

Jonesboro Land Bank Commission
Agenda for Tuesday, November 13th, 2018
City Council Chambers, 300 South Church Street, Jonesboro, AR



1. Roll Call

Present: Becky Durham, Jeffrey Herndon, James Hollywood, Brent Martin, Corey Mills, Jeremy Moore, Ray Osment, Dr. Bob Warner, Dennis Zolper, Jonathan Smith, Jessica Thomason

Absent: Bill Reznicek

2. Finding of a quorum

3. Approval of Minutes – October 9th, 2018

Mr. Dennis Zolper made a motion to approve the minutes. Mr. Jeremy Moore supported the motion. The motion passed unanimously.

4. Old Business

A. Federal Home Loan Bank of Dallas

Mr. Jonathan Smith provided each commissioner with a brochure summarizing opportunities offered by the Federal Home Loan Bank of Dallas. The commissioners were asked to review the document and contact Mr. Smith if they had questions.

5. New Business

A. Staff Report

Account	Balance
Professional Services	\$23,040.00
Land & Improvements	-
Condemnations & Demolitions	\$20,000
Other Funds	-

Note: Land & Improvements will be in the budget for 2019.

Property Inventory – 0

<http://www.jonesboro.org/495/Land-Bank>

Mr. Smith said the commission has spent money on title searches. There has been no money spent from Land & Improvements or Condemnations & Demolitions.

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B. 115 North Drake – Donation

Mr. Smith presented 115 North Drake to the Land Bank Commission. The owner is wanting to donate the property to the land bank. This property is zoned I-1 Limited Industrial and is roughly .12 acres. There is an existing structure on the lot. The commissions will need to decide if they want to demolition the house or attempt to rehab it. There are municipal liens filed against this property as well as several years of unpaid taxes. The land bank can forgive municipal liens but will be required to pay the delinquent taxes.

Mr. Jeremy Moore had questions about the lot size requirements. As he pointed out, the lot will only be around 5,600 square feet. Mr. Smith said there are several ways we could address the minimum lot size requirements: rezone the lot, apply for a variance from the BZA, or replat the property into a larger lot by purchasing additional land from one of the adjoining property owners. The Commission would work with the Planning and Zoning Department to address this issue.

Mr. Moore likes the idea of having this lot if the land bank is able to acquire additional properties in the 100 block of North Bridge or North Drake.

Mr. Jeff Herndon wanted to know if the Land Bank Commission would be responsible for paying the delinquent taxes on the property. Mr. Smith said they would be required to pay the delinquent taxes but we could forgive the outstanding municipal liens.

Mr. Moore wanted to know if the land bank would need to demolition the structure. Mr. Smith said he would like to put a plan together for this area and he did not know if that house would fit into that plan. He was sure the house could probably be rehabbed if someone was willing to invest the money. Dr. Warner also pointed out that whoever was to purchase may get to make that decision. In the meantime, the land bank would need to secure the structure for safety reasons.

Mr. James Hollywood made a motion to accept the donation of 115 North Drake. Mr. Dennis Zolper supported the motion. The motion passed unanimously.

C. 120 North Bridge – State Land Commissioner (Post Auction List)

Mr. Jonathan Smith presented 120 North Bridge to the Land Bank Commission as a property acquisition. This property was placed up for auction by the State Land Commissioner but it did not sell. The purchase price is \$9,035.82. Although the land bank will be required to pay that total, the State Land Commissioner will send the city a check totaling \$8,561.98 to cover the cost of the municipal liens filed against the property. In reality, this property will only cost the city around \$473.84. This money will be used to cover the fees charged by the county and state. The real estate

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contract issued by the Land Commissioners office is only good for 30 days. This offer will expire on December 9th, 2018.

Mr. Smith also pointed out the I-1 Limited Industrial zoning on this property. Residential uses are not allowed in I-1 zonings so the Commission may end up having to rezone the property.

Mr. Jeff Herndon made a motion to approve the purchase of 120 North Bridge from the State Land Commissioner. Mr. James Hollywood supported the motion. The motion passed unanimously.

D. 1444 West Huntington – State Land Commissioner (Post Auction List)

Mr. Jonathan Smith presented 1444 West Huntington as a property acquisition. This property is currently being sold by the State Land Commissioner for \$15,320.95. The contract issued by the State Land Commissioner is good through December 9th, 2018. This property is zoned C-3 General Commercial. The City has several thousand dollars in liens filed against this property. There could be drainage or flooding issues on this property. Any future developer would be required to submit an Elevation Certificate to the Engineering Department before they would be issued a building permit.

