

LAND BANK AUTHORITY

Minutes

Time: Wednesday, June 12, 12:00PM-1:00PM

Place: Annex 1st Floor Conference Room, 420 10th St.

Attendance: Deidre Tilley, Sherrie Aaron, Steve Anthony, Alston Auton, Carson Cummings, and Michelle Williams

Absent:

Staff: Natalie Bouyett

Call to Order: Sherrie Aaron called the meeting to order at 12:08PM

1. Approve Minutes from May 8, 2024

- Sherrie asked the Board if they had a chance to review the minutes. All members said yes. Sherrie asked for a motion to approve the minutes. Alston made a motion to approve the minutes from the May 8 Meeting. Steve Seconds. All approved. Motion carried.

2. Director's Report

- Two items were brought before the board for housekeeping. Natalie informed the board that she is still working to get updates from the Tax Commissioner regarding the status of the foreclosures submitted in March. David Britt had resigned without her knowledge and although Natalie spoke to the person taking his place, she has not received any updates to the status of the ten properties submitted to the Tax Commissioner for board approved foreclosures. Natalie will work on getting updates and setting firm dates for foreclosures to begin so that going forward, applicants will have a better understanding of the timeline.
- Secondly, after reviewing minutes from the Board meetings years ago, Clifton Fay, City Attorney, stated that the board was protected by City immunity and that Board Insurance is not necessary. He said it is understandable that the Board may decide to keep it due to the nature of buying and selling Real Estate but it's a policy decision, it is not required. After a brief discussion, **Steve made a motion to let the current policy run out and not renew. Alston seconded. All Approve. Motion carried.**

3. Review Property Bids and Proposals

- 1712 Boulevard St, a presentation was given by Edward Hilts with Hilts and Kinfolks, LLC. There are two parcels for this lot that will need to be foreclosed on. The plan is to renovate the existing structure for the purpose of moving his father and his family into the home.

- Michelle makes the motion to approve Hilts and Kinfolks, LLC's application for the property at 1712 Boulevard St (026 010 010 & 026 010 010XH), for the bid amount of \$20,000 with a Security Deed stipulating the applicant complete the proposed scope of work within 1 year after closing date; Present to the Board after completion of work; Submit a copy of Certificate of Completion; and Applicant agrees to be liable for all legal fees incurred even if the sale is cancelled. Alston Seconds. All Approve. Motion carried.
- 3039 Morehouse St - Zobas Properties LLC
 - "Ify" proposed to construct a new home to sell.
 - Deidre made a motion to approve Zobas Properties LLC's application for the property at 3039 Morehouse St. for the bid amount of \$10,500 with the Security Deed stipulating the scope of work is completed within 1 year after the closing date, a presentation is given to the Board after the completion of the work, and a copy of the Certificate of Completion is turned in. Alston seconds. All approve. Motion carried.
- 2619 10th St - RJ Home & Hospitality
 - Janessa Bedell proposes to construct a new home using the Universal design & AARP Home fit Guide aiming to improve safety for older adults. This will allow the older adult to age in place safely in the home and stay in the community. Wrap-around services would also be offered with the River Valley Area on Aging. After the presentation given by Janessa Bedell, Sherrie shares her admiration for the work Janessa is doing and suggests that once this work is completed, the Land Bank Authority considers selling her another vacant lot for \$1. Alston agrees with the decision but asks that it not be written as part of the agreement, the Board will consider this option once the work is completed. All agree.
 - Michelle made a motion to approve RJ Home & Hospitality's application for the property at 2619 10th St. for the bid amount of \$6,600 with the Security Deed stipulating the scope of work is completed within 1 year after the closing date, a presentation is given to the Board after the completion of the work, and a copy of the Certificate of Completion is turned in. Carson seconds. All approve. Motion carried.
- 2734 Mimosa St - Moises Carrillo
 - Moises Carrillo proposed the purchase of this property to do renovations.
 - Steve made a motion to approve Moises Carrillo's application for the property at 2734 Mimosa St for the bid amount of \$11,000 with the Security Deed stipulating the scope of work is completed within 1 year after the closing date, a presentation is given to the Board after the completion of the work, and a copy

of the Certificate of Completion is turned in. Michelle seconds. All approve.
Motion carried.

- 2708 E Wynnton Rd
 - Flip N Rooftops LLC proposed rehabilitating this property to sell to homebuyer.
 - Deidre made a motion to approve Flip N Rooftops LLC's application for the property at 2708 E Wynnton Rd for the bid amount of \$15,000 with the Security Deed stipulating the scope of work is completed within 1 year after the closing date, a presentation is given to the Board after the completion of the work, and a copy of the Certificate of Completion is turned in. Carson seconds. All approve. Motion carried.
 - C.A.R.E. 4U LLC – Did not attend Meeting

Sherrie Made a Call to Adjourn at 1:19PM