

Minutes

Land Bank Board of Trustees

Thursday, October 15, 2020 - 3 PM
City Hall, 125 E Avenue B

City of Hutchinson, Kansas

1) CALL TO ORDER, ROLL CALL

The meeting was called to order via conference call at 3:00 p.m. with the following members present: Dan Garber (4/5), Josie Thompson (5/5), and Todd Brown (5/5). 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 June 9, 2020 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 \$7,075.27. Motion by Garber, seconded by Thompson to approve the financial report, passed unanimously.

Seitnater said we have been happy with our mowing contractor and the contract could be approved for next year without having to rebid.

Brown asked if the Director's and Officer's insurance is a requirement. Staff said they would visit with the City Attorney to see if it is required.

5) PROPERTY REPORT

- a. Application to Purchase 00000 East Harvey Street (20-LBP-07)

Seitnater gave the Property Report. He said Nancy Morino is interested in purchasing the lot on East Harvey Street instead of the property located at 824 East 7th Ave. She does still have interest in 712 S Maple for a tiny homes project but is waiting until the pandemic settles down.

The Hutchinson Land Bank acquired the lot located at 00000 East Harvey Street at the 2018 Reno County tax Sale for \$50. In addition to the cost of acquiring the property, the Land Bank has invested \$800 towards mowing in 2018 and 2019. The property is zoned R-6 Infill Residential District and is 60 feet wide and 149 feet deep.

Nancy Moreno submitted an application on October 14, 2020 and intends to build a single-family house. She is offering \$500.

The Land Bank members discussed the proposal and would like to see a drawing of what the proposed home will look like, as it would be located adjacent to the northern boundary of Carey Park. The members also would like a timeframe of when the project would begin. It was suggested that the applicant could be responsible for mowing the property until construction is completed. The City Attorney could draft a document to this effect.

Motion to Garber, seconded by Thompson to recommend approval of application 20-LBP-07, offer from Nancy Moreno of \$500 to purchase the lot located at 00000 East Harvey Street and authorize the chair to sign documentation for the sale of the property, subject to approval of building plans and a mowing timeline until closing on the property. Motion passed unanimously.

6) NEW BUSINESS

a. Application for Donation of 716 West 5th Ave

The property at 716 West 5th Ave is zoned C-4 Special Commercial District and is approximately 96.5 feet wide and 322 to 890 feet deep backing up to Cow Creek, an area of approximately 50,000 square feet. Interest for this donation was brought to the attention of heirs of the original owners by Frank Callahan, who owns the adjacent property to the west. In 2020, the City of Hutchinson demolished the existing structure after code violations and property maintenance issues. The heirs signed over the house to the City this spring for demolition but still own the property. Taxes of \$1,500 are delinquent since 2015 and there is now a \$3,200 demolition charged to the property. The cost to mow by the City is estimated at approximately \$60 to \$75 per mow.

If owned by the Land Bank and tax free, there is interest by neighbor Frank Callahan to purchase from the Land Bank for potential commercial venture. Seitnater spoke with Frank Callahan about his proposed use of this property, however, a site plan has not been submitted.

Reno County Attorney, Joe O'Sullivan may have removed this property from the tax sale list as there are possible liens on the property.

Brown said he has concerned with the Land Bank involvement on a property with title concerns. The property may be better served as inventory for the 2020 Tax Sale.

It was the consensus of the Land Bank members to not accept this property.

b. Discuss 2020 Tax Sale

The Land Bank members reviewed the 2020 Reno County Tax Sale list and did not see anything they were overly interested in bidding on.

- c. The group would like to look at the possibility of amending the Bylaws. Seitnater will report on any potential changes at the November 3 meeting.
- d. There are currently openings on the Land Bank that need to be filled. Jack Martin and John Swearer will be contacted to see if they are interested in serving.
- e. Seitnater said he toured the Southern Pines development completed by Interfaith Housing Services and the units are very nice.

7) OTHER

- a. The next Land Bank Board of Trustees meeting is scheduled for Tuesday, November 3, 2020.
- b. The meeting was adjourned at 4:00 p.m.

Respectfully Submitted,

Charlene Mosier, Planning Technician

Approved this 3rd day of November, 2020

Attest:  _____

Ryan Hvitlok, AICP
Director of Planning & Development