

**Jonesboro Land Bank Commission
Minutes for Tuesday, April 13, 2021
Via 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, Gabe Roberts, Bob Warner, Ryan Robeson, Heather Owens

Absent: Jeremy Moore, Ray Osment

2. Finding of a quorum

3. Approval of Minutes

a. March 9, 2021

A motion was made by Dennis Zolper to approve the minutes, seconded by Jeffrey Herndon. The motion PASSED unanimously.

4. Old Business

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

Ryan Robeson stated the State Land Commission website is back up and running. They do not have a Craighead County date listed as of yet. They have been contacted and he stated he is waiting to hear back to see when these two properties can be purchased.

B. 651 W Huntington Avenue - City Council approved. Sale date pending.

Ryan Robeson stated the State Land Commission website is back up and running. They do not have a Craighead County date listed as of yet. They have been contacted and he stated he is waiting to hear back to see when these two properties can be purchased.

5. New Business

A. 105 and 107 Drake Update

Ryan Robeson stated 107 Drake is still not looking like a possibility. He stated the tenant may have moved out of 105 Drake. He stated he has been by several times and no one has been home. He stated Code Enforcement has been out once and she was not home then either.

James Hollywood asked if this is the corner lot.

Ryan Robeson confirmed that it is.

B. 1506 Pratt Circle Interest – Offer to Purchase

Ryan Robeson stated he did search the State Land website and found this available to purchase. He stated he handed out an Offer to Purchase form to everyone for review. The total price listed is \$7966.93. However, it has been over two years so this is a property that is subject to negotiation. He stated there is a price lower than that that can be offered and may be accepted by the State Land Commission.

Jeffrey Herndon asked if any of that price would come back to Jonesboro upon sale.

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Ryan Robeson stated he did not believe so.

Bob Warner stated the fees are state and county.

Ryan Robeson stated the state fee is \$157.80 and the county fee is \$5,685.01.

Dennis Zolper stated he does not think it is a bad idea to try to purchase the property at a negotiated rate. He asked what the ceiling would be in this particular case. He stated they need to make a decision on this before they talk about purchasing the property. He asked Jeffrey Herndon for his opinion.

Jeffrey Herndon stated seven, almost eight thousand is too much. He stated there is some comeback in the area. He stated he has heard before that any lot in Jonesboro would have a \$5,000 value to it. He stated he does not know how true that is, but it was stated at a prior meeting.

James Hollywood stated it is 0.54 acres with a \$9,000 land value.

Bob Warner stated let us just say we did purchase this. He asked what the Commission saw as a way forward with this property.

Dennis Zolper stated the only way he sees this as an advantage is if we can flip it. Buy it for \$3,000 to \$4,000 and flip it for \$5,000 or \$6,000 to a developer or contractor that wants to put up a single family house.

Jay McLeod asked what the zoning is.

Dennis Zolper stated it is residential and there are no liens on the property based on the Land Commissioner's Offer to Purchase.

Bob Warner stated in the past, they gave a maximum amount to offer and allowed to negotiate lower if they could.

James Hollywood stated he would recommend to negotiate lower. The neighboring properties have around a \$5,000 value.

Dennis Zolper stated they could cap it at \$4,000 and see what Ryan Robeson can do with that. If it has been over two years and they have not gotten a bid, it is not a piece of property that is a hot item.

Bob Warner asked for a motion.

A motion was made by James Hollywood to pursue the purchase of 1506 Pratt Circle and provide up to \$4,000 authority for this purchase, seconded by Dennis Zolper, that this matter be Approved. The motion PASSED with the following vote:

Aye: 6 – Jeffrey Herndon, James Hollywood, Jay McLeod, Corey Mills, Dennis Zolper, and Gabe Roberts

Nay: 0

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C. Cottage Housing Ordinance Update

Ryan Robeson stated City Council made a motion to amend the Cottage Housing Ordinance to the changes that were made. He stated he believes next meeting is when they will vote to see if it passes or not.

Bob Warner asked for an explanation of some of the changes.

Ryan Robeson stated there are variations in building material now, variation in floor plans, size of floor area, and variations in porches. He stated the changes were to try and create some variation in design.

Bob Warner stated that they also have to be a certain space apart.

Ryan Robeson confirmed they have to be 1,000 feet apart.

Bob Warner stated that is so you cannot have a row of these on a street.

James Hollywood stated the plans get submitted to MAPC.

Ryan Robeson confirmed this.

James Hollywood asked about the landscaping and drainage.

Ryan Robeson stated these would still need to meet current city ordinances.

James Hollywood asked if this is a citywide ordinance.

Ryan Robeson stated it is only allowed in certain zonings, but it is citywide.

D. Commissioner Appointment Review

Ryan Robeson stated all appointments look good for this year. He stated the next batch of appointments in May 17, 2022 and others will be May 17, 2024.

Bob Warner asked if elections for officers was yearly.

Heather Owens confirmed it is yearly.

Ryan Robeson stated he would research minutes to determine if elections need to take place.

E. Commissioner Comments

There were no additional Commissioner comments.

6. Public Comments (3 Minutes Per Person) Public comment will be taken in person, at councilcomments@jonesboro.org, or by phone at 870-336-7248.

Bob Warner asked for public comments and provided both the phone number and email address. There were none.

7. Adjournment

Jay McLeod made a motion to adjourn, seconded by Dennis Zolper. The motion PASSED unanimously.