



Land Bank Commission Minutes

MEETING DATE May 15, 2019

The meeting was called to order at 12:00 PM by Commissioner Leta Anthony at Willie Hinton Neighborhood Resource Center.

COMMISSIONERS ABSENT:

COMMISSIONERS PRESENT:

Al B. Moore
Leta Anthony
Frances Frazier
Laura McKinney
Angela Neal
Juanita Dodd
Monique Sanders
Mark Leggett
Ken Wade
Jennifer Herron

BOARD MEMBERS AND STAFF

Kevin Howard
Director Erma Hendrix
Salecia Nichols
Lisa Wells

DECLARATION OF QUORUM - Quorum

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion to approve the February 2019 minutes was made by Commissioner Mark Leggett, there was a 2nd by Commissioner Angela Neal. 10 ayes, zero nays, Motion carried.

Staff Reports was given by Kevin Howard

Financial Report was given

Discussed the Special 17 Account moving the money into the Special 18 Account

\$60 will be used to pay for meal from today's lunch invoice to clear out that account.

A motion was made by Commissioner Frances Frazier to approve the report and 2nd by Commissioner Al Moore. 10 ayes, zero nays, Motion carried.

Kevin discussed the property list with structures. (97 properties with 7 structures) There are several properties in donation or transfer status and they are listed at the bottom of the property list to waiting for

processing. There are several properties (Donations) on the list that are waiting on the Quit Claim Deed to be signed.

Chairwoman Anthony stated to let the minutes reflect that Ken Wade is here. Chairwoman Anthony stated to make sure in the future that we move to a different room.

Kevin stated that last meeting that Mick Vick presented potential properties located on Longcoy in John Barrow Subdivision 9L Block 143 Lots 7,8,9,10,11, & 12 vacant land. The property has no infrastructure. Owner wants to sale to the Land Bank. Kevin gave an update that Mr. Vick does indeed own the property.

Bo Springer has not started construction on the duplexes as of yet. She is having problems developing on the lots (2512 S. Summit and 808 Brown) that she requested and purchased through the Land Bank. The bank has funded the construction loan and she is eager to find properties that will fit the model for construction. She cannot build on the lots that she purchased on 2512 S. Summit and 808 Brown.

Chairwoman ask that we bring Bo Springer back in to give a presentation at the next meeting.

Chairwoman Anthony stated that the properties on Pulaski that Susan Forte with Houseaboutit are in the Opportunity Zones.

Director Hendrix ask if Susan Forte is ready to build on the properties on Pulaski.

Kevin stated that Susan Forte stated she is ready to build.

Commissioner Ken Wade stated that someone made an inquiry of donating a potential property to the Land Bank and asked who the contact person would be to make the donation.

Chairwoman Anthony stated to have them contact Kevin Howard.

Kevin Made Presentations on the New Business:

Kevin stated that a Property Donation was submitted at 5312 W. 34th street – owner Stanley Nelson Parcel #34L3040007300 vacant lot size 1,950 +/- square feet, no structure on the lot. Kevin gave history of the property and how much Mr. Nelson purchased the property for. Kevin also gave location of the property via his computer.

There was a motion made by Commissioner Mark Leggett to reject the property donation at 5312 W. 34th Street. Monique Sanders 2nd the motion. 10 ayes, 0 nays. Motion carried.

Kevin stated that Community Rehabilitation Services, (CRS) Group has submitted a Land Transfer Application for the properties at 2301 S. Martin Street, 2308 S. Martin Street, with an offering price of \$0 for donation.

Chairwomen Anthony gave a brief history that the Love Neighborhood Project that was started by Director Adcock and she did not know where they are on the project since Director Adcock was under the weather.

Kevin stated that the property at 2301 S. Martin Street is the next property to be developed in the Love Neighborhood Revitalization Program.

Commissioner Monique Sanders ask what was the offering price and Kevin stated the amount of offer was \$0. Commissioner Monique Sanders ask if they submitted any financials to repair the property.

Kevin stated that there were no attachments just what was provided in the Land Transfer Application.

Commissioner Laura McKinney asked were these properties the properties that the City of Little Rock purchased.

Kevin gave a brief history of 2301 S. Martin Street and how much money the City of Little Rock has in the property.

Kevin stated that the property was purchased for \$20,000 at 2301 S. Martin and gave a description of what has been done at the property.

Director Hendrix asked about clarification of the application and who submitted the application.

Commissioner Sanders gave information about the property and who submitted the application Noble Bey.

Chairwomen Anthony stated that the property at 2308 S. Martin Street was also in the application. Commissioner Moore ask how long have we owned those properties.

Kevin stated several months and was purchased for \$3,000. The property needs a lot of work. Also there has been maintenance and taxes paid on both properties.

Commissioner Mark Leggett made a motion that a counter offer be made in the amount of \$25,000 for both properties. Second by Commissioner Ken Wade. 10 Ayes, 0 Nays, Motion passed.

RFQ is being put out for Real Estate Services, Inc. to put signs up on the Land Bank Properties for marketing.

Old Business

- Potential Properties – Michael E. Vick – Land on Longcoy John Barrow Subdivision 9L Block 143
Commission decided to defer this item to another date. Check to see if he is the owner and there is no liens against the property. Ask is there is a motion to
Lots 7,8,9,10,11, & 12 vacant land property has no infrastructure, .91 Acres. Owner wants to sale to Land Bank.
- Land Bank Transfer Application – Houseaboutit Community & Economic Development Agency is Asking the Land Bank to transfer properties as a donation at 2022 S. Pulaski, 2020 S. Pulaski, and 2016 S. Pulaski. Also all the Land Bank Properties on 35th (Interurban Heights Block 7 Lots 3-12 and Block 8 Lot 3 for no price.
- Bo Springer – Would like to switch out of the property at 2512 S. Summit Street before she closes Due to the cost to develop the duplex on the lot. It will increase their construction cost.

Citizen Communication- none

Staff Communication- none

Commissioner Communication- Commissioner Ken Wade wanted to make any announcement that Director Adcock would be recognized for the work that she has done in Southwest Little Rock. There is an organization in Southwest Little Rock that is called Bridges to Success. They are a youth center for at risk kids serving primarily black and brown youth. They are having an awards ceremony to recognize two businesses and persons. Fazio's, Director Joan Adcock, and one McClellan High School graduate. Director Adcock will be recognized on June 12, 2019 for their work and dedication of helping youth in Southwest Little Rock. Commissioner Wade stated that he has invitations for the event and it is a luncheon.

Adjourn- 12:52 P.M. Commissioner Mark Leggett made a motion to adjourn, a 2nd by Commissioner Ken Wade, 10 Ayes, 0 Nays. Motion carried. Meeting Adjourn.