

OAK RIDGE LAND BANK CORPORATION
1st Meeting
MINUTES

APPROVED

DATE: January 8, 2014

LOCATION: Municipal Building Training Room

PRESIDING: Ken Krushenski

PRESENT: Colin Anderson, Colin Colverson, Anne Dunthorn, Councilmember L. Hensley, Melinda Hillman, Charlie Jernigan, Hugh Ward

PRESENT: City of Oak Ridge: Matthew Widner, Kathryn Baldwin, Ken Krushenski, Mark Watson

ABSENT:

I. Roll Call

II. Introductions

Ken Krushenski started off the meeting by doing "round table" style introductions

III. Land Bank Background and Overview

Matt Widner welcomed the new Board and provided a brief history of Land Banks and concluded with how and why the Oak Ridge Land Bank Corporation was created. Kathryn Baldwin followed up with Economic Development opportunities and challenges along with other initiatives the City is moving forward with. Mrs. Baldwin pointed out that the overall mission and goals were to be considered long term re-development. Mark Watson spoke about the existing housing stock within the city and a strategy to address property tax challenges caused by excessive number of blighted property. Mr. Watson introduced Matt Widner as the staff liaison and offered guidance on his role in that capacity.

IV. State Enabling Legislation / Charter / City Ordinance / Council Goals / Suggested Bylaws

Ken Krushenski provided an overview of all the legal aspects and city ordinances pertaining to the Land Bank. Mr. Krushenski introduced possible By-Laws for consideration and provided explanation of property transfer status. Further discussion by the Board regarding By-Laws, insurance, law representation and incidentals concluded.

V. Election of Officers

Matt Widner introduced a method to elect officers and yielded the floor. Board discussion followed. Hugh Ward and Charlie indicated they did not want to serve as officer. Colin Colverson volunteered to be Sec/Treasurer and unanimously approved. Charlie Jernigan accepted nomination by Councilman Hensley to be the Chairman and was unanimously approved. Anne Dunthorn accepted nomination by Melinda Hillman to be Vice-Chairman and was unanimously approved.

VI. Meeting Frequency and times

Matt Widner introduced the meeting calendar and described when other boards and commissions usually meet. Mr. Widner suggested the ORLBC meet on Wednesdays sometime during the day and not the evenings. Further discussion of board member availability and it was suggested that the board will hold one regular meeting per month on the 3rd Wednesday of each month at 8:00 am.

Ken Krushenski noted the Annual Meeting for ORLBC will take place every January. Motion made to by Melinda Hillman to approve meeting date and times, seconded by Councilman Hensley, no further discussion, Motion Passed Unanimously.

VII. Transfer of Properties – Legal/Brief description of each

Matt Widner provided an overview and status of the 12 properties identified for transfer and Ken Krushenski explained how the transfer will happen. Councilman Hensley spoke about Council goals regarding properties and motion made by Malinda Hillman to adopt council goals and rankings, seconded by Colin Colverson; no further discussion; motion passed unanimously. Discussion of possible bus tour of properties and creation of a GIS Map overlay where they are located. After discussion, a non-formal decision was made by board consensus to hold off on any property transfers until all remaining properties have been demolished by the City.

VIII. Allocated Start Up funds – Overview

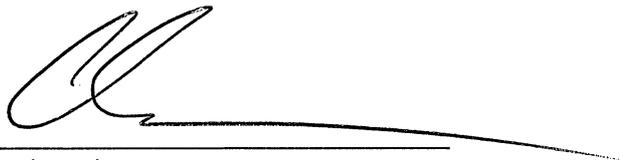
Matt Widner indicated \$20,000.00 cash being available for use but listed several property maintenance requirement concerns. Further budget discussion - no action taken.

IX. Board member training needs

Matt Widner introduced the "Centers for Community Progress" as a resource previously used and suggested that instead of sending board members to conferences, they should consider bringing instructor talent to the City for the training benefit of the entire board. Charlie Jernigan elaborated on possible trainers and resources. Board generally agreed that bringing in guest trainers was a better option than travelling to training conferences.

X. Current – Opportunities

Being no further business, meeting adjourned at 5:10 pm



Colin Colverson
Secretary/Treasurer