

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

AGENDA

Tuesday, March 21, 2017 @ 8:30am

I. Call to Order

II. Roll Call

III. Approval of the Agenda

IV. Approval of the Minutes (February 21, 2017)

V. Treasurer's Report as of:

- a. Pinnacle Accounts as of February 28, 2017
 - 1. Money Market Balance \$20,241.94
 - 2. Checking \$856.74
- b. TNBank Accounts as of February 15, 2017
 - 1. Non Profit Int DDA account \$21,738.67
 - 2. BEP Escrow = \$100.00
 - 3. CD 10 month \$15,008.55 as reported in October2016
 - 4. CD 12 month \$15,008.55 “
 - 5. CD 14 month \$15,008.55 “

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

VII. Old Business

- a. City Blue Print

VIII. New Business

- a. Chairman's Report
- b. ORHA – Housing Development Corporation
- c. 103 Bennett Ln walnut tree complaint

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: 21 Mar 2017

Signature: _____
Secretary / Treasurer

OAK RIDGE LAND BANK CORPORATION (ORLBC)
Regular Meeting
MINUTES

DATE: February 21, 2017

LOCATION: Municipal Building Training Room (104)

PRESIDING: Chairman, Charlie Jernigan

PRESENT: Barbara Gardener, Colin Anderson, Anne Dunthorn, Melinda Hillman

PRESENT: City of Oak Ridge: Matt Widner, Kathryn Baldwin, Ken Krushenski and Donald Paredez, Zabrina Gregg with the Oak Ridge Housing Authority

ABSENT: Councilman Callison, James Palmer

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

II. Roll Call

a. Anne Dunthorn introduced the new Oak Ridge Housing Authority Director – Donald Paredez

III. Approval of the Agenda

a. Motion to approve the agenda by Colin Anderson; Seconded by Melinda Hillman; No discussion; Motion approved unanimously.

IV. Approval of Minutes of Previous Meeting (November 15, 2016)

a. Anne Dunthorn made motion to approve the minutes as written; Seconded by Colin Anderson; No discussion; Motion approved unanimously

V. Treasurer's Report

a. Pinnacle Accounts as of Jan 31, 2017 reviewed

1. Money Market Balance \$20,241.16

2. Checking \$856.74

Purchase: 678 W Outer Dr – Check amount \$15,964.62

b. TNBank Accounts as of Jan 13, 2017 reviewed

1. Non Profit Int DDA account \$21,737.64

1/4/17 check #1006 = \$1,362.97 CJ travel reimbursement

2. BEP Escrow as of January 13, 2017 = \$100.00

c. Melinda Hillman presented Feb 20, 2017 – Profit&Loss, Statement of Cash Flows, Balance sheet and Account Listings. General discussion by the Board with no action taken.

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

a. TNBank Line of Credit (Bank Resolution) – Matt Widner introduced the agenda item. Leslie England with TNBank provided the final draft of the credit document for signatures. Mrs. England clarified individual board members are not personally responsible for debts incurred and do not require credit checks on individual board members.

b. Demolition Contract Award – 678 W. Outer – Matt Widner introduced the THDA BEP funded demolition and provided the quote tabulation reflecting 3 written quotes received as follows: First Place Finish Inc. was low quote for the amount of \$3,640.00; Pat Kelly Demolition quote amount \$5,400.00; B&A Construction dba Adkins Demolition quote amount \$6,878.00. Colin

Anderson made a motion to accept and award project to First Place Finish, Inc. pending THDA BEP application approval; Seconded by Melinda Hillman; Discussion by Barbara Gardner regarding title opinions and insurance; No further discussion, motion approved unanimously.

VII. Old Business

- a. BEP Update – Matt Widner provided a status update on the first property application and the recent changes in THDA process. Discussion of future potential properties and clarification of title insurance and contract formats. No action taken.
- b. City Blue Print – Kathryn Baldwin provided an informational/status update. Mrs. Baldwin disclosed early reviews of citizen comments noting the high number of positive responses received and outlined next steps.

VIII. New Business

- a. Chairman’s Report – Charlie Jernigan indicated he is still working on the web site and wants to do more outreach for property purchases and donation opportunities. Mr. Jernigan also provided his interpretation of the three year reporting requirement to the State of Tennessee Comptroller. Oak Ridge City Manager, Mark Watson spoke on the need to review City ordinances and policies to ensure the Land Bank is properly empowered to enter into agreements to incur debt and facilitate multiple tract redevelopments. Mr. Watson indicated his desire to clarify various boards’ and commissions’ roles in potential development options. Anne Dunthorn requested that Matt Widner be the City Liaison to the Oak Ridge Housing Authority. Mr. Watson did not object to the request but suggested Mr. Widner’s involvement should be limited to issues that pertain to the City’s shared goals noting that there may be some instances where other city departments may be better suited to address a specific issue at hand. Further discussion of other projects and policy strategy by the board with no action taken.
- b. Realty Center potential offer – Tom Hanrahan provided a Clayton built manufactured home designed to look like a stick built dwelling to be placed on 110 Walnut Ln. Mr. Hanrahan suggested the appearance of the proposed dwelling meets the Land Bank intent but no owner design decisions had been made. After a lengthy discussion by the Board, Kathryn Baldwin asserted approving this proposal is in direct conflict with already discussed Land Bank goals. The Board agreed to Mrs. Baldwin’s assertion by consensus. Mr. Hanrahan stated he will relay the decision to the potential buyer.

