

**Jonesboro Land Bank Commission**  
**Minutes for Tuesday, November 10, 2020**  
**Via Zoom and City Council Chambers, 300 South Church Street, Jonesboro, AR**

**Note: We will follow guidelines for public meetings per the Arkansas Department of Health.**

## **1. Roll Call**

Present: Jeffrey Herndon, James Hollywood, Jay McLeod, Corey Mills, Dennis Zolper, Jeremy Moore, Ray Osment, Derrel Smith, Ryan Robeson, Heather Owens

Absent: Gabe Roberts, Bob Warner

## **2. Finding of a quorum**

## **3. Approval of Minutes**

- a. October 13, 2020

A motion was made by Jay McLeod to approve the minutes, seconded by Jeremy Moore. The motion PASSED unanimously.

## **4. Old Business**

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

Ryan Robeson stated this purchase has been approved. Sale is pending until April of 2021 when the state land commission reopens.

- B. 651 W Huntington Avenue - City Council approved. Delay in purchasing until April 2021.

Ryan Robeson stated this purchase has been approved. Sale is pending until April of 2021 when the state land commission reopens.

- C. 827 Warner – Video presentation of walk through.

Ryan Robeson presented video of walkthrough.

James Hollywood stated he would like to thank Guy Pardew and Olympus Construction for their work on this project. He stated the building was in horrible shape at the onset of this project. He stated Guy did a wonderful thing for the community to help revitalize that area.

## **5. New Business**

- A. Review Commercial RFQ

James Hollywood stated the commission has had a chance to review the AIA document to be used for the commercial RFQ. He opened the floor for discussion or questions.

Jeff Herndon stated he did not see that the contract was sent out to the commissioners for their review.

Ryan Robeson stated it has been emailed out twice and that Dennis Zolper has looked over it.

James Hollywood stated it has been sent out a couple times and it was reviewed at the last meeting.

Ray Osment stated he is not comfortable making a motion without input from Dennis Zolper.

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Derrel Smith stated our city attorneys have looked at it. He stated this is standard throughout the construction industry. He stated anyone that has done a construction project has filled one of these out. He stated Heather Owens has looked at this and approved it. Instead of us trying to come up with something completely new on our own, we should use what is already out there and being used nationwide.

Heather Owens stated she has looked over it and has no problems with it. She stated it is more detailed than what we had previously. She stated it covers all the bases.

Derrel Smith stated the city has used these in other projects in Engineering in the past. It would be standard for us to follow in what we are already doing.

A motion was made by Jeremy Moore to approve this item, seconded by Ray Osment, that this matter be Approved. The motion PASSED with the following vote:

Aye: 5 – James Hollywood, Jay McLeod, Corey Mills, Jeremy Moore, and Ray Osment

Nay: 1 – Jeffrey Herndon

Dennis Zolper stated he was having technical issues. He stated he recommended this document to Ryan Robeson because it is an American Institute of Architects form. He stated it is pretty common in the industry. He stated everybody that is a commercial contractor of any size has probably seen this many times. It is much better than us trying to do our own form.

**B. 105 and 107 Drake Update**

Ryan Robeson stated he spoke with the tenant at 105 Drake. The property is owned by a family member. She thought they would still be interested in selling this property. 107 Drake has made renovations and is not interested in selling at this time.

**C. Future Donations**

Ryan Robeson stated there are two donations they are working on. He asked commissioners to keep an eye out for properties that they feel fit with the land bank's mission.

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

James Hollywood asked for public comment. There were none.

**7. Adjournment**

Ray Osment made a motion to adjourn. The motion passed unanimously.