

APPROVED

OAK RIDGE LAND BANK CORPORATION (ORLBC)
Business Meeting
MINUTES

DATE: March 19, 2019
LOCATION: Municipal Building Training Room (104)
PRESIDING: Charlie Jernigan
PRESENT: James Palmer, Anne Dunthorn, David Mosby, Peter Bancroft
PRESENT: City of Oak Ridge: Matt Widner, Wayne Blasius, ORHA representatives;
ABSENT: Councilman Callison, Nikki Adkisson, Ken Krushenski

I. Call to Order - 8:30 a.m.

II. Roll Call

III. Approval of the Agenda

Agenda approved by consensus.

IV. Approval of Minutes of Previous Meeting (Feb 19, 2019)

Anne Dunthorn made Motion to approve minutes; seconded by James Palmer; Motion passed unanimously.

V. Treasurer's Report as of:

a. Pinnacle Accounts as of 2/28/19

1. Money Market Account xxx1268 = \$30,086.95
2. Checking Account xxx9726 = \$20,746.63

b. TN Bank Accounts as of 2/28/19

1. Non Profit Int DDA Escrow Account ****557 = \$100.00
2. Non Profit Int DDA Checking Account ****599 = \$45,033.14
3. Non Profit Savings Account (line of credit) *****809 = \$45,005.77
4. CD ****3329 = \$15,081.21; CD ****3346 = \$15,000; CD ****363 = \$15,064.23

c. 31 Properties = \$728,350.00 (total tax assessed value as of 28 February 2019)

d. Acceptance of Financial Statement – James Palmer presented the February, 2019 Financial Statement with an explanation of findings and trend chart. After a brief discussion of CPA documents, Anne Dunthorn made motion to accept financial statements submitted to date by WLC; Seconded by Peter Bancroft; No discussion, motion passed unanimously.

VI. Actions to be Taken and Voted on by Resolution of the Board

VII. Old Business

- a. ORHA Development Corporation Waddell PI – Update Wayne Blasius presented the latest concept plan for Waddell Place development. Matt Widner provided updates on the neighborhood improvement project to clear dead trees and removing invasive vegetation from the public space that borders Land Bank properties. James Palmer made a motion to empower Charlie Jernigan to work through remaining details with ORHADC to move forward with the project; Seconded by Anne Dunthorn; Discussion by David Mosby on expected outcome of project; Anne Dunthorn and James Palmer announced their respective

positions on the ORHA Board of Directors and asserted they have no financial or personal benefit gained from actions being taken by the motion on the floor; Being no further business, Motion passed unanimously.

- b. California Ave. Access to Trails – Larry Creech and Colin Colverson with Clinch Valley Trail Alliance requested a trail access easement for proposed green belt trails behind the California Ave. Land Bank Properties. Mr. Colverson asserted that all work creating trails would be 100% private funds. Mr. Colverson suggested the only request of the City would be to amend the Zoning Ordinance to allow other activities in City green belts beside hiking and walking. Mr. Creech indicated that the trail project would take up to three years to complete. Wayne Blasius stated that he had discussed the proposed project with Parks and Recreation Department and felt that it would be generally supported. Mr. Blasius further stated he was not ready to begin zoning ordinance changes at this time. Charlie Jernigan offered his general support for the project as long as the surrounding neighbors were in favor of the proposed trail system. Mr. Creech summarized their request was for an easement of two lots in order to reduce steep trail gradient and switch backing. No action taken.

VIII. New Business

- a. THDA – TRLP <https://thda.org/homeowners/trlp> ; <https://thda.org/business-partners/trlpparticipants> Matt Widner introduced a new Tennessee Housing Development Agency opportunity known as the Tennessee Repair Loan Program (TRLP) that could be an option to replace the expiring Blight Elimination Program (BEP). Informational purposes only, no action taken.
- b. Chairman's Report – No Report
- c. Real Estate Report
 1. 115 S. Lansing Rd. – Matt Widner summarized the history of the property and introduced Andy O'Quinn with Trinity Outreach Center of Hope (TORCH). Mr. Widner offered the idea of using the property to address homelessness in Oak Ridge by supporting the City's effort to promote rapid rehousing services provided by TORCH. Mr. O'Quinn presented the plan and possible savings by using the house as a temporary shelter for those on the waiting list for future housing. Mr. O'Quinn indicated that families would be allowed to stay in the house for up to three months. Discussion by the Board on various questions such as ownership, maintenance, insurance, furnishing and rent compensation. The proposal was generally accepted by the Board as a viable option. David Mosby made a motion to further explore the potential partnership with TORCH as presented; Seconded by Anne Dunthorn; Discussion by James Palmer questioned if selling the property to TORCH is a better option. Sheila Michael with TORCH complimented the idea. Mr. Mosby disclosed that his wife served on the TORCH Board of Directors; No further discussion, motion passed unanimously.

IX. Adjournment

Being no further business, meeting adjourned at 9:45 a.m.



Secretary/Treasurer