

**Jonesboro Land Bank Commission**  
**Minutes for Tuesday, March 9, 2021**  
**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, Gabe Roberts, Jeremy Moore, Ray Osment, bob Warner, Derrel Smith, Ryan Robeson, Heather Owens, Steve Purtee, Brian Richardson

Absent: None

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

## **3. Approval of Minutes**

- a. February 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 is still closed through June due to Covid and auctions should open in July. This applies to both properties.

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

Ryan Robeson stated the State Land Commission is still closed through June due to Covid and auctions should open in July. This applies to both properties.

## **5. New Business**

- A. 105 and 107 Drake Update

Ryan Robeson stated 107 Drake looks like it will be difficult to get at this time. Repairs have been made and the homeowner intends to stay there. 105 Drake is something that is still being pursued.

Bob Warner stated these two properties complete a block of properties that have been acquired at the foot of the bridge. He stated when the Land Bank first started they took a tour of the city and designated four areas of emphasis for the Land Bank to meet its mission. The areas were North Jonesboro, Nettleton, the Johnson corridor, and the West End. An example of how this works is a house on the corner of Vine and Warner. It was sold to a contractor who put a lot of money into the house. They took a 120 year old house and renovated it completely. It is now being used as a home for someone. That was really the pilot project and shows how this can work. Our emphasis for getting the lot on Drake is to complete that block and then look at the Johnson/Aggie Road corridor along the railroad tracks.

- B. 1506 Pratt Circle Interest – Letter of interest has been sent.

Ryan Robeson stated a letter of interest has been sent. He stated he has researched the property and both owners are deceased. There is no probate on the property and no will on record. They have five children so we are trying to contact them to discuss the property.

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Bob Warner asked the commissioners to drive by the property if they have time to see what they think of it.

Derrel Smith stated Pratt Circle is South of Magnolia off of Patrick. It is an empty lot with houses on each side. He stated there are several liens on it. It is a buildable lot.

Bob Warner stated that if the commissioners see a lot that could be redeveloped to contact Ryan Robeson and he can check for liens and see if the lot would possibly be attainable.

James Hollywood asked what the prior structure was on this lot.

Derrel Smith stated it was a single family home. He stated he did not know the square footage or how many bedrooms or bathrooms. He stated it would have been a small home. Most homes in the area are 800-1100 square feet.

**C. Cottage Housing Ordinance Update**

Derrel Smith stated at the last City Council meeting they asked to table it until the first meeting in April. During that time we have met with the West End Association and received some comments. A few changes were made to hopefully make it better. A lot of the comments were about design criteria and we cannot do that for single family homes. There is a state statute that prohibits it. He stated they believe they have it now where it is going to protect the neighborhood a lot better than it was originally. It will be back on the Council agenda the first meeting in April and hopefully they will vote to amend the ordinance and then accept the ordinance.

Ray Osment asked if it is legal to give density points based on building materials.

Derrel Smith stated they have not set that up yet. They have looked at it. He stated that may be able to give density bonuses for certain types of building materials. Reading the state statute it seems like it would not prohibit that.

Bob Warner asked for an explanation of density points.

Derrel Smith stated there are some ordinances out there that allow developers to add density to the existing zone. In order to get the additional density they have to do certain things. They have to add greenspace, save trees, build out of a certain material, do some type of street improvements. There is a set standard of what they would have to do. If they did that, we would allow them additional density.

Ray Osment gave an example of requiring masonry, a certain type of shingles, and more landscaping. He stated ten years from now when that neighborhood is developed, there is more density, but as a developer you are putting more money in the finished product in return for the city allowing more density.

Bob Warner stated R-1 was taken out of the ordinance by MAPC.

Derrel Smith stated it originally put it in any of the residential zonings. MAPC had comments that it should not be in R-1. He stated Jonesboro is unique in that it has two residential zoning codes. The old code is R-1, R-2, R-3. We have the new zoning code which is RS whatever number of units per acre. He stated they did not allow it in the old R-1 zoning code. Any of the new single family it is allowed in as long as it is six units and above. Most of the new single family

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subdivision are RS-6 to RS-8. This could blend with those zoning codes. It will not go in the old R-1 areas of town.

Bob Warner stated they are looking into sending Ryan Robeson and anyone that wants to accompany him to visit a couple of land banks. He stated they started out by going to the Little Rock Land Bank when they first became a Commission. He stated they may set that trip back up again. He stated they are looking to send him to St. Louis and Indianapolis to learn how things work.

Bob Warner stated the second point is the real estate inventory and asked Brian Richardson if the Mayor has signed off allowing the Land Bank to look over that. He stated the City real estate is already inventoried and would fall into three categories: Property the city will have to use for future growth, land that can be disposed of, and land that could be developed further or supplement some of the Land Bank projects. They will hopefully have a report back on that in the near future.

**D. Financial Standing of Land Bank**

Steve Purtee stated the Land Bank budget no longer has a salary expenditure. There are three areas of the budget that are appropriated for a total balance of about \$73,000. That includes \$50,000 established for acquisition of properties. \$14,000 is established for condemnation or demolition work. \$6000 is established for professional services. Through February there have only been \$130 in expenditures and that was for licensing for a Planning department employee.

Bob Warner stated in the Covid year that just ended, they had almost no expenditures, but monies are not pulled forward.

Steve Purtee stated that is correct. They operate on a cash basis.

Bob Warner stated it is his understanding that if we do come up with a project that will require more there are options.

Steve Purtee stated that is correct. He stated there are some reserves available for that. It would require City Council approval.

**6. Public Comments (3 Minutes Per Person). Public comment will be taken at [councilcomments@jonesboro.org](mailto: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**

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