

Jonesboro Land Bank Commission
Minutes for Tuesday, September 8th, 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: James Hollywood, Jay McLeod, Corey Mills, Dennis Zolper, Gabe Roberts, Bob Warner, Ryan Robeson, Heather Owens

Absent: Jeffrey Herndon, Jeremy Moore, Ray Osment

2. Finding of a quorum

3. Approval of Minutes

A. August 11, 2020

A motion was made by James Hollywood to Approve the minutes. 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 purchase date in April and this will remain in old business until purchased.

B. 827 Warner - Construction nearing completion. Possible ceremony once complete.

Ryan Robeson stated he was unsure if construction was complete and asked if anyone had been by the site.

James Hollywood stated it is nearly complete.

Ryan Robeson stated they will get something setup in the future for a ceremony.

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

Ryan Robeson stated they are still waiting on the purchase date in April and this will remain in old business until purchased.

D. Redevelopment District Update – MAPC Approved. Second reading at City Council on 9/15.

Ryan Robeson stated the Metropolitan Area Planning Commission did approve the redevelopment district and it has been moved to City Council for review.

Bob Warner asked if they plan to speed this up or if it will go to all three readings.

Derrel Smith stated that is correct. They will do three readings at City Council. He stated at the next meeting he will do a presentation to give them a better understanding of it. There will be one more meeting before they vote.

Dennis Zolper asked if this had an emergency clause on it.

Derrel Smith stated it does not. There will be a 30 day time period after that.

5. New Business

A. Review Commercial and Residential RFQs

Ryan Robeson stated the commercial RFQ was based off of the residential RFQ they have already reviewed. He stated there were some changes made. Number four was updated to get more detail about their letters of reference and the work they have done in the past. Number six is more about the firm's history and background. Ryan Robeson asked about number 10 and if they should be a resident of Jonesboro, or should that be broader since it is a commercial development.

Dennis Zolper stated he does not think it can be limited to the city of Jonesboro.

Ryan Robeson stated on the residential RFQ it is limited, but they can apply if they are outside Jonesboro. He stated this can be changed on both if needed. He stated they could possibly give preference to Jonesboro, but stated he was unsure if they could do this.

Dennis Zolper stated he believes there is still a statute about preference.

Bob Warner stated it could be a case by case basis. He stated last time they vetted each individual company and then had a list of contractors that were willing to work with the Land Bank.

James Hollywood asked if there was prior discussion about number three, bonded contractors.

Bob Warner stated for commercial, they do want those bonded. For residential, you may not want that requirement.

Dennis Zolper stated bonded residential contractors are few and far between. If you found one, they are going to charge you a lot more because of the bonding. He stated he would like to see what we plan on including in the required qualifications statement. He stated it might be more logical for the required qualifications statement included a lot of these items they are looking at. He stated you can get a lot of this information in a form that they fill out and check boxes and add information that would give you background on these people.

Heather Owens stated what they are looking at is the required qualifications statement. There is a place at the bottom to sign stated all these things are true. Maybe they need to updated the form where they check a box, but that is what you are looking at.

Dennis Zolper stated he does not care for it at all.

Bob Warner asked that it be sent to all commissioners in its present form. He stated they will have an opportunity to make comments next meeting and change it or approve it.

A motion was made by Dennis Zolper to Table this item, seconded by James Hollywood, that this matter be Tabled. The motion PASSED with the following vote:

Aye: 5 - James Hollywood, Jay McLeod, Corey Mills, Dennis Zolper, and Gabe Roberts

Nay: 0

B. 105 and 107 N Drake - Letters of Intent sent.

Bob Warner stated one person wants to donate a piece of property on Drake and a second wants to sell the property.

Ryan Robeson stated he has sent out letter of intent to both properties. At this time, they have not responded.

Bob Warner stated we will probably have to get in a car and go find those people. He stated that is how they have done it in the past. He stated he would assist with this.

James Hollywood asked if they obtained 115 Drake in the past.

Bob Warner stated they have and it has been taken care of. He stated they would like to get those two other properties in their inventory. He stated one thing not on the agenda is they need to decide what role the Land Bank will play in the real estate dealings of the city. That is something the Mayor will need to lead us on.

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

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