

Land Bank

October 01, 2019

City Commission Room, 701 N. Jefferson, Junction City KS 66441

**Pat Landes
Jeff Underhill
Phyllis Fitzgerald
Tim Brown
Nicholas Allbritton**

1. 6:45 P.M. - CALL TO ORDER:

2. NEW BUSINESS:

[a.](#) Consideration of Land Bank Minutes for September 17, 2019. (p.2)

[b.](#) Consideration of Land Bank Lot Rebate upon Construction and Occupancy. (p.4)

3. ADJOURNMENT:

Item Attachment Documents:

- a. Consideration of Land Bank Minutes for September 17, 2019.

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

September 17, 2019

6:45 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, September 17, 2019 with Chairman Pat Landes presiding.

The following members of the Land Bank were present: Pat Landes, Jeff Underhill, Phyllis Fitzgerald, Tim Brown and Nicholas Allbritton. Staff present was: Allen Dinkel, Tammy Melton, Britain Stites and Lindsay Miller.

NEW BUSINESS

Land Bank Minutes for August 6, 2019 Meeting was presented for consideration. Trustee Underhill moved to approve Land Bank Minutes for August 6, 2019 Meeting, seconded by Trustee Brown. Ayes: Landes, Underhill, Fitzgerald, Brown, and Allbritton. Nays: None. Motion Carried.

The offer from Jeremy Sutton and Rona Franquiz to purchase the Lot 1, Block 1, of Turkey Ridge Addition in the amount of \$5,000 was presented. City Manager Dinkel gave details and answered questions. Trustee Underhill moved to approve the offer from Jeremy Sutton and Rona Franquiz to purchase the Lot 1, Block 1, of Turkey Ridge Addition in the amount of \$5,000, seconded by Trustee Allbritton. Ayes: Landes, Underhill, Fitzgerald, Brown, and Allbritton. Nays: None. Motion Carried.

There was discussion on the issue of Land Bank Lots not served by Electric Power and Selling of lots that are not served by Power. City Manager Dinkel and Lance Custer gave details and answered questions.

ADJOURNMENT

Trustee Underhill moved, seconded by Trustee Allbritton to adjourn at 6:57 p.m. Ayes: Landes, Underhill, Fitzgerald, Brown, and Allbritton. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 1ST DAY OF OCTOBER AS THE OFFICIAL COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES FOR SEPTEMBER 17TH, 2019.

Tammy Melton, Secretary

Pat Landes, Chairman

Item Attachment Documents:

- b. Consideration of a Land Bank Lot Rebate upon Construction and Occupancy.

City of Junction City

Land Bank

Agenda Memo

09/25//2019

From: Allen J. Dinkel, City Manager

To: Land Bank Board

Subject: Rebate on Land Bank Lots upon Construction and Occupancy of a House on the Lot

Explanation of Issue: At the last City Commission the idea of giving a rebate on Land Bank Lots after a home is built was mentioned. Earlier the Land Bank approved selling a Land Bank lots to employees of USD 475 in the amount of \$1,000. There was some exception to which lots were included in that offer. To date all district employees who purchased a lot for \$1,000 either purchased additional lots at the price of \$5,000 per lot or already owned an adjacent lot.

If a rebate is considered, here are some suggestions.

Land Bank lots are sold at \$5,000 per lot. If a buyer purchases more than one lot the rebate will only apply to one lot.

If a home is built and a Certificate of Occupancy is issued within one year of the closing of the sale of the lot, a rebate of \$4,000 will be given by the Land Bank to the owner of the lot.

There has been some suggestion to drop this amount to a rebate of \$3,000 is not built within the first year, but within two years following the closing of the sale. If the purpose of this rebate is to encourage building on the lots I would see why we would not do this, but I realize that there can some be some delays in the construction.

I would not recommend a rebate be given after two years since the purpose of the rebate is to encourage residential units being built on the lots.

The rebate would only be applicable to lots being sold for \$5,000.

Staff Recommendation: The sale of Land Bank lots has been and will continue to be a challenge. I always say that our Land Bank is quite unique as most Land Banks began with tearing down vacant buildings and then being repurposed for sale. Some cities have a subdivision of maybe 50 lots or so of a "failed" subdivision. This is another way to encourage not only the sale of the lots but for housing to be built. As we have learned in the past five years there is no magic potion to market the lots.

Attachments: None