

Minutes

Land Bank Board of Trustees

Tuesday, January 14, 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 at 3:00 p.m. with the following members present: Dan Garber (1/1), Josie Thompson (1/1), James Gilliland (1/1), Todd Brown (1/1) and Sue Poltera (1/1). Planning Staff in attendance were Ryan Hvitløk, Director of Planning and Development; Aaron Barlow, Associate Planner; and Charlene Mosier, Planning Technician.

2) ELECTION OF OFFICERS

- a. **Chairperson** – Josie Thompson
- b. **Vice Chairperson** - Dan Garber
- c. **Treasurer** – Todd Brown

Gilliland nominated Brown as Treasurer, Garber as Vice Chairperson, and Thompson as Chairperson. The nominations were seconded by Garber. The nominees agreed to accept the positions and were approved unanimously.

3) APPROVAL OF MINUTES

The minutes from December 3, 2019 were approved as corrected on a motion by Garber, seconded by Poltera, passed unanimously.

4) ANNOUNCEMENTS

- a. Barlow said he spoke to Carissa Swenson and she agreed to pay \$1700 for the lot on East Harvey Street. He has not spoken with her since Christmas week.
- b. Poltera reported the City Council accepted the annual report of the Land Bank.

5) FINANCIAL REPORT

The financial report was given by Gilliland. The current balance is \$11,293.35. Motion by Garber, seconded by Poltera to approve the financial report, passed unanimously.

6) PROPERTY REPORT

Barlow gave the Property Report. The West 6th Ave lots will be combined. The lots are tax exempt. The Ave A lots will remain two lots for now. A Quit Claim deed for the Ave A property will be prepared. The tree on the Avenue A property has not been

removed. Barlow will check on this. Staff will work on a new mowing contract for the coming season.

7) OLD BUSINESS

- a. Update – None

8) NEW BUSINESS

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

Barlow explained these lots were purchased at the tax sale. They total 130 feet wide and 165 feet deep. New Beginnings intends to develop an apartment complex similar to Santa Fe Place on West 5th Ave when all needed properties on the north side of the 200 block of West 6th are available. Dan Rich, representing New Beginnings, said the needed lots have not been acquired at this point. There are four other properties that need to be acquired with four separate owners to make the project feasible. New Beginnings has completed an application for Right of First Refusal for the three lots on West 6th Ave. This application would allow the option for other development proposals, however, New Beginnings will have the opportunity to submit a proposal of their own before any other applications are considered. New Beginnings will agree to maintain the lots. New Beginnings may need a couple of years for this project on West 6th Ave to move forward. New Beginnings would have Right of First Refusal within 30 days if another party makes an offer on the property and 60 days to close after an offer.

Other pending projects New Beginnings has been working on is converting Meadowlark Commons to a rehab and detox center. The project for economy homes on West 8th Ave is under way and an architect is working on design sketches.

A motion by Garber, seconded by Brown to move forward with the Right of First Refusal and prepare paperwork as presented, passed unanimously.

9) OTHER

- a. A certificate was presented to Jim Gilliland for his six years of service on the Land Bank, as this was the last meeting of his term.
- b. The next Land Bank Board of Trustees meeting is scheduled for Tuesday, February 4, 2020.
- c. The meeting was adjourned at 3:35 p.m.

Respectfully Submitted,

Charlene Mosier, Planning Technician

Approved this 4th day of February, 2020

Attest:  _____

Ryan Hvitlök, AICP
Director of Planning & Development