

Land Bank

July 16, 2019

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

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

1. 6:30 P.M. - CALL TO ORDER:

2. NEW BUSINESS:

- [a.](#) Consideration of Land Bank Minutes for June 4, 2019. (p.2)
- [b.](#) Discuss Program to Sell Land Bank Lots to Teachers of USD 475 for a Reduced Price. (p.4)
- [c.](#) Consideration to donate three Olivia Farms Lots to Sage Homes for Public Purposes. (p.6)

3. ADJOURNMENT:

Item Attachment Documents:

- a. Consideration of Land Bank Minutes for June 4, 2019.

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

June 4, 2019

6:45 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, June 4, 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 May 7, 2019 Meeting was presented for consideration. Trustee Fitzgerald moved to approve Land Bank Minutes for May 7, 2019 Meeting, seconded by Trustee Allbritton. Ayes: Landes, Underhill, Fitzgerald, Brown, and Allbritton. Nays: None. Motion Carried.

The offer from the Kansas Department of Transportation for Right-of-Way Acquisition of US-77 was presented. City Manager Dinkel gave details and answered questions. Trustee Brown moved to approve the offer from the Kansas Department of Transportation for Right-of-Way Acquisition of US-77 as well as permission for the Chairman to sign appropriate documents with the Kansas Department of Transportation, seconded by Trustee Fitzgerald. Ayes: Landes, Underhill, Fitzgerald, Brown, and Allbritton. Nays: None. Motion Carried.

ADJOURNMENT

Trustee Fitzgerald moved, seconded by Trustee Brown to adjourn at 6:50 p.m. Ayes: Landes, Underhill, Fitzgerald, Brown, and Allbritton. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 16TH DAY OF JULY AS THE OFFICIAL COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES FOR JUNE 4TH, 2019.

Tammy Melton, Secretary

Pat Landes, Chairman

Item Attachment Documents:

- b. Discuss Program to Sell Land Bank Lots to Teachers of USD 475 for a Reduced Price.

City of Junction City

Land Bank

Agenda Memo

07/10/2019

From: Allen J. Dinkel, City Manager
To: Land Bank Board
Subject: Discuss Program to Sell Land Bank Lots to Teachers
of USD 475 for a Reduced Price

Explanation of Issue: A year ago the idea of giving lots to teachers of USD 475 was mentioned. The purpose was to encourage teachers to build in the City of Junction City and to utilize some of the Land Bank lots and create building momentum. This was at the time Land Bank lots were being discussed and there was much public opinion. In my mind the fears that were discussed have not materialized.

Chairman Landes and I have discussed this program and he would like to discuss it again. We both feel that the lots should be sold at a cost of \$1,000 plus the buyer pay all closing costs including title insurance. These lots would still be marketed through our realtor. One option is that is that the price is for only one lot and if the buyer would like a second or more lots they would \$5,000 for the additional lot(s). I would suggest that the City would only offer lots that have the utilities in place and are not at a higher costs as those in Mann's Ranch #2 where the Land Bank has recently installed electric service.

Staff Recommendation: Certainly this is a potential program to reach out to a group of teachers and encourage residency in Junction City. The City would not incur any additional expense.

Attachments: None

Item Attachment Documents:

- c. Consideration to donate three Olivia Farms Lots to Sage Homes for Public Purposes.

City of Junction City

Land Bank

Agenda Memo

07/10/2019

From: Allen J. Dinkel, City Manager
To: Land Bank Board
Subject: Consider Donation of Three Olivia Farm Lots to Sage Homes for Public Purposes

Explanation of Issue: Recently Sage Homes purchase four Land Bank lots in Olivia Farms and have an option for more lots. They are also in the process of purchasing privately owned residential lots as well as the pond and swimming pool from the present owner. They have requested the City to donate the three lots to the north of the pool to them for public purposes. These three lots are all double fronted with Fort Avenue on the west side and Lucy Court on the east. The north lot also has Buddy Drive. Due to this the building of houses on these lots is not desirable. Sage Homes is willing to maintain these lots and more recreational area would be made available.

Staff Recommendation: I feel this is a great idea and will encourage the developer to do more in this area and ultimately more homes could be built in the sub-division. As this time I would suggest to make the offer to donate these lots contingent upon the purchase by Sage Homes of the adjacent property that is presently owned by Fort Development. Also we would want to specify that no residential structures could be built on these lots.

Attachments: Map of Area

