

Minutes

Land Bank Board of Trustees

Tuesday, September 3, 2019 - 3 PM
City Hall, 125 E Avenue B

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: Todd Brown (6/8), Dan Garber (6/8), Josie Thompson (7/8), James Gilliland (6/8), and Sue Poltera (6/8). Planning Staff in attendance were Aaron Barlow, Associate Planner; and Charlene Mosier, Planning Technician. Jackson Swearer also attended the meeting.

2) APPROVAL OF MINUTES

The minutes from August 6, 2019 were approved on a motion by Thompson, seconded by Garber, passed unanimously.

3) ANNOUNCEMENTS

Barlow talked to Melissa King regarding the tree removal on a Land Bank property. Westar, now Evergy, will remove branches from the electrical wires and then she will remove the tree.

4) FINANCIAL REPORT

The financial report was given by Gilliland. The current balance is \$14,399.23. Barlow said there was one more mowing bill after the packet was sent out. Motion by Garber, seconded by Thompson to approve the financial report, passed unanimously.

5) PROPERTY REPORT

Barlow said the property report reflects the financial report.

6) OLD BUSINESS

None.

7) NEW BUSINESS

a. 19-LB-02 Application to Purchase 00000 (304-318) East Avenue C

Barlow said the applicant, Jay Jones, lives in Oregon. Barlow said he explained the floodplain requirements if a modular home is moved onto this property and Mr.

Jones indicated he was willing to do that. The offer for the property is \$1,400 which is a little over half the value. The floodplain designation could cause the value of this property to go down so this may be a fair offer. The Land Bank paid a total of \$1,262 for the lots and has invested \$1,888 in maintenance. Barlow said the Land Bank purchased one of the lots in 2014 and the other four in 2015. We have had this property for a long period of time and maintenance costs will continue. He recommends selling it and getting the property back onto the tax roll.

Thompson suggested we have something in writing that states if the property would go into default, it would revert back to the Land Bank. Barlow will discuss this with the City Attorney and Director of Planning and Development.

A motion by Thompson, seconded by Gilliland to develop language that would allow Land Bank property to revert back to the Land Bank if the buyer defaults on the taxes, passed unanimously.

A motion by Garber, seconded by Brown to approve the Application to Purchase 19-LBP-02 for 00000 (304-318) East Avenue C, for \$1,400 with the new provision that the property revert to the Land Bank if the buyer defaults on taxes, passed unanimously.

b. 2019 – 2020 Strategic Plan – Interim Use of Held Properties

Barlow did some research on what other communities have done with vacant properties in a land bank until they are sold. Many of them were used for gardens or a park. The goal is to have the lots be productive until they sell. An agriculture use would be a lower tax rate than a residential use. One option may be to look into available grants for pop-up parks, or urban farming for people willing to utilize lots until they are sold. This would help the community and eliminate mowing costs for the Land Bank. Barlow said urban farms would be more lucrative than community gardens. Truck farms would be an option with a farmer's market outlet. This would be considered an ag use and exempt from zoning. The food cannot be sold on location as that would be a commercial use. A Pop-up park would allow food trucks to use lots and have a demonstration park for a few days to see if it would be successful. An urban park is considered a permanent park.

Another idea is utilizing the lots by constructing tiny homes. Eddie Spellman may be interested in doing a demo home to promote economy homes for small lots with permanent foundations. Aaron said an RFP would need to be done for all contractors to have the opportunity. A pop-up mobile mini golf project was another idea.

Barlow said he can add the option of demonstration homes on vacant lots as a possibility for the strategic plan.

Poltera has the list for the 2019 Reno County tax sale on October 23, 2019. She will get addresses for the lots. There are not as many properties this year and not as many vacant lots.

8) OTHER

- a. The next Land Bank Board of Trustees meeting will be Tuesday, October 1, 2019.
- b. The meeting was adjourned at 4:40 p.m.

Respectfully Submitted,

Charlene Mosier, Planning Technician

Approved this 1st day of October, 2019

Attest:  _____