LAND BANK AUTHORITY MINUTES

Time: Wednesday, March 11, 2026, 12PM - 1PM
Place: City Hall, 1111 1st Avenue Uptown Conference Room
Call to Order: Sherrie Aaron, 12:07pm

Board Members Present: Reynolds Bickerstaff, Sherrie Aaron, Tomeika Farley, Steve Anthony, Deidre Tilley
Board Members Absent: Carson Cummings
Community Reinvestment Staff: Robert Scott and Kim Mitchell
Guests: 0

1. **Approve Minutes from February 11, 2026 meeting**

   Motion to approve the minutes from February 11, 2026
   1st: Reynolds Bickerstaff
   2nd: Steve Anthony

2. **Board Leadership Election**

   Mr. Bickerstaff asks if the current leadership is interested in continuing in their role. Ms. Aaron states she is open to staying in her role as Chair, noting that there has been little board activity during her tenure. Mr. Anthony states that he does not mind remaining in his Vice Chair position.

   Motion for the Land Bank Authority board officers to remains the same as the prior year
   1st: Reynolds Bickerstaff
   2nd: Tomeika Farley

3. **2026 Meeting Schedule**

   Director Scott states that a quarterly meeting schedule is fine for the board. He adds that the staff will market the 10 properties currently available to the Land Bank and are awaiting green tags. Director Scott stated that he has sent 30-day notices to the property owners and will follow the marketing practices of the past, including Facebook. He discussed the types of liens attached to the various properties. He added that he hopes to have another 10 properties by June ready to be marketed.

   Mr. Bickerstaff asks if the Tax Commissioner has the legal authority to change the process at any time. Director Scott states that he is unsure. Mr. Bickerstaff states that he inferred that the Tax Commissioner and LBA have an “unofficial understanding” about the process for obtaining and marketing properties.

   Mr. Bickerstaff asks if the Inspections and Codes department could review the 10 properties to determine what can be built on the lots, which would help with marketing. Ms. Farley suggests that the board could talk to BZA leadership for more information on variances and other items. Director Scott suggests pattern book homes for pre-approved plans for a lot.

Mr. Bickerstaff asks if Inspections and Codes Director Ryan Pruett can attend a Land Bank meeting to find out LBA can support him (i.e., an Inspections and Codes work session). Mr. Bickerstaff gives an example of discussing the constraints when building an ADU on a property. Ms. Farley adds that if the plans are already approved by engineering/planning, BZA had no issues and typically approved. Director Scott states that he has messaged the Planning and Inspections & Codes directors to request a meeting about these ideas.

Mr. Anthony adds that most LBA lots are 25' but require aa 8' setback, which negatively affects buildability. Mr. Bickerstaff shares that these size lots put you in the modular housing category, e.g., smaller homes, not necessarily tiny. A person can buy a modular home and just put it on a foundation. Ms. Williams states that some people are converting sheds into housing. Mr. Bickerstaff suggests figuring out how to put smaller homes on these lots, specifically homes with foundations. He mentions NeighborWorks which spends $130/sq ft.

Director Scott suggests that the board work with partners like NeighborWorks and Habitat. For example, Habitat for Humanity has properties that are suitable for this idea. Director Scott adds that there is a house bill addressing these types of modifications. He suggests holding a meeting with Planning and Inspections and Codes so that staff can provide feedback to the board by the June meeting. He offers to invite the board to meeting in the Community Reinvestment conference room.

Mr. Anthony asks if projects like this are already in the works. Director Scott says yes and asks if the tax commissioner should be invited into the conversation. Board members decline, stating it will be too much. However, Director Scott states that he thinks DCM Hodge will be on board. Mr. Bickerstaff states that if the process is easy, he believes the Board will have people lining up to participate.

Ms. Aaron asks about moving to a quarterly meeting schedule, e.g., June 10, Sept 9, Dec 9.

Motion to approve quarterly schedule
1st: Tomeika Farley
2nd: Reynolds Bickerstaff

Mr. Anthony asks if the board will continue meeting at City Hall. Director Scott shares that United Way has offered their meeting room space, so the board will hold its next meeting there.

Mr. Bickerstaff asks if there are requirements for board members rolling off of the board. Ms. Tilley shares that she was recommended by her councilor. Mr. Anthony states that the board is seeking members with different specialties, noting that the board has had 1-2 attorneys in the past. Ms. Tilley shares that the June meeting will be her last official meeting, as she will not be available for September meeting.

Director Scott shares about upcoming National Community Development Week events and the children's book "We're Better Together." Assistant Director Mitchell announces that the Real Estate position will be open again. Ms. Aaron asks about the turnover in the position and inquires if it is related to the pay. Director Scott states that the city rewards time in role.

Call to Adjourn, 12:49pm