

CITY OF VALLEY CENTER LAND BANK

AGENDA

February 14, 2019

THE CITY OF VALLEY CENTER LAND BANK BOARD OF TRUSTEES SHALL HOLD ITS REGULAR MEETINGS IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN, FOLLOWING THE REGULAR SCHEDULED 7:00P.M. CITY COUNCIL MEETING.

February 19, 2019

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF NOVEMBER 20, 2018 MINUTES**
5. **PUBLIC FORUM** (*Citizen input and requests*)
6. **NEW BUSINESS**

A. Request by Nicholas Bender, to purchase one Land Bank lot and reserve three additional lots

B. Formal Policy Adoption for First Right of Refusal on Land Bank Lots

7. **ADJOURN**

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice.

At any time during the regular City Council meeting, the City Council may meet in executive session for consultation concerning several matters (real estate, litigation, non-elected personnel and security).

This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the City Clerk in a timely manner, at cityclerk@valleycenterks.gov or by phone at (316)755-7310.

For additional information on any item on the agenda, please visit www.valleycenterks.gov or call (316) 755-7310.

VALLEY CENTER LAND BANK
NOVEMBER 21, 2018
CITY HALL
121 S. MERIDIAN

Mayor Dove called the meeting to order at 9:12 p.m. with the following members present: Ron Colbert, Lou Cicirello, Gina Gregory, Marci Maschino, Matt Stamm, Ben Anderson and Paul Davis.

Members Absent: Brendan McGettigan

Staff Present: Scott Hildebrand, City Administrator
 Kristine Polian, Asst. City Administrator
 Lloyd Newman, Police Chief
 Barry Arbuckle, City Attorney
 Ryan Shrack, Community Development Director
 Rodney Eggleston, Public Works Director
 Neal Owings, Parks and Public Building Director
 Josh Golka, City Engineer
 Kristi Carrithers, City Clerk

Press present: The Ark Valley News

APPROVAL OF THE AGENDA -

Anderson moved to approve the agenda as presented, seconded by Stamm. Vote Yea: Unanimous. Motion carried.

APPROVAL OF AUGUST 21, 2018 MINUTES –

Maschino moved, seconded by Anderson to approve the August 21, 2018 Valley Center Land Bank minutes. Vote Yea: Unanimous. Motion carried.

PUBLIC FORUM – None

NEW BUSINESS –

A. Request by Brad Haedt of ICS-Construction to purchase Land Bank lots

Shrack reported that Brad Haedt of ICS-Construction would like to purchase Block C, Lots 35 and 36 on Redbud Ave. In addition they request to reserve lots 27-34 for future bids. Maschino inquired what a reserve means. Shrack explained that if another buyer asked to purchase those properties, ICS-Construction has first right to purchase.

Anderson moved to approve the sale of lots 35 and 36 on Redbud Ave. in the Richfield addition for \$5000.00 each. Seconded by Stamm. Vote Yea: Unanimous, Motion carried.

ADJOURN -

Anderson moved to adjourn the meeting, seconded by Gregory. Vote Yea: Unanimous. Motion carried.

Meeting adjourned at 9:16 PM.

Kristi Carrithers, City Clerk

Nicholas Bender
101512 SW 96th Street
Sedgwick KS, 67135
316-249-8035
nicholasbender28@gmail.com

