

MINUTES  
 LAND BANK BOARD  
 Aug. 17, 2020  
 1:00 P.M. – Council Chambers

CITY CLERK  
 2020 AUG 17 PM 4:40

	<u>Name</u>	<u>Members' Term Attendance</u> (mtgs attended-mtgs absent)	<u>End of Current Term of Office</u>
<b>MEMBERS PRESENT:</b>	Tara Horn	(07-00)	8/26/24
	Terry McClatchey	(07-00)	8/28/21
	Steve Briggs	(07-00)	8/26/22
	Gabe Edgar	(06-01)	9/23/23
	David Bradley	(04-03)	8/26/23
	James Robinson	(05-02)	8/26/22
	John Spencer	(01-00)	8/26/21
	Bill McMurray, Ex Officio	(06-01)	
<b>MEMBERS ABSENT:</b>	Lee Sawyer, Ex Officio	(04-03)	
<b>STAFF PRESENT:</b>	Clint Thompson, Director, Planning & Development		
	Ted Elo, Assistant City Attorney		
	Kim Schutte, Historic Preservation Consultant		

**Call to Order** – Briggs called the meeting to order at 1:00 pm.

**ROLL CALL:** Horn – present, McClatchey – present, Briggs – present, Edgar – present, Bradley – present, Robinson – present, Spencer – present, McMurray – present, Sawyer – absent.

Quorum is present.

Briggs welcomed Spencer to the Board.

Briggs recused himself from discussion concerning 108/10 N. 19<sup>th</sup> St. and announced that McClatchey would serve as chair for that discussion.

**Minutes of Meeting, July 27, 2020 –**

Edgar made a motion to approve the minutes. Edgar seconded.

All in attendance stated aye verbally in unison.

No one responded nay.

Minutes approved.

### **Update from LBAC**

Kamali gave the Board members an update of the Land Bank Advisory Committee.

Kamali gave the Board members a handout with information about properties recommended by the LBAC.

McClatchey provided additional information concerning the tax sale process and suggested that it would be prudent for the Board to wait until after the sale to see which of the properties that have four years of delinquent taxes do not sell and then approach the County Trustee to purchase them at a greatly reduced cost.

Spencer asked who would do the rehabilitation of the properties.

Thompson stated that the process would be bid out and contractors would be used to complete the stabilization.

Thompson stated that it was his belief that it is the role of the Land Bank to be a competitor in the acquisition of properties to further the task of revitalization.

Spencer asked if the Land Bank is able to borrow money.

Elo responded that he would determine the answer to that.

Bradley stated that he does not wish to acquire properties at the tax sale, he would rather wait to get them discounted from the County Trustee.

Horn asked what would happen if some on the board wished to have a property demolished.

Elo responded that it would rely on the guidance of the Chief Building Official to determine if a building is dangerous.

Brigg stated that none of the properties on the recommendation list are dangerous.

Kamali stated that the properties are not dangerous.

### **Presentation of Properties for Vote**

Schutte presented information concerning 108/10 N. 19<sup>th</sup> St.

Spencer moved to offer a contract to the owner to purchase the property for \$10 contingent upon receiving a stabilization bid that is acceptable to the Land Bank Board.

Robinson seconded.

Roll Call Vote: Horn – aye; Spencer – aye; McClatchey – aye; Robinson – aye; Briggs – abstain; Bradley – aye; Edgar – aye.

Motion passes.

McClatchey moved that acquisition of properties on the tax sale wait until the meeting on Aug. 31 and that they then consider those that did not sell.

Robinson seconded.

Roll Call Vote: Horn – aye; Spencer – aye; McClatchey – aye; Robinson – aye; Briggs – aye; Bradley – aye; Edgar – aye.

Motion passes.

Briggs stated that the Board is being fiscally prudent and encouraged staff and the LBAC to continue to bring potential properties to the Board. He emphasized that he would like information concerning the impact that the acquisition of a property would have on a neighborhood.

Robinson asked how does the bid process for the rehabilitation work on properties work?

Briggs replied that the Board would utilize the City's bidding process.

Elo requested that the first part of the upcoming meeting on Aug. 31 be held as a closed session for the purpose of dealing with real estate issues.

The next meeting will be August 31 at 1:00 in the Council Chambers

The meeting adjourned at 2:15 pm

Minutes respectfully submitted,

Kim Schutte