

Minutes

Tuesday, May 14, 2019 - 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 3:30 p.m. with the following members present: James Gilliland (5/5), Sue Poltera (4/5) and Todd Brown (3/5). Dan Garber (3/5) and Josie Thompson (4/5) were absent. Planning Staff in attendance were: Ryan Hvitlok, Director of Planning and Development; Aaron Barlow, Associate Planner; and Charlene Mosier, Planning Technician.

2) ANNOUNCEMENTS

Barlow introduced Ryan Hvitlok, Director of Planning and Development, who began work at the City May 13.

Barlow has been working with the new mowing contractor to clarify what needs to be mowed and removed on Land Bank properties.

3) NEW BUSINESS

a. 19-LBP-01 Application to Purchase 00000 (539) East Avenue A

Barlow explained the Hutchinson Land Bank acquired the lot located at 539 East Avenue A during the 2018 Reno County Tax Sale. The Board purchased the lot for \$600. In addition to the cost of acquiring the property, the Land Bank has invested \$60 in maintenance of the lot. The current appraised value is \$1300 with the asking price of \$650 (half the appraised value). The property is zoned residential (R-6) and located within the Houston Whiteside Historic District. The lot dimensions are 50 feet wide and 125 feet deep.

An application to purchase 539 East Avenue A was submitted by David Nafzinger. His intent is to expand his existing yard, as he resides next door at 535 East Avenue A. His first offer was \$350 and after Josie Thompson contacted him, he offered \$400. A side yard expansion is suitable in this zoning district; however, the \$400 offer does not conform with the Board purchasing policy of 50% of the market value or 10% less than the asking price.

Poltera said this lot is in a good location and could be developed with a home. Brown said it has also been for sale by the Land Bank for less than one year and would need a quit claim without a title exception.

The house adjacent to the east of 539 East Avenue A suffered major fire damage last week and it is not known at this point what will happen with that house.

A motion was made by Gilliland, seconded by Brown to deny application 19-LBP-01 for \$400 because the applicant's offer does not conform with the Board's Purchasing Policy. The motion passed unanimously.

4) OTHER

- a. Barlow is working on contacting the owner of a vacant property on East Avenue A where the house was demolished earlier this year to see if there is interest in allowing the Land Bank to acquire it.
- b. The next Land Bank Board of Trustees meeting is scheduled for Tuesday, June 4, 2019.

5) ADJOURN

- a. The meeting was adjourned at 3:40 p.m.

Respectfully Submitted,

Charlene Mosier, Planning Technician

Approved this 2nd day of July, 2019

Attest:  _____