January 28, 2019

City of Valley Center Land Bank Board

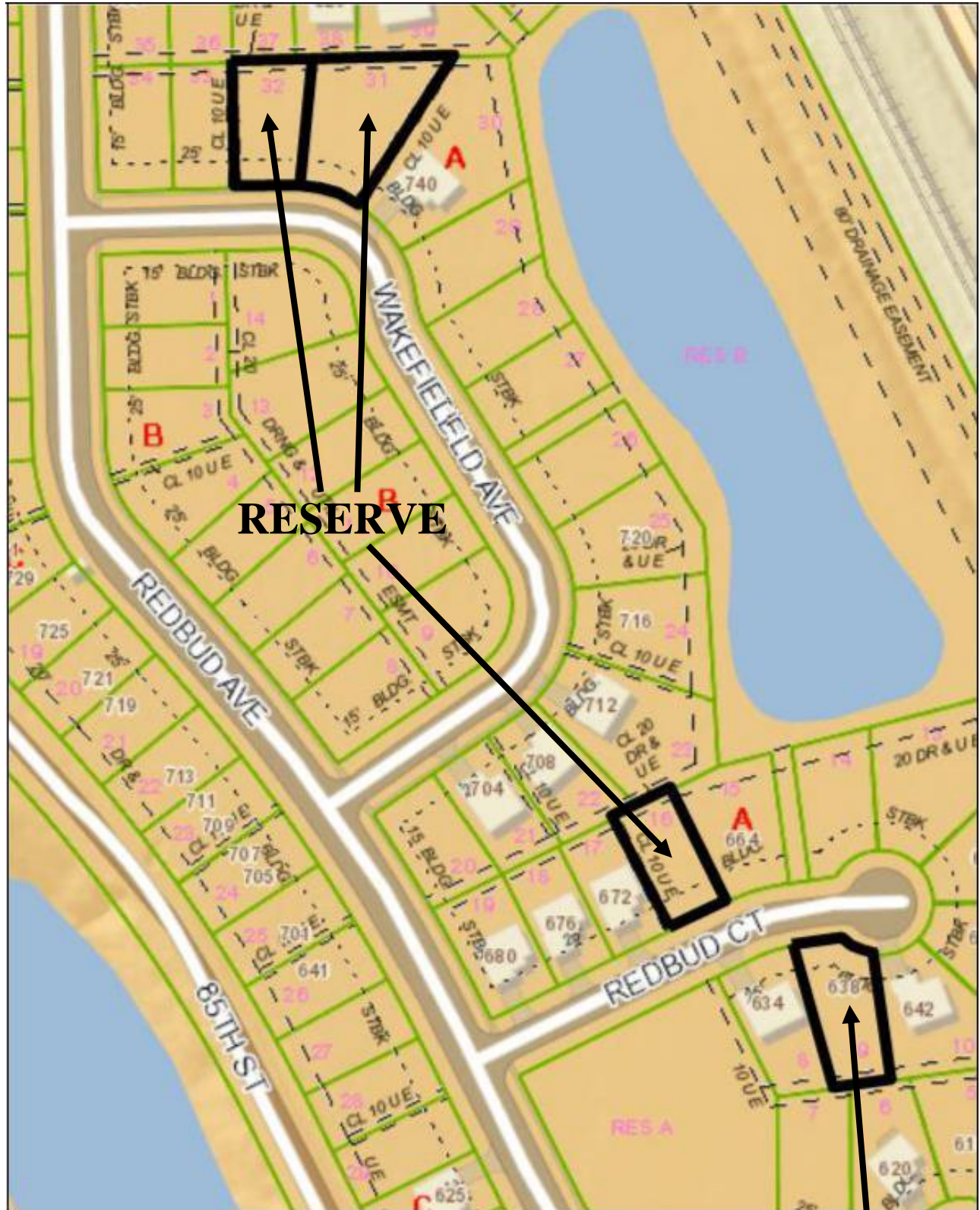
To whom it may concern:

I, Nicholas Bender, sole member of Bender Construction LLC, would like to reserve lots 9, 16, 31 and 32 of Block A in the Ridgefield Addition. I would plan on purchasing these lots within the next six months.

Sincerely,

Nicholas Bender

Valley Center Land Bank: Request to Sell Lot 9 Block A/Reserve
Lots 16, 31, 32 Block A (First Right of Refusal)



SELL



Date: February 14, 2019

To: City of Valley Center Land Bank Board

From: Ryan W. Shrack, *Community Development Director*

Formal Policy Adoption for First Right of Refusal on Land Bank Lots

As you know, we have seen positive movement in the selling of lots in the Valley Center Land Bank. As of February 14, 2019, the City has sold 12 Land Bank lots and will review a request to sell another lot at the February 19, 2019 Land Bank Board meeting. Along with selling Land Bank lots, the Land Bank Board has also approved the reservation of lots on two separate occasions.

On July 17, 2018, the Land Bank Board approved the reservation of seven (7) lots by the Mortgage Investment Services Corporation. On November 20, 2018, the Land Bank Board approved the reservation of seven (7) lots by ICS Construction, LLC. Another reservation request will be reviewed at the February 14, 2019 Land Bank Board meeting. Each of these reservations were made in good faith between the City and the various builders with the understanding that the primary reason these lots weren't being purchased at that time was due to other lots being purchased and developed by said builders. The builders understand that in order for the homes they're building to be eligible for the City's Housing Incentive Program, construction needs to start within 6 months of the closing date on each Land Bank lot. The reservation of Land Bank lots allows builders and developers an opportunity to plan for future investments in the community.

Furthermore, each builder understands that their reserved lots are still available for purchase by someone else under the practice of first right of refusal. Under this practice, a second party can submit the standard formal letter to City staff requesting to purchase one of the Land Bank lots that is reserved by the first party. City staff would give a determined amount of time to the first party to decide on whether or not they will purchase the lot in question. If the first party declines to buy their reserved Land Bank lot at that time, City staff will allow the second party to proceed with the purchasing process. City staff is asking the Land Bank Board to adopt an official policy on the amount of time given to someone, under the first right of refusal guidelines, to decide on whether or not to purchase their reserved Land Bank lots. **City staff recommends giving three (3) business days to decide.** City staff would start the clock on the next business day following reception of a formal request letter from another party wanting to purchase the previously reserved Land Bank lot.