Mr. Dennis Zolper had some concerns with the quitclaim deeds that were appearing in the title search. Quitclaim deeds are generally signs of title issues with a piece of property. At some point, someone had a Warranty Deed to this property. Mr. Zolper suggested sending the complete title report to Jessica so this could be reviewed in greater detail before the Commission makes any decision. Mr. Smith said that he would send the report to both Mr. Zolper and Ms. Thomason for additional review.

Dr. Bob Warner also emphasized the potential flooding issues with this lot.

Mr. Jeremy Moore said he had concerns with the type commercial project that would be developed on this lot.

After several minutes of discussion, Dr. Warner suggested tabling this property until the next meeting to allow staff and commissioners additional time to:

1. Review the full title report
2. Review information received from Roger Gibson concerning flood plain issues
3. Usage of the property
4. Speak with a potential developer

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Mr. Dennis Zolper made a motion to table this property until the next Land Bank Commission meeting. Mr. Jeff Herndon supported the motion. The motion passed unanimously.

E. 113 North Bridge (Property Acquisition)

Mr. James Hollywood made a motion to walk on to the agenda the purchase of 113 North Bridge. Mr. Jeremy Moore supported the motion. The motion passed.

Mr. Jonathan Smith presented 113 North Bridge to the Land Bank Commission as a property acquisition. This property is currently owned by Mr. and Miss. Teofilo Pacheco. This property had several hundred dollars in grass mowing liens filed against it. Long story short, Mr. Pacheco agreed to pay off those liens in exchange for me placing this property on the Land Bank agenda with a purchase price of \$4,000.00. Mr. Pacheco has already paid for the liens.

Mr. Jeff Herndon wanted to know the size of the lot. Mr. Smith said the county records show this property to be 50 X 140 or 7,000 square feet. The property is also zoned I-1 Limited Industrial and will probably require a rezoning.

Mr. Dennis Zolper made a motion to approve the real estate contract for 113 North Bridge to purchase the property. Mr. James Hollywood supported the motion.

Mr. Jeremy Moore said he would feel better about this property if it was on the other side of Bridge Street. He would also like to try to acquire additional lots that adjoin 113 North Bridge so this block could be redeveloped.

Dr. Bob Warner said efforts are underway to contact adjoining property owners. Hopefully staff will be able to provide a better update at the next meeting in December. Dr. Warner also wanted to note that a price is being set for other lots in this area by making this purchase.

Mr. Smith pointed out the county valued the lot at \$5,000.00.

Mr. Ray Osment felt any lot in Jonesboro was worth \$4,000.00 or \$5,000.00. He had some concerns about what to do with 113 North Bridge in the event that we are unable to acquire the other adjoining lots.

Mr. Jeff Herndon said that Habitat for Humanity just sold a lot in this area and was not looking to acquire another one.

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Mr. Smith said he checked with the Engineering Department. This area should not have any flooding issues.

Mr. Dennis Zolper asked if the owner would take less money for the property. Mr. Smith said this was the lowest price the owner was willing to accept.

Dr. Bob Warner also wanted to know how everyone felt about this lot being close to the railroad track. Dr. Warner felt this added interest to the property.

Mr. Jeff Herndon said if a developer had to build under HUD guidelines, the railroad would be an issue because of the noise.

Mr. Jonathan Smith said that he spoke with JURHA about the train. JURHA said they provide housing assistance to individuals who live in homes near train tracks. In short, the railroad track would not be an issue for them.

The motion passed by a vote of 7 to 1.

Mr. Jeff Herndon opposed the purchase of 113 North Bridge.

F. 827 Warner Street (Informational Only)

Mr. James Hollywood made a motion to walk on 827 Warner Ave. Mr. Dennis Zolper supported the motion.

Dr. Bob Warner said this is an open house. The structure has good bones. There are several safety issues. The owner is currently trying to sell the property.

Mr. Smith pointed out a few issues with the property. If the structure was removed, there would need to be a variance granted from the BZA in order to rebuild on the property.

Mr. Jeremy Moore wanted to know if anyone has spoken with the owner. Dr. Warner said they have talked over the phone. The owner is currently asking \$15,000.00 for the property and has an offer for \$10,000.00.

Dr. Warner felt like this would be an easy victory for the neighborhood. This is an old house but the bones are good and the house could be rehabbed. This is a two bed one bath house.

Mr. Smith said he was going to setup a meeting later in the week to meet with the owner.

Mr. Jeremy Moore made a motion to pursue the purchase of this property. Mr. James Hollywood supported the motion. The motion passed.

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6. Public Comments (3 Minutes Per Person)

7. Adjournment

Mr. James Hollywood made a motion to adjourn. The motion passed.