Other Business (not on the agenda):

Oak Ridge Housing Authority (ORHA), Donald Paredez announced his intention to establish the Oak Ridge Housing Development Corporation to be a 501c3 organization serving as an additional resource to the Housing Authority. Mr. Paredez indicated there was a need for funding assistance to establish this newly proposed non-profit organization. Matt Widner questioned why the Land Bank could not serve as an ORHA partner and suggested that the creation of this new Housing Development Corporation would be an avoidable redundancy given Land Bank is already established and currently has two Board members on the ORHA board as well. Mr. Paredez pointed out that this effort was in place prior to his employment and that he felt that the Land Bank would not act in the best interest of ORHA in all matters. Zabrina Gregg suggested there are legal differences between the Land Bank and this newly proposed board that prevents and effective partnership which was quickly rejected and countered by Charlie Jernigan. Kathryn Baldwin spoke of the successes of KCDC & MDHA and compared their efforts to the City of Oak Ridge efforts. Mrs. Baldwin suggested that a separate work session may be needed to discuss the topic further. Barbara Gardner asked what, if any, differences existed in the goals of the Land Bank as compared to the proposed Housing Development Corporation. Mr. Paredez stated their focus would be more toward low income housing, both rental and owner occupied.

Melinda Hillman elaborated on the Chamber of Commerce Housing Committee efforts and correlated the similarities. Mr. Paredez and Anne Dunthorn noted they were not trying to compete but offered to be collaborative partners. No action taken.

IX. Adjournment

Being no further business, meeting adjourned at 10:30 a.m.

Melinda Hillman
Secretary/Treasurer

Category	Comment	H	Blight	Redev	OwnOcc	Beautify	CodeEnf
1	Our housing and apts currently attract low-income people. Need a better mix to attract higher income professionals.	X		X			
1	provide permanent home for seniors. We are the largest socio group now	X					
1	Oak Ridge should add upscale and retirement housing within the city center project to provide some 24/7/365 occupancy in the CBD. This could increase usage of the retail stores in the City Center and could improve the safety and security of the area. It would also foster after-hours activities in the City Center and could result in added entertainment and food service activities. Greenville, SC is one example of a revitalized down town that has been very successful. They have the residential/commercial mixed use.	X					
1	Plan a neighborhood beautification day and involve realtors, Home Depot, neighborhood watch groups, TN Achieves students that need to do community service, etc...	X				X	
1	Energy efficiency savings for homes with gas	X					
1	Landscape area along turnpike need some light and put all plants near the houses on the bank.	X				X	
1	Provide ultra high speed internet to all houses and business. It would attract new residents and internet-related businesses. If our local hotels had UHSI, ORNL and Y-12 visitors would use them rather than hotels in Knoxville	X					
1	Has a survey been done of people over 60 living in the City to determine their needs and to both build a senior center and fit it to meet actual needs such as senior care, medical clinics, abuse problems, food problems, medicine needs, etc. Too many seniors are isolated in their own homes-no outreach programs available. People at high-risk need to be identified	X					
5	We have a house across from us that leaves much to be desired. It's for sale now but long before the sale sign went up I was hoping it would go into the land bank. Talked with Matt about it. He was in a fight with cancer and I am afraid nothing came of it. There is a tree on this property that has been allowed to grow way too tall and when it comes down power, cars, and homes will be affected.	X	X			X	X
5	Report run down houses and cars parked that are not usable. Trashy yards too	X	X				
5	Oak Ridge should foster the renovation of its older housing stock through property tax abatement to individuals who invest in renewing/upgrading their property. The same should apply to small business owners when they renew or upgrade their property. These should NOT apply to big box or major corporate entities. Renewed housing an small business will increase the vitality and uniqueness of our community	X					
5	The city should lower taxes for people who upgrade their properties. This would help eliminate blight		X				
5	Let's look into grants and programs that incentivize homeowners to clean up their yards and work to improve landscapes-thus improving home values. This will make our community more appealing to homebuyers	X	X				
5	Consideration for allowing transition homes in residential areas-six-month tightly supervised	X					
5	What are the plans for older housing to upgrade city status as place to live-some are really run down	X					
5	As a realtor I have had customers ask about building modular homes. Perhaps an area set apart for this type of homes.	X		X			
5	Provide some means to improve or demolish old, decrepit homes and apartments	X					
5	No ridge top developments for aesthetics and to avoid flooding in the valley			X			
5	establish plan & procedure for upgrading old housing	X					
5	Applewood Apts being developed for new family housing	X		X			
5	create low-cost forms for all households to install energy efficient measures in all homes in the City	X					
5	Upgrade the old cemesto neighborhoods, replacing run-down housing with new housing	X					
5	neighborhoods should be neat and clean. Junk should be removed		X				
5	Enforce city code to keep private property well maintained and free of trash		X				X
5	Oak ridge needs more better initiatives to address homelessness	X					
5	As pastor of Glenwood Baptist Church, my chief concern centers upon the decline in the number of owner-occupants in the East Village. The increasing number of rental properties has produced an increasing transient population that is difficult to serve effectively. Much could be done to reverse this trend by offering major property tax incentives to owner-occupants moving into the East village. Incentives for property improvements/upgrades would also prove effective, based on my experience in other cities facing similar issues. Something needs to begin post haste or I fear the trend will soon become irreversible. I would be happy to work with the city to help this become a reality.				X		
5	Take derelict property and convert to greenspace		X				

