

OAK RIDGE LAND BANK CORPORATION (ORLBC)
Regular Meeting
MINUTES

DATE: May 17, 2016
LOCATION: Municipal Building Training Room (104)
PRESIDING: Chairman, Charlie Jernigan
PRESENT: Melinda Hillman, Anne Dunthorn, James Palmer, Hugh Ward, Councilman Hensley
PRESENT: City of Oak Ridge: Kathryn Baldwin, Ken Krushenski
ABSENT: Colin Anderson, Matt Widner

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

II. Roll Call

III. Approval of the Agenda

a. Charlie Jernigan made motion to move item VII c. to be heard after item IV; approved by consensus.

IV. Approval of Minutes of Previous Meeting (April 19, 2016)

Anne Dunthorn moved to approve minutes; Seconded by Councilman Hensley; Motion passed by unanimous vote.

V. Treasurer's Report

Melinda Hillman confirmed finance activity as provided on the agenda.

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

VII. Old Business

- a. ORLBC Strategic Plan – James Palmer offered a 3rd party consultant to aid the ORLBC with their vision and mission statement as part of the overall strategic plan. Meeting date to be determined. Board generally agreed to proceed allowing Mr. Jernigan and Mr. Palmer to plan it with Stacey Meyers (consultant).
- b. 106 Pembroke Pending Sale - Tom Hanrahan introduced the proposed buyer. Charlie Jernigan informed the Board he is prepared to accept the buyer's offer of \$9,000.00 for the land to place a moved single family dwelling for owner occupancy. Action approved by consensus.
- c. Habitat Anderson County (118 Wade Ln) trade for ORLBC (212 N. Illinois Ave) – Item moved up in the agenda. Charlotte Bowers with Habitat of Anderson County introduced the details of the trade and provided assurance by their board that the property will not be utilized for manufactured housing. Ms. Bowers also indicated having a grant for construction lined up if they have clear title by August 1st. Board discussion and vote to swap properties has already been completed, so general direction for Charlie Jernigan is to proceed with closing. Leslie England with TNBank spoke to the Board about collateralizing public funds in a state pool to

secure accounts with bonds. TNBank committed to bring more information on qualification requirements in conjunction with participating with Habitat of Anderson County in their grant. Motion by Anne Dunthorn to participate with Habitat of Anderson County and to investigate with TNBank possible collateralization; Seconded by Charlie Hensley; No discussion; Motion passed unanimously.

VIII. New Business

- a. Chairman's Report – Charlie Jernigan will appear before City Council Budget Committee to request increased funds in 2016-2017 to further growth and expansion of services provided by the Land Bank.
- b. Tom Hanrahan with Realty Center also informed the Board about the contractor license progress with Mr. Stokes, who is looking to be a contractor partner with ORLBC. Motion by Anne Dunthorn to proceed with partnership; Seconded by Councilman Hensley; No discussion; Motion passed unanimously. On last piece of business of real-estate, Mr. Hanrahan requested the realtor contract be renewed. Councilman Hensley made motion to renew contract; Seconded by Anne Dunthorn; No discussion; Motion passed unanimously. Mr. Hanrahan requested property price for 117 Houston Ave and 223 Hillside Rd to be reduced to \$15,750.00; Councilman Hensley made motion to approve; Seconded by Melinda Hillman; No discussion; Motion passed unanimously.

IX. Adjournment

Being no further business, meeting adjourned at 9:10 a.m.



Melinda Hillman
Secretary/Treasurer

