

Tuesday, May 3, 2016 - 3:00 p.m.
Executive Conference Room, 125 E. Avenue B, Hutchinson, Kansas

1. CALL MEETING TO ORDER

_____ Mark Eaton (Chair) _____ Dan Garber _____ James Gilliland
_____ Sue Poltera (Vice-Chair) _____ Luke McConnaughy

1. APPROVAL OF MINUTES – April 5, 2016

2. ANNOUNCEMENTS

3. UPDATES

- a. Financial Update
- b. 16-HOU-11 Avenue C Design Competition

4. PROPERTY REPORT

5. OLD BUSINESS

6. NEW BUSINESS

7. ADJOURN

- a. The next Land Bank Board of Trustees meeting will be Tuesday, June 7, 2016; 3 PM

Minutes

Land Bank Board of Trustees

Tuesday, April 5, 2016 - 3:00 p.m.
City Hall, 125 East Ave. B

City of Hutchinson, Kansas

1) CALL TO ORDER, ROLL CALL

The following members were present: Luke McConnaughy, Dan Garber and Jim Gilliland. Sue Poltera and Mark Eaton were absent. Staff in attendance were Amy Denker, Housing Program Coordinator; Stephanie Stewart, Planning Technician; and Frank Edwards, Finance Director. Steve Dechant was also present.

With both Eaton and Poltera absent Garber motioned for the treasurer (Gilliland) to lead, McConnaughy seconded and Gilliland accepted.

2) APPROVAL OF MINUTES

The minutes of March 1, 2016 were approved on a motion by Gilliland, seconded by Garber, passed unanimously.

3) ANNOUNCEMENTS

The Hutchinson news article about the design contest for the Avenue C properties was added to the packet for members to read. They thanked Adam Stewart from the Hutchinson News for the article and stated it was good publicity.

4) UPDATES

4a. Financial Update:

Gilliland stated that the financial report was the same as last month due to no expenses. Denker brought a copy of the Land Bank property expenses that Eaton had requested. The document shows each property value and the expenses occurred in each quarter for the 2015 and 2016 years.

Gilliland inquired about the Land Bank property located on East 5th Avenue and asked if staff had contacted the listing realtor to let him/her know about the possibility of purchasing the Land Bank lot. Denker said that the house is still on the market and the realtor has been made aware of the Land Bank lot. The "available" sign is still on the property.

Garber motioned to approve the financial report, McConnaughy second, passed unanimously.

5) PROPERTY REPORT

Denker stated that the Avenue C properties have a few more limbs to clean up due to the wind and possible dumping.

6) OLD BUSINESS

6a. Property Report - 515 S. Poplar St.

Denker pulled up the property on Google Maps and went over the details of the property. To the west are two vacant lots with the same owner. Further west is a salvage and storage yard. There are no parks or trails to link the property to. The home to the north appears to be owner occupied and staff is unsure if they would be interested in the subject property. Staff recommends denial on the purchase of the property due to the property being difficult to develop. Gilliland asked about the taxes and Denker said they were up to date except for this year. Garber asked staff to talk with the adjacent owners and if they express any interest to assist with the two owners combining the lots. Gilliland agreed. Denker said staff would write a letter.

7) NEW BUSINESS

a. 16-LB-01: Application to Purchase 728 E 5th Ave

Staff received and application from Jose Duran to purchase the lot for \$500. He does not own a neighboring property but lives nearby and would like to use the property for storing vehicles and equipment and at some point to build a garage. The applicant indicated a fence would be built around the property. Staff recommended denial due to the proposed use not being in compliance with local zoning regulations.

Garber motioned to deny the application based on staff's recommendation, McConnaughy seconded, passed unanimously.

b. 16-LB-02: Application to Purchase 728 E 5th Ave

Staff received and application from Steven Serna to purchase the lot for \$285. He is purchasing the house next door on land contract and would like to expand his yard and to add a fence for his family's safety. Staff said that the proposed use meets the original recommendation for purchase of this lot. The proposed use meets all local regulations requirements, thus staff recommended approval.

Garber requested staff get verification from the owner selling the property on land contract before the sale is complete. McConnaughy added that the owner would have to agree to this in case the purchaser would back out of the land contract. Denker said that the owner will have to fill out an application for lot consolidation.

McConnaughy motioned for approval subject to the owner of records consent and record the lot consolidation, Garber seconded, passed unanimously.

c. Agreement for Services-Renewal of insurance coverage

Denker said the City received a renewal request for the Land Banks insurance coverage. The renewal is for the 2016 calendar year and had a slight increase in cost.

Garber motioned to approve the renewal of the commercial insurance coverage through Gumtree Wholesale Insurance Brokers, Inc., McConnaughey seconded, passed unanimously.

The motion authorized the chair to sign the agreement.

8) OTHER

Steve Dechant brought a newspaper article to the Boards attention. The article was in the Salina Journal and spoke about how the City and the Land Bank of Kansas City MO is selling homes for \$1. The plan is to take uninhabitable homes and sell them for \$1 with the stipulation the purchaser has one year to make it habitable. The buyer can then be reimbursed up to \$8500 in tax rebates. Gilliland stated that the city would have to own the home for this to work. Garber asked what the current cost to demo a house versus a reimbursement. Denker said that Trent Maxwell is currently working on his demolition list and that so far the average cost is approximately \$3500. Edwards said it depends on the size of the house and the conditions such as lead paint and asbestos. Denker also pointed out that Missouri and Kansas have different laws regarding how Land banks can acquire property.

Garber also brought in an article about using GPS to find vacant lots. Denker said she would bring a copy to the next meeting.

Gilliland asked for an update on the Rental Registration and Inspection Program. Denker stated that currently there are over 5,200 units registered and approximately 800 units that the City has not heard from. Late fee notices were sent on April 4th to those property owners. Denker also updated the Board about current state legislation that would impact the Rental Registration and Inspection Program. House bill 2665 is now in a conference committee between the House and Senate.

9) ADJOURN

The meeting was adjourned at 3:45 p.m. The next meeting will be Tuesday, May 3, 2016 at 3:00 p.m.

Respectfully Submitted,
Stephanie Stewart, Planning Technician

Approved this _____ day of _____

Attest: _____