

## 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 12<sup>th</sup> St.

**Joint Committee Report:** No updates.

**OLD BUSINESS:**

- A. Octavio Guerrero Donations- 4021 W. 23<sup>rd</sup> 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. 13<sup>th</sup> St., 3023 W. 11<sup>th</sup> St., 2318 Wright Ave – offers- approved by City Board at the July 18<sup>th</sup> 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. 17<sup>th</sup> 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. 10<sup>th</sup> St.
17. 3401 W. 10<sup>th</sup> St.
18. 3423 W. 10<sup>th</sup> St.
19. 3515 W. 11<sup>th</sup> St.
20. 4321 W. 13<sup>th</sup> St. (structure)
21. Abt. 2601 W. 14<sup>th</sup> St.
22. 3415 W. 14<sup>th</sup> St.
23. 3419 W. 14<sup>th</sup> St.
24. 3420 W. 15<sup>th</sup> St.
25. 2522 W. 17<sup>th</sup> St.
26. 2423 W 17<sup>th</sup> St.
27. 3108 W. 17<sup>th</sup> St.
28. 3215 W .17<sup>th</sup> St.
29. 3205 W. 23<sup>rd</sup> St.
30. 4624 W. 23<sup>rd</sup> St.
31. 1107 W. 32<sup>nd</sup> 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 City's 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<sup>nd</sup> the approval. 8 Ayes, 0 Nays, 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.