

Jonesboro Land Bank Commission
Agenda for Tuesday January 14th, 2020
City Council Chambers, 300 South Church Street, Jonesboro, AR



1. Roll Call

Present: Becky Durham, Jeffrey Herndon, James Hollywood, Corey Mills, Dennis Zolper, Jonathan Smith, Heather Owens

Absent: Brent Martin, Jeremy Moore, Ray Osment, Bob Warner

2. Finding of a quorum

3. Approval of Minutes – December 10th, 2019

Dennis Zolper made a motion to approve the minutes as amended. Jeffrey Herndon supported the motion. The motion passed.

4. Old Business

A. 129 N Bridge – City Council agenda for February 4th, 2020

Jonathan Smith presented an updated purchase price for 129 North Bridge to the Land Bank Commission. The purchase of this property was approved by the LBC in early 2019; however, Smith is still waiting for city council approval. This property will be on the city council agenda for February 18th, 2020. The sale date for this property is not until April 2020. This property is located in the same area as many of the other land bank owned properties.

B. 827 Warner – Construction underway. See photos to view progress.

Jonathan Smith provided an update for the rehab project underway at 827 Warner Avenue. Progress is moving along nicely. New windows having been installed and the interior of the structure has been replaced. The contractor will be addressing the outside of the structure soon. The house will look new in a few weeks.

Guy Pardew was at the meeting to update the commission on the progress at 827 Warner. He said the framing was around 90% complete. They are currently working with an architect to address some size issues with the master bathroom. They are considering making a half bath into a full bath. Plumbing is in. The new addition has been completed. They are getting ready to start on electrical once the framing is completed. Worst case scenario, the rehab should be completed within the next 45 days.

C. 115 North Drake – Mr. Juan Cruz

Jonathan Smith said that Mr. Juan Cruz had fulfilled his obligation to rehab the structure at 115 North Drake. However, the Land Bank Commission still had a motion from November that placed Mr. Cruz in default of his contract with the city. Smith suggested the LBC resend that

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motion placing Cruz in default and allow him to maintain ownership of the property. He presented pictures of the work completed.

Dennis Zolper agreed. Zolper made a motion to resend the motion made in November placing Mr. Juan Cruz in default. Jeffrey Herndon supported the motion. The motion passed.

D. 120 North Bridge – Quiet Title process has started. Title work completed.

Jonathan Smith provided an update for 120 North Bridge. The city attorney’s office has started the process. The process should be completed in the next few months.

Heather Owens said that she has most of the paperwork together. The title work has been completed and she has copies of the applicable deeds. She has started to draft the pleadings but that usually takes some time to complete. It should be ready to go by the next meeting.

E. ICE HOUSE – Work started in December

Jonathan Smith provided an update on the demolition at the Ice House property. Jeffrey Herndon had ask in a previous meeting if an environmental study had been completed on the property. Smith said the only environmental study completed to his knowledge was to remove the asbestos from the property. Smith also provided everyone with a copy of the demolition bid showing how much it will cost to clean-up the property.

5. New Business

A. Staff Report

Account	Balance
Professional Services	\$8,000.00
Land & Improvements	\$50,000.00
Condemnations & Demolitions	\$5,000.00

- 120 N Bridge
- 113 N Bridge
- 108 N Bridge
- 112 N Bridge
- 107 N Bridge
- 109 N Bridge

6. Public Comments (3 Minutes Per Person)

There was no public comments.

7. Adjournment

Jeffrey Herndon made a motion to adjourn.