

Jonesboro Land Bank Commission
Minutes for Tuesday, October 13, 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, Dennis Zolper, Gabe Roberts, Bob Warner, Derrel Smith, Ryan Robeson, Heather Owens

Absent: Corey Mills, Jeremy Moore, Ray Osment

2. Finding of a quorum

3. Approval of Minutes

a. September 8, 2020

A motion was made by Dennis Zolper to Approve the minutes, seconded by James Hollywood. The motion PASSED unanimously.

4. Old Business

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

Ryan Robeson stated they are still waiting on the land commission to reopen. Sale is pending until April 2021.

B. 827 Warner - Construction nearing completion. Ceremony once complete.

Ryan Robeson stated construction is nearly complete. He stated they hope to set up a ceremony for next week.

Bob Warner stated the Mayor would be able and willing to do a ceremony next week. He stated he has spoken to Guy Pardew and the property looks outstanding. He stated they would like to include the former owners. He asked for any comments or questions.

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

Ryan Robeson stated they are still waiting on the land commission to reopen. Sale is pending until April 2021.

D. Redevelopment District Update – 10/8: Final reading at City Council.

Ryan Robeson stated the redevelopment district did pass the final reading at City Council. In 30 days that will be an active ordinance.

Bob Warner asked if a copy could be provided to commissioners.

Derrel Smith confirmed a copy will be provided to anyone that would like to review it.

5. New Business

A. Review Commercial and Residential RFQs

Ryan Robeson stated he received a few comments back. Dennis Zolper submitted what he thought was a good example. Ryan Robeson stated he was going to put it up for review and is

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looking for feedback from commissioners. He stated it lists out the organization. It has questions related to that. It is more of a form-based than what was presented last time.

Bob Warner asked if this was for commercial or if this was meant for everyone.

Ryan Robeson stated this would be for commercial. It would not apply for residential.

Bob Warner stated the residential was approved earlier. He asked the commissioners if they would like a copy to look over one more time and put it on the agenda next time for approval. He stated it will need to go to City Council once it is approved by the Land Bank Commission.

Dennis Zolper stated he thinks it would be better if the commissioners could take a look at it and read it. This is a standard A.I.A., American Institute of Architects. It is widely used in the commercial field. It is a situation where you may not have to reinvent the wheel with this type of document.

Bob Warner stated that it would be something that would be quite familiar to contractors.

Derrel Smith asked if the document being used was a current A.I.A. form or if this was something that was on file from several years back.

Dennis Zolper stated it appears to be the current one. It appears A305 is still what they are using.

Derrel Smith stated if there is anything more current, we will update it to the most current form.

Bob Warner asked that this be sent to all commissioners and it will be placed on the next agenda for approval.

James Hollywood asked when it comes to finances, are we more interested in their stocks and their funds.

Bob Warner stated they do want to make sure they are financially able to take on the project. He stated this information may be valuable when you are looking at their ability to do the work.

Derrel Smith stated this is especially true when it comes to commercial projects. We want to make sure that once a contractor starts, he will be able to actually finish the project.

B. 105 and 107 Drake Update

Ryan Robeson stated he spoke with Ms. Ezel on 107 Drake. She stated at this time they are not looking to sell or donate the property. She stated they have just put a roof on it. They have put new stairs on it. It looks like they are just trying to live there for now. He stated they are still trying to get in touch with 105 Drake.

Bob Warner stated there is some potential at 105 that the property may or may not be inhabitable. He asked for any additional new business. He also asked for public comment and provided the email and phone contacts.

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.

7. Adjournment

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Dennis Zolper made a motion to adjourn. The motion passed unanimously.