

Minutes

Tuesday, June 9, 2020 - 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 at 3:00 p.m. with the following members present: Dan Garber (3/4), Josie Thompson (4/4), Todd Brown (4/4) and Sue Poltera (3/4). Planning Staff in attendance were Jim Seitnater, Housing and Downtown Development and Charlene Mosier, Planning Technician.

2) APPROVAL OF MINUTES

The minutes from April 7, 2020 (via conference call) were approved on a motion by Brown, seconded by Poltera, passed unanimously.

3) ANNOUNCEMENTS

- a. None

4) FINANCIAL REPORT

The financial report was given by Brown. The current balance is \$9,210.27. Motion by Poltera, seconded by Garber to approve the financial report, passed unanimously.

5) PROPERTY REPORT

Seitnater gave the Property Report. He said there has been a lot of interest in the Land Bank properties. A neighbor of 316 E Ave E is interested in the property as a side lot. There is a small strip of land in between the two properties that needs to be checked out to see if the owner of the strip would like to sell it. Staff will check if taxes are current on the strip of land. The Land Bank would work with the owner to acquire the land to merge with 316 E Ave E.

Nancy Morino is interested in two lots and would like to construct several economy homes for rentals.

Daniel Soto is interested in the Osborn lot to construct a house.

Garber suggested the house plans drawn by KU architectural students a few years ago could be used as plans for homes on these lots.

There is a vacant parcel on East 5th Ave that the owner may want to donate to the Land Bank. Staff will need to look at this property.

6) OLD BUSINESS

- a. Update – None

7) NEW BUSINESS

a. **Application for Purchase – 20-LBP-04 – Lot at 539 East Avenue A**

Seitnater reviewed the staff report for the proposed purchase of the lot. The Land Bank acquired the lot at the 2018 Reno County Tax sale and has invested \$300 on mowing. The zoning is R-6 Infill Residential District and the lot is 50 feet wide and 125 in depth. The next-door neighbor, David C. Nafzinger, is interested in purchasing the lot for \$600 as a side lot to his property. This dollar amount is below the Board's purchasing policy, which starts at 50% of the market value as determined by the Reno County Appraiser. This property is valued at \$1,300.

Staff is recommending denial of the application as it is below the market value and combined with the lot at 541 East Avenue A, a higher use of the property could be achieved for an in-fill build.

The consensus of the Land Bank was in agreement with the recommendation of staff. The Land Bank would prefer to sell the two vacant lots together for the possibility of building a new house.

Garber made a motion to deny the application as it is below the asking rate and the lot would be better served if combined with the adjacent lot for a new home rather than used as a side lot. The motion was seconded by Poltera and passed unanimously.

b. **Authorize Josie Thompson to sign First Right of Refusal agreement with New Beginnings**

A motion by Brown, seconded by Poltera to authorize Josie Thompson to sign the First Right of Refusal for New Beginnings to purchase 214, 216, and 218 West 6th Ave, passed unanimously.


8) OTHER

- a. The next Land Bank Board of Trustees meeting is scheduled for Tuesday, July 7, 2020.
- b. The meeting was adjourned at 3:35 p.m.

Respectfully Submitted,

Charlene Mosier, Planning Technician

Approved this 7th day of July, 2020

Attest:  _____

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