5	Please try to get rid of or bring up to codes the horrible derelict cheap rentals in Highland View. These are not safe and do not attract people to our city. But please keep the trees. Would love to see Y2(sp?) or more of these properties bulldozed and the space left to be green space or adopted/given to neighbors. I moved here from inner city Knoxville - I am shocked at the conditions of these places that people are renting			X			X
5	Offer lots of demolished (condemned) houses at reduced price to adjacent homeowners (if not rental) to expand the lot size. Makes neighborhood more attractive with bigger lots that are landscaped. Homeowner would have to agree to landscape the lot.	X			X		
5	Develop Hillside Apts. that have been condemned into a mid-sized home neighborhood to increase diversity in the Highland neighborhood.	X		X			
5	Work on gathering groups of properties for a snazzy development.			X			
5	Get more blighted properties transferred to make room for development.		X	X			
5	I am concerned about the number of rental properties that sprung up on Newridge Rd. in the last couple of years. I know of 4 properties that are rental now. They are not kept up well and tenants change often. They don't even seem to get completely mowed. They have piles in carports and yards. They park cars in their yards.	X			X		
5	Look into the house that is blighted at 510 New York Avenue.	X	X				
5	Butler Rd. (207) blue house blighted abandoned about 5 years. Vacant for so long. Tear it down.	X	X				
5	I'm proud OR city became involved in Land Bank. An orderly way to rid of decaying homes and improving appearance of health of neighborhoods.	X					
5	Grants for rehab of older homes.	X		X			
5	Land Bank - Modify zoning ordinances to allow remodeling or new construction to come closer to property lines thereby allowing garages for off-street parking and larger homes that would be more attractive, clean-up degraded communities!!	X					
5	Plans to help upgrade older housing stock to attract younger generation.	X		X			
5	Land Bank - Attempt to build quality homes as old ones are torn down or replaced.	X		X			
5	The land bank is awesome but we need to improve the surrounding houses and neighborhoods.	X		X			
5	Could we pursue grants for neighborhood beautification projects?! Homeowners might be incentivized to spruce up their yards and landscapes.	X				X	
5	Attempt to acquire entire blocks for redevelopment not just single homes.	X		X			
5	Demand strong code enforcement.						X
5	142 Georgia Ave in terrible shape.		X				
5	Land Bank - As you restore property, create low income housing as well as shelters for the homeless.	X					
5	Would be good for 1st time homeowners to get a start on these vacant lots.	X			X		
5	I would like to see some of the ABC and D houses that are in good condition be saved to create a secret city behind the fence for tourists. Either at the present museum or at the Children's Museum	X					
5	Have more affordable housing by allowing (section 8 housing) HUD to build on property owned by the Land Bank.	X		X			
5	Need area for tiny houses	X					
5	Tear down, update, or make livable and appealing the housing tracts above Hillside	X					
5	Hire a few more code inspectors and train citizen volunteers to assist them.						X
5	Re-think your attitude toward the older WWII housing. The lack of parking will go away with the advent of self-driving vehicles. These houses are satisfactory for singles and small families. They will last another 50 years if the utilities are updated.	X					
5	Do something with emptied apartment buildings in the Highland View - they are an eye sore.	X		X			
5	AN area set aside for modular homes or tiny houses. Make zoning for this option	X					
5	Modify zoning restrictions to allow old home to have garages for off-street parking and home additions to make them more desirable to new residents. This may require allowing construction closer to property lines	X					
5	How can we clean up the older neighborhoods that are looking so run down and uncared for? We need to have pride in all our neighborhoods	X	X			X	
5	Have more strict regulations on people who have lots of trash and broken down cars in their yard	X	X				
5	Clean up unused lots		X			X	
5	Please allow tiny houses in your zoning ordinance	X				X	
5	Oak Ridge needs to fix old houses and get like five guys and dicks sporting	X	X				
5	Please allow tiny houses & communities	X					