

October 5, 2021

**Land Bank
City Commission Room, 701 N. Jefferson, Junction City KS 66441**

**Jeff Underhill
Nate Butler
Tim Brown
Pat Landes
Ronna Larson**

- 1. 6:40 P.M. - CALL TO ORDER:**
- 2. NEW BUSINESS:**
 - a. Consideration of Land Bank Minutes for the September 21, 2021 Meeting. (p.2)
 - b. Discuss the Sale of Land Bank Properties. (p.4)
- 3. ADJOURNMENT:**

JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES

September 21, 2021

6:40 p.m.

CALL TO ORDER

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, September 21, 2021 with Chairman Jeff Underhill presiding.

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

NEW BUSINESS

Land Bank Minutes for September 21, 2021 Meeting was presented for consideration. Trustee Brown moved to approve Land Bank Minutes for September 21, 2021 Meeting, seconded by Trustee Larson. Ayes: Underhill, Brown, Landes and Larson. Nays: None. Motion Carried.

The offer from Eduard and Cythina Meyer to purchase Lots 7 & 8, Block 2 of Mann's Ranch Addition #2 in the amount of \$2,000 was presented. City Manager Dinkel gave details and answered questions. Trustee Brown moved to deny the offer from Eduard and Cythina Meyer to purchase Lots 7 & 8, Block 2 of Mann's Ranch Addition #2 in the amount of \$2,000, seconded by Trustee Landes. Ayes: Underhill, Brown, Landes and Larson. Nays: None. Motion Carried.

The offer from Jacob Wren to purchase Lot 35, Block 3 of the Sutter Highlands Subdivision in the amount of \$1,000 was presented. City Manager Dinkel gave details and answered questions. Trustee Landes moved to approve the offer from Jacob Wren to purchase Lot 35, Block 3 of the Sutter Highlands Subdivision in the amount of \$1,000, seconded by Trustee Larson. Ayes: Underhill, Brown, Landes and Larson. Nays: None. Motion Carried.

The offer from Adam Hamilton to purchase Lot 1 Block 11; Lots 2-11, Block 12; Lot 1, Block 13; Lot 1, Block 14; Lot 1, Block 15; Lot 1, Block 16; & reserving Lot 1, Block 8 & Lot 1, Block 9 in the amount of \$11,000 was presented. City Manager Dinkel gave details and answered questions. Trustee Landes moved to approve the offer from Adam Hamilton to purchase Lot 1 Block 11; Lots 2-11, Block 12; Lot 1, Block 13; Lot 1, Block 14; Lot 1, Block 15; Lot 1, Block 16; & reserving Lot 1, Block 8 & Lot 1, Block 9 in the amount of \$11,000, seconded by Trustee Larson. Ayes: Underhill, Brown, Landes and Larson. Nays: None. Motion Carried.

There was discussion on the exclusive right to sell contract for land bank properties. City Manager Dinkel gave details and answered questions.

September 21, 2021

There was discussion on the sale of land bank properties. City Manager Dinkel gave details and answered questions.

ADJOURNMENT

Trustee Landes moved, seconded by Trustee Brown to adjourn at 7:00 p.m. Ayes: Underhill, Brown, Landes and Larson. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 5TH DAY OF OCTOBER AS THE OFFICIAL COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES FOR SEPTEMBER 21ST, 2021.

Tammy Melton, Secretary

Jeff Underhill, Chairman

City of Junction City

Land Bank

Agenda Memo

09/21/2021

From: Allen J. Dinkel, City Manager
To: Land Bank Trustees
Subject: Discussion of Sale of Land Bank Properties

This is a carryover from the last meeting.

When the Land Bank was first organized in 2014, there was much optimism regarding the sale of Land Bank properties. As we all know those expectations did not materialize and during the past 7 years many changes have been made and to this day, we still have to make changes in the sale of lots as changes sometimes are needed.

Recently, lots are being sold for \$5,000 each and those without electric and/or natural gas service to the property are sold for \$1,000. Single lots are also available to USD #475 employees for \$1,000 for the first lot. A rebate is also offered for lots selling for \$5,000. This report is for 4,000 if a home is built within one year and \$3,000 if a home is built in 2 years. At the last meeting there was a concern about some wanting to buy the lot behind them. Also, a concern about people wanting to purchase multiple lots. I also have a concern about the lots without electric service being sold for \$1,000 as in some case the electric service is close and there is a minimal cost.

Here are some thoughts: Sell all lots for \$5,000 per lot regardless of if there are all utilities or not. They would be eligible for the rebate on the lot where the house is built as mentioned above. I am concerned about selling lot for the \$1,000 there may be selling by those people to others to get more property at a lower price. I am not sure that has happened but could be. I considered about raising the cost of lots some, but not sure that is prudent at this time. A higher price may limit some from buying large tracts with multiple lots.

We still may need to allow for exceptions for developers and licensed contractor who have helped to get these lots used and a property sold. I am not sure how to define there as it may be a case-to-case situation.

The other issue we may need to discuss is the lots in Sutter Woods in Sutter Highlands along Blue Jay Way. (Most of these will be in Sutter Highlands.) There is some thought about these being made for commercial use. Of course, rezoning would be needed. At the present time there is minimal access to Blue Jay Way and other than the High School, the access is from City Streets and there are no private drives at this time to any of these lots.