The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, November 14, 2016, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Townsend (via phone), and Walters. Commissioner Murguia was absent. The following officials were also in attendance: Melissa Mundt, Joe Connor and Gordon Criswell, Assistant County Administrators; Patrick Waters and Misty Brown, Senior Attorneys; Chris Slaughter, Land Bank Manager; Wilba Miller, Director of Community Development; Charles Brockman, Management Analyst, Economic Development; George Brajkovic, Economic Development Director; Debbie Pack, County Treasurer; Lisa Nolan, Treasurer’s Office; and Officer Doug Bailey, Sergeant-At-Arms.

Chairman Walker called the meeting to order. Roll call was taken and members were present as shown above.

Approval of standing committee minutes from September 12, 2016 meeting. On motion of Commissioner McKiernan, seconded by Commissioner Walters, the minutes were approved. Motion carried unanimously.

Committee Agenda:

Item No. 1 – 16868…COMMUNICATION: LAND BANK BUSINESS

Synopsis: Request approval of the following applications and transfer, submitted by Charles Brockman, Management Analyst, Economic Development.

Applications (4)
833 Quindaro Blvd. - Tramaine Smith, yard extension
1013 Splitlog Ave. - Antonia Avalos, yard extension
2700 Walker Ave. - Sarah Randall, yard extension
1023 S. Boeke St. – SW Truck Repair, LLC, commercial property extension
Mortgage Foreclosure Transfer
308 N. 21st St. - Unified Government

(This is a property that had a mortgage through the Community Development Department. The UG foreclosed/bid on the property to take possession of it. The UG Legal Department filed an order to extinguish the redemption period and it was granted by District Court. A Sheriff's Deed was filed to give ownership to the UG. A Clerk's Deed needs to be filed in order to put the property in the Land Bank. Once in the Land Bank possession, the taxes will be abated. The Land Bank is also asking that the property then be transferred back to the UG after the abatement.)
Charles Brockman, Management Analyst, Economic Development, said we have four applications. Three are yard extensions and one is a commercial extension. We have one mortgage foreclosure transfer. I’ll start in with the applications.

This applicant lives at 835 Quindaro. The Land Bank property is 833.
There are no current property taxes or Code cases, any violations. We started a new thing to help out. We added some acreages on what the combined, what they’re actually going to have now.

In this case, the 833, the Land Bank property, is valued at $1,870 and .095 acreage. The potential taxes is $36.95. Then we took the 835, the applicant, did the same thing, then we combined the total to give you, to show you what it would look like.

Another one is 1013 Splitlog.
The owner lives at 1015 Splitlog. There’s no Code cases and do not owe any property tax.

The next applicant is 2700 Walker Avenue.
Applicant owns property at 2704. No violations, potential tax is $7.31.

This is the SW Truck Repair.
He owns five properties in there. There’s a little piece of land, a sliver there, that’s Land Bank. That piece of property, appraised value at 1023 S. Boeke is $18,230, .155 acres. Then that gives you a tally of everything else and then what the total combined appraised and acreage would be. Commissioner McKiernan asked there are no history of Codes on any of the contiguous properties. Mr. Brockman said not that I’m aware of. Commissioner McKiernan said alright.

Mr. Brockman said the Advisory Board voted to forward to full Commission for approval.

**Action:** Commissioner McKiernan made a motion, seconded by Commissioner Walters, to approve. Roll call was taken and there were four “Ayes,” Walters, Townsend, McKiernan, Walker.

Chairman Walker asked that’s it, isn’t it. I’m sorry, the mortgage foreclosure transfer.
Mr. Brockman said that’s at 308 N. 21st Street.
There’s the property right there.

It had a mortgage through the Community Development Department. UG foreclosed on it. The Legal Department filed an order to extinguish. A Sheriff’s Deed was filed to give ownership to the UG. A Clerk’s Deed needs to be filed in order to put the property in the Land Bank. Once in the Land Bank possession, the taxes will be abated. The Land Bank is also asking that once that is completed, it be transferred back to the UG after the abatement. We have Wendy here from Legal if there’s any questions you have and Wilba Miller from Community Development.

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Commissioner Walters said can you just explain why we’re transferring it back to the UG instead of keeping it in the Land Bank. Wilba Miller, Community Development Director, said, Commissioners, this house was rehabbed in conjunction and in cooperation with Area Agency on Aging. The homeowner signed a mortgage, a second mortgage for the house, actually a LURA, a Land Use Restriction, because she had no heirs. She wanted to make sure the UG got it back if she did pass away. She did pass away. She has no assets other than the house and no heirs. We would like to get the house back, find out if it needs any more rehab, and put it back for sale for a low-mod person because it was rehabbed with CD funds. Commissioner Walters said thank you.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Walters, to approve. Roll call was taken and there were four “Ayes,” Walters, Townsend, McKiernan, Walker.

Adjourn

Chairman Walker adjourned the meeting at 5:06 p.m.

mls