

Land Bank Commission Minutes

MEETING DATE: June 26, 2019

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

COMMISSIONERS ABSENT:

Laura McKinney
Monique Sanders

COMMISSIONERS PRESENT:

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

BOARD MEMBERS AND STAFF

KEVN HOWARD
DIRECTOR JOAN ADCOCK
VICTOR TURNER
RUBY E. DEAN

DECLARATION OF QUORUM-QUORUM

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

A motion to approve the May 2019 minutes was made by Commissioner Mark Leggett, and seconded by Commissioner Frances Frazier. 8 ayes, zero nays, motion carried.

Victor Turner introduced Ruby Dean as the new Redevelopment Administrator for the Land Bank Commission. The Commissioners welcomed Ms. Dean along with introducing themselves. Ms. Dean greeted the Commissioners and indicated that she was happy for the opportunity thus looking forward to working with each of them. She further described her experience working with Real Estate Developers, Housing, Low Income Housing Tax Credits, Real Estate Agents, and Title Companies.

Staff Reports was given by Kevin Howard

Mr. Howard yield the floor to Bo Springer for a status report on proposed development. Ms. Springer informed the Commissioners that the potential site 808 Brown Street had an easement which delayed the development. Also, it will need to be zoned 4. Mrs. Springer would like to return those lots back to the Land Bank for 2 flat lots, which are located behind the Health Department.

Director Adcock inquired about ground breaking. Mrs. Springer indicated that once the deed is executed preparation for a ground breaking ceremony can begin.

Kevin Howard stated that the process has to come before the Board of Directors for approval. Normally, the process is 30 to 45 days. Director Adcock stated that perhaps the process can be expedited. Mr. Howard suggested July 16, 2019 for a Board Agenda.

Financial Report was given

Question: Mr. Howard inadvertently presented wrong ending balance for account S35A946-18, however, Commissioner's had the correct printed copies.

A motion was made by Commissioner Ken Wade to approve the financial report, seconded by Commissioner Angela Neal. 8 ayes 0 nays, motion carried.

Mr. Howard discussed the list of properties and structures. (93 properties with 6 structures)

Old Business:

- Property Donation 5312 W. 34th Street owned by Stanly Nelson (vacant lot). Commissioners rejected donation
- Community Rehabilitative Services group submitted a Land Transfer application for 2308 S. Martin Street, offering price \$0. The Commissioners countered for \$25,000. It was indicated that application had been discussed with the City Attorney's Office. Mr. Howard advised CRS that they had until June 26, 2019 to accept counter offer along with attending today's meeting. To date, Mr. Howard had not heard from the group

New Business:

Land Transfer Application submitted by Springer & Springer LLC – 3620 Maryland and 3624 Maryland. Both lots are vacant with an offer of \$250 per lot. Mr. Howard did a slide presentation of the proposed properties.

Commissioner Mark Leggett asked if this would be a substitution of the prior approval of Brown Street properties. Mr. Howard stated that this is a different project stating that properties never left the land bank. Mrs. Springer indicated that she closed on the property thus cannot utilize those lots because of the size. Mr. Howard stated that she can donate lots back to the Land Bank.

Mr. Howard advised the Commissioners that they can only approve 3620 Maryland because 3624 Maryland has NSP funds, therefore, Mrs. Springer will need to satisfy the NSP requirements.

Commissioner Juanita Dodd asked how did they find out about the easement. Mrs. Springer replied once they obtained a survey.

Motion made by Commissioner Leggett to approve the application. Seconded by Commissioner Frances Frazier. 8 Ayes, 0 Nays, Motion passed.

The Commissioners discussed the Land Transfer Application submitted by Brittany Hobbs for 1021 S. Woodrow. Apparently, the application was not completed in its entirety.

Commissioner Frazier inquired if Ms. Hobbs has the financial capacity to complete projects.

Director Adcock inquired about the history of the lots and how long they had been in the land in the Land Bank's portfolio. Mr. Howard interjected stating the lots had been in the portfolio since 2010 & 2011, respectively. He also stated that there were Federal Funds tied to these lots.

Commissioner Mark Leggett made a motion to reject application and request Ms. Hobbs to submit a new application with financial statements and additional information. Mr. Howard indicated that he did contact Ms. Hobbs indicating that the application was on the agenda, however, she could also attend the meeting for any inquiries the Commissioners may have.

At the point, Commissioner Leggett rescinded his motion. Commissioner AL B. Moore made a new motion to table the application allowing applicant time to submit financials and additional information. Seconded by Commissioner Mark Leggett. 8 Ayes, 0 nays, Motion carried.

Mr. Howard gave an update on the Rolling Pines Development. To date, the Developer has made little progress, however, have removed some trees. It was suggested that staff contact the developer for a status update and also remind him of the timeframe to complete the project.

Citizens Communication- Susan Forte stated that she has an application pending with Arkansas Development Finance Authority (ADFA) for Housing Trust Fund. Ms. Forte also stated that new houses will be on the lots by year end.

Director Adcock suggested that there be a ground breaking ceremony.

Commissioner Ken Wade indicated that City Board of Director Joan Adcock was recognized on June 12, 2019 for her dedicated service to the Southwest Community

Commissioner Leta Anthony commended Kevin Howard on an outstanding job.

Adjourn: 1:01 p.m. Commissioner Mark Leggett made a motion to adjourn, a 2nd by Commissioner Juanita Dodd. 8 Ayes, 0 Nays. Motion carried. Meeting Adjourned