

**Jonesboro Land Bank Commission
Minutes for Monday, June 29th, 2020
City Council Chambers, 300 South Church Street, Jonesboro, AR**

1. Roll Call

Present: Jeffrey Herndon, James Hollywood, Jay McLeod, Corey Mills, Dennis Zolper, Gabe Roberts, Bob Warner, Derrel Smith, Ryan Robeson, Heather Owens

Absent: Jeremy Moore, Ray Osment

2. Finding of a quorum

3. Approval of Minutes

a. January 14th, 2020

Minutes to be reviewed and approved at August 11, 2020 meeting.

4. Old Business

A. 129 N Bridge - Purchase approved. Resolution 20:022

Derrel Smith advised this resolution was approved by City Council. The sale date that was set for April was cancelled because of the Covid-19 virus. The new sale date has not been set at this time. Staff will continue to monitor and be ready for when it goes to auction.

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

Derrel Smith stated 827 Warner appears completed. He has not spoken with anyone at this time, but stated Jonathan Smith stated they were finishing up. He stated that property looks completed and looks much better than it did.

Bob Warner stated he visited the property this weekend. He stated it is excellent and they are almost done. He stated he plans to speak with Guy Pardew and Olympus Construction about having a ceremony and inviting the mayor and previous occupants. He stated this can be used as an illustration of what good the Land Bank can do. He stated this was the pilot project and it has gone very well.

James Hollywood stated it does look good. He saw it a couple weeks ago. He stated the one on 115 N Drake is also looking good.

C. ICE HOUSE - Work started in January; should be completed in April

Derrel Smith stated demolition has begun on the ICE HOUSE. He stated it is almost down, but there is some parts still standing. They are taking their time trying to get items out and trying to keep it from imploding. They are taking it down a little at a time, but they are doing so with purpose. He stated he believes by next meeting the ICE HOUSE will probably be down and they will start the cleanup on the property.

Bob Warner stated it will have a substantial lien on it.

5. New Business

A. 651 W Huntington Avenue

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Derrel Smith stated they received notice from the Land Commissioner that this property will be going up for auction in July. It has total \$5608.85 worth of liens and fees. A lot of those are to the City of Jonesboro. This property is a buildable lot. It is roughly 60' wide by 120' deep. There was a house on it at one time. It has been gone for quite a while. He stated they feel this area is going to redevelop with all of the activity that is happening to the east of it. He stated they feel this would be a good lot to have in the inventory.

James Hollywood asked for the zoning of this lot and if it is in the flood zone.

Derrel Smith stated it is zoned R-2 and there is no flood zone on this property.

James Hollywood asked for the condition of the two homes on either side of the property.

Derrel Smith stated the one on the east side needs some help. The home on the west side is in a little better shape, but both could use some rehab. They are both rental properties.

James Hollywood asked if both properties have the same landlord.

Derrel Smith stated he did not know if it is the same landlord or not.

Bob Warner stated he would look up this information.

James Hollywood stated he is in favor of purchasing that property in July.

Heather Owens asked what liens are on the property.

Derrel Smith stated the only liens are city liens. All of the other fees and the fees the state land commission charges. There are \$5359.08 in city liens. We could realistically get into this property for about \$249.77.

James Hollywood asked about the previous owner and if they have other properties in that area that have liens against that are unpaid.

Bob Warner stated the owner of this property is Karen Hughes. To the east is Pamela Hawkins and that address is odd because it is a McClure address. To the west is Juan Carlos Cruz. There are three different owners across here. Our logic is that no one else is likely to buy the property with the liens except the land bank.

Dennis Zolper stated if we have a house to the east and a house to the west that are in poor condition, it would be tough to sell this lot to any developer that is going to put up something decent. He stated he does not know how you convince someone to do that.

Derrel Smith stated they know some of the developers in the area that are working that direction. It is not unreasonable to think that these others properties may come under contract before long with a certain developer.

Bob Warner stated that in that part of the neighborhood, poor condition is a relative term. He stated he took a developer around the neighborhood this weekend and they have interest as well. There are a couple of people looking to make things better. He stated it may be that this is a bargain to just put in the inventory if we can get it at the money we are thinking. Dr. Warner asked Mr. Smith to provide information on what the bid would have to be.

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Derrel Smith stated it is going to have to be \$5608.85 at least. If we wanted to go \$5700, that should cover everything that we would need to get this piece of property.

Bob Warner stated the next move, if this passes, is to go on the City Council's agenda. He asked Ms. Owens if a maximum amount needs to be set or how they should handle this.

Heather Owens stated as a general rule they do not want to pay more for it than what is owed in liens. Along with whatever fees we have to pay to the land commissioner.

Bob Warner asked if it went \$100 more, is that acceptable logic.

Derrel Smith stated from his understanding, we are going to have to take a check over there for the amount. He stated he has not gone to one of these in the past so he is not sure how they work. The City Council is going to set a maximum that they are going to send a check for. If we get there and it does not go for that, we have to get another check cut before the commission ends the process. He stated he is unsure how they are doing that right now. He stated if a check is cut for \$5700 and it is less than that, they will have to come back and get a new check for the lesser amount.

Jeff Herndon asked what the setbacks are in R-2 zoning and what is the frontage of the lot.

Derrel Smith stated the frontage is 60'. The setbacks are 25' on the front, 7.5' on the sides, and 20' in the rear.

Bob Warner stated if they have the property in their inventory, they have the ability to control what is put on the property.

A motion was made by Dennis Zolper to purchase the property at the tax sale and pay no more than \$5700, seconded by James Hollywood, that this motion be Approved. The motion PASSED with the following vote:

Aye: 7 - Jeffrey Herndon; James Hollywood; Corey Mills; Jay McLeod; Dennis Zolper; Gabe Roberts and Bob Warner

Nay: 0

6. Public Comments (3 Minutes Per Person) This is a zoom meeting only. Public comment will be taken at councilcomments@jonesboro.org or by phone at 870-336-7248

Bob Warner opened the floor for public comment. There was none.

7. Adjournment

Dennis Zolper made a motion to adjourn.