

**Tuesday, June 1, 2021 - 3:00 p.m.
Executive Conference Room, 125 E. Avenue B, Hutchinson, Kansas**

1. CALL MEETING TO ORDER

_____ Oscar Garcia
_____ Todd Brown (T)

_____ Dan Garber (VC)
_____ Josie Thompson (C)

_____ Vacant

2. APPROVAL OF MINUTES

a. May 4, 2021

3. ANNOUNCEMENTS

4. FINANCIAL REPORT – Treasurer

5. PROPERTY REPORT – Staff

6. NEW BUSINESS

a. Listing Land Bank Property on MLS

7. OTHER

a. The next Land Bank Board of Trustees meeting is scheduled for Tuesday, July 6, 2021

b. Adjourn



Minutes

Tuesday, May 4, 2021 - 3 PM
City Hall, 125 E Avenue B

Land Bank Board of Trustees

City of Hutchinson, Kansas

1) CALL TO ORDER, ROLL CALL

The meeting was called to order with the following members present: Dan Garber (5/5), Josie Thompson (5/5), and Todd Brown (5/5). Oscar Garcia (1/2) was absent. Planning Staff in attendance were Ryan Hvitløk, Director of Planning and Development; and Charlene Mosier, Planning Technician. Jason Patterson was in attendance to represent the applicant for 21-LBP-01.

2) APPROVAL OF MINUTES

The minutes from April 6, 2021 were approved on a motion by Garber, seconded by Brown, passed unanimously.

3) ANNOUNCEMENTS

- a. None.

4) FINANCIAL REPORT

The financial report was given by Brown. The current balance is \$15,417.75. Expenses included a mowing charge. Motion by Garber to approve the financial report, passed unanimously.

Hvitløk said the Director and Officer's Insurance for this year will have a decrease in premium and will cost approximately \$1,100. This will be reviewed at the next meeting.

5) PROPERTY REPORT

- a. Hvitløk gave an update on the Harvey Street property and said Ms. Moreno will be closing on the property soon.
- b. Staff has not yet made contact with Mr. Tennant about his possible interest in utilizing the property at 212 N. Plum for parking for his adjacent rental property.

6) NEW BUSINESS

- a. 21-LBP-01 Application to Purchase Property at 0000 East Osborne Street

Hvitløk reviewed the request. The Hutchinson Land Bank acquired the lot located in the 100 block of East Osborne Street at the 2018 Reno County Tax sale for \$150. The Land Bank has spent \$2,046 which included \$1,870 to remove a tree. The current

appraised value for the property is \$880. The property is zoned R-6 (Residential Infill District) and is 60 feet wide and 150 feet deep, totaling 9,000 square feet.

The applicant, Dianna Albee, would like to purchase the lot and combine with the adjacent vacant lot to the west that she already owns, to create a community garden and passive recreation area for the neighborhood. She has submitted a site plan. Ms. Albee grew up in the neighborhood and her grandmother owned the property across East Osborne to the south. She has offered \$440 for the lots.

A community garden/passive recreation use is permitted in the R-6 District. The project will convert a vacant property in the neighborhood and convert it into a space that is open for neighborhood use. The proposal would meet the Land Bank's goals of strengthening and improving Hutchinson neighborhoods and returning a vacant lot back into productive use.

Staff recommends approval of application 21-LBP-01 to purchase the lots located at 0000 East Osborne Street for \$440.

Mr. Patterson was present to represent his wife and said this neighborhood is very important to her and creating a community garden and space for anyone to enjoy is her way of honoring her grandmother. He will need to install waterlines and faucets, get soil samples and till up the weeds to allow for garden areas. The plan would be to add benches, a grill, possibly a gazebo, and a yard shed to store the garden tools. He would rent the garden areas for a nominal fee to cover the water bill, as this will be city water, not well water. There will not be any sewer or electricity on the parcel.

The Land Bank members thought this would be an excellent use for the property. Their main concern is that the property is maintained.

Motion by Garber, seconded by Brown to approve application 21-LBP-01, offer to purchase the lot located at 00000 East Osborne Street and authorize the chair to sign documentation for the sale of the property, passed unanimously.

The Land Bank members wished the applicant success in this project. The City will maintain the property until the closing paperwork is completed.

7) OTHER

- a. The next Land Bank Board of Trustees meeting is scheduled for Tuesday, June 1, 2021.
- b. Brown said the tax sale will be filed May 24th. He may solicit the help of Sue Poltera in reviewing properties the Land Bank may wish to purchase at the Reno County Tax Sale in October.
- c. The meeting was adjourned at 3:40 p.m.

Respectfully Submitted,

Charlene Mosier, Planning Technician

Approved this _____ day of _____

Attest: _____

DRAFT

2021 Land Bank Financial Ledger

#186061502 Land Bank

Date	Item	Income	Expenses	Status
1/1/2021	Starting Balance	\$5,569.27		
1/19/2021	2021 Land Bank Allocation (City)	\$10,000.00		
1/29/2021	Annual Report Publication Fee - Hutchinson News		\$247.52	Paid
1/29/2021	Refund from Reno Co. for Taxes	\$368.00		
4/21/2021	Matt Sisk - Mowing Charge		\$272.00	Paid
5/4/2021	Matt Sisk - Mowing Charge		\$272.00	Paid
5/19/2021	Matt Sisk - Mowing Charge		\$272.00	Paid
5/20/2021	Nancy Moreno - Payment for Harvey Street Property	\$500.00		
5/27/2021	Fee Insurance - Directors and Officers Insurance		\$910.00	Paid
		\$16,437.27	-\$1,973.52	\$14,463.75

Land Bank Inventory of Property

<u>Address</u>	<u>Parcel ID</u>	<u>Valuation</u>	<u>Class</u>	<u>Zoning</u>	<u>Lot Size</u>
<i>Available for Purchase</i>					
00000 N Walnut St	0781211204014015000	\$ 800.00	Vacant	R-6	49' W x 165' D
316 E Avenue E	0781261304016013000	\$ 800.00	Vacant	R-6	33' W x 165' D
712 S Maple St	0781262401003005000	\$ 1,760.00	Vacant	R-6	118' W x 149' D
00000 (915) E Avenue A	0781341801020003000	\$ 800.00	Vacant	R-6	90' W x 185' D
00000 (539) E Avenue A	0781341802028005000	\$ 1,300.00	Vacant	R-6	50' W x 200' D
00000 E 7th Ave	0781211204022011000	\$ 560.00	Vacant	R-6	52' W x 107' D
824 East 7th Avenue	0781330703017022000	\$ 640.00	Vacant	R-6	48' W x 140' D
00000 (541) E Avenue A	0781341802028004000	\$ 730.00	Vacant	R-6	36' W x 200' D
<i>Newly Acquired</i>					
<i>Application to Acquire Pending</i>					
214 West 6th Avenue	0781211203023018000	\$ 520.00	Vacant	R-6	30' W x 165' D
216 West 6th Avenue	0781211203023017000	\$ 830.00	Vacant	R-6	50' W x 165' D
218 West 6th Avenue	0781211203023016000	\$ 840.00	Vacant	R-6	50' W x 165' D