

Minutes

Land Bank Board of Trustees

Tuesday, April 7, 2020 - 3 PM

City of Hutchinson, Kansas

City Hall, 125 E Avenue B - VIA CONFERENCE CALL

1) CALL TO ORDER, ROLL CALL

The meeting was called to order at 3:00 p.m. with the following members present: Josie Thompson (3/3), Todd Brown (3/3) and Sue Poltera (2/3). Dan Garber (2/3), was absent. Planning Staff in attendance were Ryan Hvitløk, Director of Planning and Development; Jim Seitnater, Housing and Downtown Development; and Charlene Mosier, Planning Technician.

2) APPROVAL OF MINUTES

The minutes from March 3, 2020 were approved on a motion by Poltera, seconded by Brown, passed unanimously.

3) ANNOUNCEMENTS

- a. Seitnater said the Chamber of Commerce has spoken with someone wanting to start a hydroponic business and possibly obtain a Land Bank property for this purpose. Hydroponics is a way of growing plants in greenhouses. There are a couple of properties we have that may work for this. The use would be considered a commercial or agricultural use. The Land Bank Members were open to the idea of allowing this type of use on a Land Bank property. They would also like additional information on the potential business.

4) FINANCIAL REPORT

The financial report was given by Brown. The current balance is \$11,113.27. Motion by Poltera, seconded by Thompson to approve the financial report, passed unanimously.

Brown said he has checked on waiving the cost for the Land Bank to file deeds and he will have more information at a future date.

5) PROPERTY REPORT

- a. Bid Opening for 2020 Mowing Season

Hvitløk said there are three bids:

Warnken Enterprises	\$390
New Beginnings	\$500
Sisk Lawn Care	\$331

All bidders are current on their taxes.

Warnken has mowed Land Bank lots in the past and does mowing for the Inspection Department. Poltera said she would be willing to let Sisk try because he is the lowest bid.

Thompson recommended going with Sisk, seconded by Brown, passed unanimously.

6) OLD BUSINESS

- a. Application for Right of First Refusal – 19-LBP-05 – 214, 216, 218 West 6th Avenue

Seitnater said City Attorney, Paul Brown, has reviewed the document. Thompson said the contract should have wording that allows the original applicant to walk away from the property if they do not develop it; however, they would not be refunded their payment.

Seitnater said Daniel Smith is no longer interested in purchasing the lots at 539 and 541 East Avenue A.

Thompson will send a draft of amended wording to the Land Bank members tomorrow.

Sue moved that we accept the Application for Right of Refusal letter with proposed amended changes, second by Brown, passed unanimously.

7) NEW BUSINESS

- a. Offer to buy – 20-LBP-02 – 712 South Maple or 824 East 7th Avenue (2nd choice)

Seitnater explained the Hutchinson Land Bank acquired the lot located at 712 South Maple at the 2017 Reno County Tax Sale. The cost was \$1,109 and this lot is the largest Land Bank property. The Land Bank has invested \$980 in mowing costs since 2018. This property is 118 feet wide and 149 feet deep. The zoning is R-6.

The second choice property at 824 East 7th Ave was recently acquired at the 2019 Reno County Tax Sale and there have been no mowing charges to date. This lot is 48 feet wide and 140 feet deep. The zoning is R-6.

Nancy Moreno submitted an application to purchase the lot located at 712 South Maple to build a single-family house. She has offered a price of \$1,760. She has also offered \$640 for the lot at 824 East 7th Ave as a second choice.

A single-family house is suitable for the R-6 Residential Infill District. The location on Maple Street is highly visible on a street used to access Carey Park to the south and is adjacent to the Interfaith Housing Southern Pines development. The proposal

would meet the Land Bank's goals of strengthening and improving Hutchinson neighborhoods and returning a vacant lot back into productive use. The applicant's offer of \$1,760 conforms with the Board's purchasing policy.

Staff recommends approval of application 20-LBP-02 to purchase the lot located at 712 S Maple for \$1,760 contingent on approved building plans and design review compatible to the Southern Pines development, or accept offer of \$640 for the lot at 824 East 7th as an alternate choice contingent on approved building plans and design compatible to the existing neighborhood.

The Land Bank members would like some type of documentation showing what she would like to do and a timeline for completion prior to signing paperwork for sale of the lot. They would be in favor of her developing either lot.

b. Approval of Marketing and Director's Insurance Policy Renewal

This is liability insurance for the Land Bank. Motion by Thompson, seconded by Brown to renew the policy, passed unanimously.

8) OTHER

- a. The next Land Bank Board of Trustees meeting is yet to be determined.
- b. The meeting was adjourned at 3:40 p.m.

Respectfully Submitted,

Charlene Mosier, Planning Technician

Approved this 9th day of June, 2020

Attest:  _____

Ryan Hvitlök, AICP, CFM - Director of Planning & Development