**Land Bank Commission Minutes**

**MEETING DATE**: August 21, 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:**

Frances Frazier Juanita Dodd

Mark Leggett

Angela Neal

Jennifer Herron

Leta Anthony

Ken Wade

Al B. Moore

Laura McKinney

Monique Sanders

**BOARD MEMBERS AND STAFF**

Ruby E. Dean

Kevin Howard

Director Joan Adcock

Victor Turner

**DECLARATION OF QUORUM-QUORUM**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

A motion to approve the Agenda was made by Commissioner Mark Leggett, and seconded by Commissioner Ken Wade. **9** ayes, zero nays, motion carried.

A motion to approve June 2019 minutes was made by Commissioner Angela Neal, and seconded by Commissioner Mark Leggett. 9 ayes, zero nays, motion carried.

**Staff Reports was given by Ruby E. Dean**

Ruby E. Dean stated that we had two entities who submitted bids on the same properties and each would make a presentation of their proposed development.

**Financial Report was given by Ruby E. Dean**

A motion was made by Commissioner Monique Sanders to approve the financial report, seconded by Commissioner Juanita Dodd. **9 ayes 0 nays**, motion carried.

Ruby Dean discussed the list of properties and structures. (91 properties, 6 with Structures and 2 Commercial properties) and one property donation that was approved at the City of Director’s Board Meeting on August 20, 2019.

Old Business:

* Land Transfer Application- Springer & Springer LLC-3620 Maryland & 3624 Maryland-Both vacant lots with an offering price of $250.00 per lot is pending closing with Lender’s Title Company. \*3624 Maryland has CDBG funds and the purchase price is $3,358.65.
* Land Transfer Application – Brittany Hobbs 1021 S. Woodrow Street, 1011 S. Woodrow & 2818 W. 11th Street will have a presentation under new business.
* Update of Rolling Pines Subdivision- Ruby Dean reported that Mr. Antonio Rodriguez reported via email that the project has been delayed due to some financing issues and a dispute with the builders, however, they are working through them and should have a solution soon. Chairman Anthony asked whether or not Mr. Rodriguez is aware of the two-year frame time for development. Kevin Howard & Ruby Dean both indicated that Mr. Rodriguez was aware of the time-frame, however, the situation is under litigation, therefore, were sensitive issues that could not be discussed at that time. Suggested we table the issue and bring more information regarding the situation at the next meeting.
* 3415/3419 W. 14th Street transfer application received Board approval is pending closing with Lender’s Title Company.
* 2896 W. 13th Street transfer application received Board approval is pending closing with Lender’s Title Company.
* 1415 Valmar & 3420 W. 15th Street transfer application is pending closing with Lender’s Title Company.
* 2319 S. Broadway donation received Board approval on 8/20/ 2019 and is now part of the Land Bank.
* Chairman Anthony asked Ruby Dean to review notes from June’s 2018 meeting regarding the proposed changes to Land Bank’s Policy and Procedures & Form Changes. Ruby Dean indicated that the changes found in the notes are all follows:

Adding language to include employees from Charter Schools under the LRSD and CLR program.

Chairman Anthony indicated that the Commission had discussed other eligibility to include hospital staff and other issues. Chairman Anthony deferred to Director Joan Adcock for further issues. The Commissioners suggested that the Land Bank make the changes to include Charter School employees. **9 ayes, 0 nays.**

Commissioner Leggett indicated that he recalled discussing the Hospital staff, however, there was a steering committee appointed to research this matter. Director Adcock stated that Hospital Administrators did commit to move forward. Chairman Anthony indicated that the Steering Committee should be put in place.

Chairman Anthony yielded the floor to Director Adcock to expound upon the Opportunity Zone. Director Adcock stated that the Committee met with Congressman French Hill and Boozman. There are currently 4 Opportunity Zones in which a ground breaking has to be developed by December 2019. Director Adcock asked if we could review the housing in the Land Bank to see if any are in the Opportunity Zones. Victor Turner stated that HNP had already identified those properties and it is mapped on the City’s website. Director Adcock also made a suggestion to review the properties with liens and start foreclosure proceedings.

**New Business:**

1. Land Transfer Application – Brittany Hobbs – 1021 S. Woodrow Street – 34L0450006700, 1011 S. Woodrow Street – 34L0450006600, & 2818 W. 11th Street – 34L0450006800 all vacant lots. Ms. Tolbert gave presentation on the proposed development (Build the Block Back) which includes single family/ duplexes to be financed with family members comprised of 40 individuals. The total projected cost is $450,000.00. Ms. Hobbs offered $1,000.00 per lot- Commissioner Leggett made motion to counter back at $2,500.00 per lot. It was seconded by Commissioner Monique Sanders. **9 ayes 0 nays.**
2. Land Transfer Application-Tanner Worley & Carol Worley 1011 S. Woodrow- 34L0450006600-1021 S. Woodrow Street-34L0450006700 & 2818 W. 11th Street-34L0450006800 - The Worley’s presented their proposal to construct 5 15’x48” single family residential homes in “shotgun” style. Houses will be 1-2 bedrooms.

Offering $2,500.00 per lot. The Commissioner’s discussed the size of the houses and indicated that they thought the one and two bedrooms were too small. The Commissioner’s expressed concerns about adding 5 houses on the lot suggestion the lot may be too small. Commissioner Wade asked if they had approval from Zoning to replat the lots. The answer was yes. Motion made by Commissioner Wade to reject offer. It was seconded by Commissioner Sanders.

**9 ayes, 0 nays.**

1. Land Transfer Application Susan Forte (Housaboutit Community & Economic Development Agency -2004 & 2004 ½ S. Pulaski – (Donation) Ms. Forte indicated that her entity already has the 3 other lots next to these lots. The Commissioners discussed the need for revitalization in that area since there are historic sites existing. Commissioner Sanders inquired about the pending application with ADFA. Ms. Forte indicated that ADFA’s Board will vote next month on her pending application. Ruby Dean asked if she had a plan B in place if the application is not approved does she have a plan B. Ms. Forte indicated she would apply again, hence ADFA came to her to make application. Motion made by Commissioner Monique Sanders and seconded by Commissioner Wade to approve donation request. **9 ayes, 0 Nays**
2. Land Transfer Application – Toya Smith 2101 S. Valentine 34L1780005300, Offering $1,731.00.
3. Land Transfer Application – Toya Smith 2308 S. Martin -34L1780015700, Offering

$700.00

1. Land Transfer Application- Toya Smith -2301 S. Martin -34L1780017300, Offering $5,000.00.

Motion made by Commissioner Leggett and seconded by Commissioner Angela Neal to counter the above properties at $30,000.00

(2308 S. Martin- $3,000; 2301 S. Martin $20,000 & 2101 S. Valentine $7,000)

**9 ayes, 0 Nays**

1. Update on Rolling Pines Subdivision

**Citizen Communications** (limited to three minutes per person, with a maximum of 21 minutes)

**Citizens Communication**- None

**Adjourn:** Commissioner Mark Leggett made a motion to adjourn, a 2nd by Commissioner Juanita Dodd. 10 Ayes, 0 Nays. Motion carried. Meeting Adjourned