioners want to see copy via email.

Received title work for 3 Mike Ashcraft (Star Properties) properties- 1719 S. Cedar, 1520 S. Oak, 1515 Pine. Joan Adcock wants to see amounts of Liens

New Business

917 S Maple- appraisal completed. Offered for sale, owner wanted 6k, only appraised for 3k, owner approached us again and said she was willing to accept 3k. Appraisal was circulated last meeting. Motion to accept proposed amount by Mark Leggett, 2nd by Oleta Anthony

1601 Elm- has release of lien

1715 S Cedar- also has release of lien

1515 Pine – release of lien August 10th, 2016

Community Garden Lot Request- Zenenvirotech interested in dev comm garden.

Joan Adcock requested map on 9500 Geyer Springs lot and recommends asking neighborhood associations when a LB lot is requested for a community garden. Joan Adcock requested the duties and purpose of the Land Bank be distributed to the commissioners.

Citizen Communications

Mr. Christopher Kingsby- chairman of the Young Democrats of Arkansas Black Caucus spoke about the organizations request to develop a community garden.

Rodney Forte from Metropolitan Housing Authority spoke about maintaining a relationship with the CLR housing department and is in the process of a couple deals repurposing land in LR.

Adjourn

--Doug's Notes From Meeting--

Joan Adcock- wants to see a dollar value on the liens that were forgiven on Ashcraft property.
If a bank has a lien on a property and we ask them to redevelop a property, we ask them to forgive the lien. To get it off their books they get credit for the full amount of the property.

VT- on these 3 properties we didn't approach bank, Mr. Ashcraft approached the bank and had them removed before we brought it back.

Going forward, propose we document how title was cleared and appraisal cost and amount of liens.

VT- email lien amounts for B, C, D by next meeting.

New Business- 917 S Maple, appraisal completed. Offered for sale, owner wanted 6k, only appraised for 3k, owner approached us again and said she was willing to accept 3k. Appraisal was circulated last meeting.

JA- how much will it be for sale by LB? VT- try to sell them for our amount of investment in property. This one is close to other developments we've done, NSP2, BCD, H4H etc in this area. Trying to obtain other properties in area to supplement what has been done.

VT- will circulate appraisal for 917 Maple via email.

Diana- Does LB want to acquire this property? VT- pursue pending appraisal?
Go ahead or wait for additional info? (didn't vote)

ML- Fine moving forward with 3k price.

VT provided background on property. ML asked for description of property. KH vacant lot between 2 houses. We have several houses in the area less than 1000 feet from this structure. It is buildable. 4 other properties by BCD close to this property.

Unknown- do we have a set ceiling for \$ amount or typically appraised value. VT- typically appraised value or we can counter something less.

KH- when they want more than appraised value they typically don't want to sell it that bad.

ML- Appears to be a property that very developable. Surrounded by new structures, it's commissions job to move forward with it. ML makes motion to accept 3k, 2nd by Oleta Anthony. All in favor, all said I. Diana- been accepted.

VT- other 3, bring back amounts of liens and cost of appraisal process.

1601 Elm- has release of lien

1715 S Cedar- also has release of lien

1515 Pine – release of lien aug 10, 2016

JA- does city have any liens on these, VT- doesn't believe so. But all has been released. No cut/clean

Community Garden Lot Request- Zenenvirotech interested in dev comm garden.

2nd Comm Garden Lot request at 9500 Geyer Springs from Young Democrats of Ark Black Caucus- Mr. Kingsby-

VT- discussed requirements for comm garden lot. Notifying Its coming up.

Mr. Kingsby comments- open to looking at other properties the LB suggests. Looking at

JA- wants map on 9500 GS lot- across from McClellan, on main thorough fare, next to day care. Look at whats around it. What type of fencing will they do? A lot of questions need to be answered. Suggests LB look at taking properties all across city and not just focus area. Suggests Old Glory lots for comm garden because it's accessible to McClellan high school without crossing Geyer Springs.

ML- asks process for acquiring LB lot for garden...this is not a formal request?

JA recommends asking neighborhood assoc when a LB lot is requested for comm garden.

Diana- any other new business?

Unknown- can't understand.

JA- wants us to discuss duties of LB.

Citizens Communications-

Mr. Christopher Kingsby- chairman of young dem black causus- statewide organization covers all 75 counties. Help people get registered to vote, get more involved. Vice chair proposed comm garden. Fitness, outdoor, grow fresh fruits, veg. Started a new chapter at MCClellan and looking for activities for them to do. Talk to kids about health and fitness. Comm garden will help with comm outreach. Cookouts, get together, etc.

VT- introduction of Doug Tapp- new Redvelopment Admin, representative of LB commissioners taking place of Brittany Jefferson. Officially starts new position on Monday.

Doug Tapp- introduced himself

Rodney Forte- from MHA- wants to maintain relationship with CLR, housing dept, in process of couple deals repurposing land in LR. Item before board purchasing 41 lots, old sin city property, address?? To build single family homes for veterans and single parents. Near bass pro area. Purchased the old veterans home land on Charles bussey- request proposal for developers to build 16 or so houses in that corridor.

JA- asks RF to look at 2000 block of Pulaski, should accommodate 6 new houses on that street.

VT- introduced KH-

Diana- no further business, motion to adjourn, agreed.