

Oak Ridge Land Bank Corporation (ORLBC)  
Municipal Building – Training Room #104

AGENDA

Tuesday, December 5, 2017 @ 8:30am

**I. Call to Order**

**II. Roll Call**

**III. Approval of the Agenda**

**IV. Approval of the Minutes** (August 15, 2017)

**V. Treasurer’s Report as of:**

- a. Pinnacle Accounts as of October 31, 2017
  - 1. Money Market Balance \$641.93
  - 2. Checking \$856.74
- b. TNBank Accounts as of Nov 15, 2017
  - 1. Non Profit Int DDA account \$53,237.01
  - 2. BEP Escrow \$100.00
- c. Property Assets = \$489,500.00

**VI. Actions to be taken and voted on by Resolution of the Board**

**VII. Old Business**

- a. ORHA Development Corporation
- b. Blight Elimination Program
- c. City Property Transfer

**Oak Ridge Land Bank Corporation – Anticipated 5<sup>th</sup> Transfer of Property**

NO	Address	Legal Description
1	147 Waddell Cir (vacant lot)	Map: 099C Grp: D Ctrl Map: 099C Parcel: 016.00 PI: S/I: 000 Subdivision: BLOCK 0D13 LOT 0043
2	108 Waddell Pl (vacant lot)	Map: 099C Grp: D Ctrl Map: 099C Parcel: 003.00 PI: S/I: 000 Subdivision: BLOCK 0C13 LOT 0002
3	158 California Ave (vacant lot)	Map: 094C Grp: B Ctrl Map: 094B Parcel: 016.00 PI: S/I: 000 Subdivision: BLOCK 0D21 LOT 0011
4	160 California Ave (vacant lot)	Map: 094B Grp: B Ctrl Map: 094B Parcel: 014.00 PI: S/I: 000 Subdivision: BLOCK 0D21 LOT 037X
5	160 (A) California Ave (vacant lot)	Map: 094B Grp: B Ctrl Map: 094B Parcel: 015.00 PI: S/I: 000 Subdivision: BLOCK 0D21 LOT 036X Additional Description: 02 015CK 015CK03600 000
6	107 Euclid Pl (vacant lot)	Map: 087N Grp: B Ctrl Map: 087O Parcel: 024.00 PI: S/I: 000 Subdivision: BLOCK 0C22 LOT 0010
7	345 W. Outer Dr (vacant lot)	Map: Map: 099C Grp: B Ctrl Map: 099C Parcel: 025.00 PI: S/I: 000 Subdivision: BLOCK 0C13 LOT 0045

8	313 W. Faunce Rd <i>(vacant lot)</i>	Map: 099G Grp: A Ctrl Map: 099G Parcel: 010.00 PI: S/I: 000 Subdivision: BLOCK 0B10 LOT 0031
9	115 S. Lansing Ave <i>(improved)</i>	Map: 105A Grp: B Ctrl Map: 105A Parcel: 033.00 PI: S/I: 000 Subdivision: BLOCK 0E07 LOT 0005

**VIII. New Business**

- a. 115 S. Lansing Ave
- b. 125 Wainwright Rd
- c. 164 Louisiana Ave
- d. Elections

**IX. Adjournment**

**CITY OF OAK RIDGE, TENNESSEE  
ATTENDANCE RECORD FOR CITY BOARDS AND COMMISSIONS**

Name of Board or Commission: **OAK RIDGE LAND BANK CORPORATION** (ORLBC)

NAME OF MEMBER	PRESENT	ABSENT
Mr. Colin Anderson		
Mr. James Palmer		
Mrs. Anne Dunthorn, Vice-Chairman		
Councilmember Kelly Callison		
Mrs. Melinda Hillman, Sec/Treasurer		
Mr. Charlie Jernigan, Chairman		
Mrs. Barbara Gardner		

Date of Regular Meeting: 5 Dec 2017

Signature: \_\_\_\_\_  
Secretary / Treasurer

OAK RIDGE LAND BANK CORPORATION (ORLBC)  
Regular Meeting  
MINUTES

DATE: August 15, 2017  
LOCATION: Municipal Building Training Room (104)  
PRESIDING: Chairman, Charlie Jernigan  
PRESENT: Barbara Gardner, Anne Dunthorn, James Palmer, Colin Anderson, Kelly Callison  
PRESENT: City of Oak Ridge: Matt Widner, Ken Krushenski, Kelly Duggan  
ABSENT: Melinda Hillman

**I. Call to Order**

**II. Roll Call**

**III. Approval of the Agenda**

**IV. Approval of the Minutes (July 18, 2017)**

Ann Dunthorn made a motion to approve the minutes as written. The motion was seconded by Colin Anderson and passed unanimously.

**V. Treasurer's Report as of:**

- a. Pinnacle Accounts as of July 31, 2017
  - 1. Money Market Balance \$641.84
  - 2. Checking \$856.74
- b. TNBank Accounts as of July 14, 2017
  - 1. Non Profit Int DDA account \$33,867.77
  - 2. BEP Escrow \$100.00
  - 3. CD 9 month \$15,081.21 Renews 3/16/18
  - 4. CD 12 month \$15,081.21 Renews 8/16/17
  - 5. CD 14 month \$15,081.21 Renews 10/16/17
- c. Property Assets = \$548,750.00

**VI. Actions to be taken and voted on by Resolution of the Board**

**VII. Old Business**

- a. BAM Technical Assistance Meeting UPDATE

Charlie Jernigan reported on the outcome of the meeting. Attendees met with Frank Alexander, the professor from Emory University who is responsible for a large portion of all the Land Bank legislation across the country, and discussed revisions to State Law that are advised to make land banks more effective. Changes that would allow communities such as Oak Ridge to participate in the Neighborhood Preservation Act were discussed in depth.

**b. Final Draft Contract and Restrictions**

The Board discussed several technical and formatting issues, and agreed on several revisions. Anne Dunthorn made a motion to approve the contract and restrictions as revised. The motion was seconded by Kelly Callison and passed unanimously.

**c. 103 Bennett Ln**

Realtor Tom Hanrahan stated that his client would like to purchase the lot, as it is adjacent to a lot that she currently owns and she plans on combining them. Colin Anderson made a motion to accept the counter offer, with a requirement that the purchaser resubdivide the lots into a single lot of record within 6 months of the purchase, with the right of reversion at the option of the Land Bank. The motion was seconded by Jim Palmer and passed unanimously.

**d. 117 Houston Ave**

As the contract and restrictions had been approved earlier in the agenda, they would be used for the sale of this property and thus no motion was necessary.

**VIII. New Business**

**a. Chairman's Report**

A typo from the minutes of the July 18, 2017 meeting was noted. Staff agreed to correct the minutes accordingly.

**b. Realty Center contract renewal**

Jim Palmer made a motion to renew the contract for 9 months. The motion was seconded by Ann Dunthorn and passed unanimously.

**IX. Adjournment**

Being no further business, the meeting was adjourned at 9:50am.

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Melinda Hillman  
Secretary/Treasurer