Land Bank Commission Minutes

MEETING DATE  July 19th, 2017 (Regular Meeting)

The meeting was called to order at 11:55 A.M. by Commissioner Diana Thomas at the Willie Hinton Neighborhood Resource Center.

COMMISSIONERS ABSENT:  
Arlo Washington

COMMISSIONERS PRESENT:
Laura McKinney
Angela Neal
Diana Thomas
Odessa Darrough
Juanita Dodd
Mark Leggett
Frances Frazier
Angela McCloyen
Leta Anthony

One open position on commission.

BOARD MEMBERS AND STAFF
Joan Adcock, Doug Tapp

DECLARATION OF QUORUM - Quorum
PLEDGE OF ALLEGIANCE
GUEST SPEAKER

APPROVAL OF MINUTES
A motion to approve the June 2017 minutes was made by Commissioner Leta Anthony and seconded by Commissioner Frances Frazier. Ten ayes, zero nays, Motion carried.

Staff Reports – Doug Tapp
A. Finance Report:  
   General Fund Balance 2016- $84,482.10  
   General Fund Balance 2017- $229,449.25  
   CDBG Fund Balance - $80,064.07
B. Property Inventory- 74 total properties
C. Quiet Title Update- No new updates.
D. Venue Change- moving forward the LBC will meet at the Center at University Park on 12th St.

Joint Committee Report:  No updates.

OLD BUSINESS:
A. Octavio Guerrero Donations- 4021 W. 23rd St. -34L1640003500  
   - South Cross St. – 34L2030012700  
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   Awaiting deed transfer, one property has a small title issue. Trying to clear that up.
B. 1224 W. 13th St., 3023 W. 11th St., 2318 Wright Ave – offers- approved by City Board at the July 18th meeting
C. 35 St. Donations- pending title search and board approval -
D. 1614 Woodrow donation– pending title search and board approval
E. 2917 Scott – pending lien search and acquiring the adjacent vacant lot at 2915 Scott- Doug to research foreclosure or purchasing the lot next door. Will also reach out to vacant lot owner to see if they would like this property.
F. 6200 Mabelvale Cutoff donation- pending title search and board approval

New Business

A. Springer - Purchase Offer – 30 vacant lots & 1 lot with structure in order to build handicap accessible duplexes
   1. 2001 Abigail
   2. 808 Brown St.
   3. 1001 Dennison
   4. 1812 Johnson St.
   5. 1605 Jones St.
   6. 1524 S. Martin St.
   7. 1617 S. Martin St.
   8. 623 Martin St./W. 17th St.
   9. 3504 Martin Luther King Blvd
   10. 1812 Pinewood
   11. 1816 Schiller
   12. 2512 Summit St.
   13. 2512 Summit St.
   14. 2104 Valmar
   15. 1415 Valmar
   16. 2311 W. 10th St.
   17. 3401 W. 10th St.
   18. 3423 W. 10th St.
   19. 3515 W. 11th St.
   20. 4321 W. 13th St. (structure)
   22. 3415 W. 14th St.
   23. 3419 W. 14th St.
   24. 3420 W. 15th St.
   25. 2522 W. 17th St.
   26. 2423 W 17th St.
   27. 3108 W. 17th St.
   28. 3215 W .17th St.
   29. 3205 W. 23rd St.
   30. 4624 W. 23rd St.
   31. 1107 W. 32nd St.
Commissioner Diana Thomas made a motion to approve the $250.00 per lot offer with the following stipulations;

1. Two years to complete project, or LBC vote to approve an extension. The two years starts after rezoning or closing, whichever is the latter.
2. The Land Bank to pay the Citys closing costs as a package deal
3. Buyer to pay their closing costs as a package deal
4. Re-zoning of lots that need to be rezoned
5. Planning commission approval for duplexes on the lots
6. Financing
7. 31 properties total, and Offeror can remove some listed above and add others from the land bank inventory if the deal experiences any issues including the original purchase source (city or federal funds), zoning or historical district issues.
8. Real Estate taxes are paid and current

Commissioner Angela Neal made a motion to 2’nd the approval. 8 Ayes, 0 Nayes, the motion carried.

Citizen Communication- Bonita Springer and Robert Springer spoke and answered questions about their offer of the properties listed in new business.
Kelly Joiner- no comment

Staff Communication- none
Commissioner Communication- none
Adjourn- Commissioner Mark Leggett made a motion to adjourn, seconded by Commissioner Angela McCloyen, motion carried. Adjourn.