

APPROVED

OAK RIDGE LAND BANK CORPORATION (ORLBC)
 Regular Meeting
 MINUTES

DATE: March 15, 2016

LOCATION: Municipal Training Room

PRESIDING: Chairman Charlie Jernigan

PRESENT: Councilmember L. Hensley, Vice Chairman Anne Dunthorn, Secretary/Treasurer Melinda Hillman, James Palmer, Colin Anderson

PRESENT: City of Oak Ridge: Kathryn Baldwin, Sherith Colverson, Mark Watson, and Ken Krushenski

ABSENT: Hugh Ward, Matt Widner

I. Call to Order - 8:00 a.m.

II. Roll Call

III. Approval of the Agenda

Motion to approve the agenda by Anne Dunthorn; seconded by Melinda Hillman; no discussion; motion passed unanimously.

IV. Approval of Minutes of Previous Meeting

Motion to approve the February 17, 2016 minutes with no changes by Melinda Hillman; seconded by Anne Dunthorn; no discussion; motion passed unanimously.

V. Treasurer's Report (as of: 31 January 2016)

- a. Money Market Account: Ending Balance = \$77,174.67
- b. Business Checking Account: Ending Balance = \$3,719.19
- c. Finance Committee set its first meeting to be on March 31, 2016 at 8:30 a.m. in Community Development Conference Room.

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

VII. Old Business

- a. Housing Strategy Partnership Homework Continued – Kathryn Baldwin distributed the 1st final draft of the discussion point summary from the last strategy meeting as prepared by Matt Widner. Mrs. Baldwin also informed the Board about ongoing efforts with USDA in obtaining a rural area designation to more effectively combat housing blight among other economic benefits for the City. Further general discussion about current and future CDBG funding and Entitlement City designation risk. The Board requested Sherith Colverson to distribute a letter template used to encourage continued funding programs for entitlement cities. Mrs. Baldwin informed the Board about the City's upcoming work on the CDBG Annual Action Plan. Councilman Hensley stated that he believed the Land Bank should start engaging more developers. Charlie Jernigan and Colin Anderson both agreed that the Land Bank needs to

individually review the Housing Strategy Summary and come up with an action plan for each item. Mrs. Baldwin suggested that the draft summary get distributed to all the strategy meeting participants. Anne Dunthorn made motion to proceed with distribution; seconded by Councilman Hensley; no discussion; motion passed unanimously. Follow-up discussion to have a work session to address each strategy point with an action plan.

- b. Clayton Homes Possible Development – Kathryn Baldwin summarized last meeting with Clayton Homes at the request of Charlie Jernigan. Cost to build modular homes, development responsibility and design, unit square footage, floor plan options, minimal units needed to be built at a time, and other considerations were discussed. Mrs. Baldwin summarized similar developments in Oak Ridge.

VIII. New Business

- a. Chairman's Report – Possible 8.09 acre commercial property in Anderson County (Eastburn Dr BLOCK 0E24 LOT 203D) donation owned by Horne Properties. Charlie Jernigan shared photos and a property summary. Ken Krushenski suggested because of the prior use of this property, there might be environmental issues associated with clearing the property. Other discussion on what could be done with the property if donation is accepted. Mr. Jernigan suggested that Matt Widner look into the possible environmental issues while waiting for the owner to decide if donation is definitely on the table.

IX. Adjournment

Being no further business, meeting adjourned at 9:34 a.m.



Melinda Hillman
Secretary/Treasurer