

CITY OF VALLEY CENTER LAND BANK

AGENDA

March 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.

March 19, 2019

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF FEBRUARY 19, 2019 MINUTES**
5. **PUBLIC FORUM** (*Citizen input and requests*)
6. **OLD BUSINESS**
 - A. First Right of Refusal written policy
7. **NEW BUSINESS**
 - A. Request by Nicholas Bender, to purchase Lot 31, Block A
 - B. Request by Casado-McKay Inc. to purchase Lot 32, Block A
 - C. Request by Nicholas Bender, to reserve Lot 33, Block A
8. **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
FEBRUARY 19, 2019
CITY HALL
121 S. MERIDIAN

Mayor Dove called the meeting to order at 8:00 p.m. with the following members present: Ron Colbert, Lou Cicirello, Gina Gregory, Brendan McGettigan, Marci Maschino, Matt Stamm, Ben Anderson and Paul Davis.

Members Absent: None

Staff Present: Kristine Polian, Interim City Administrator
Lloyd Newman, Public Safety Director
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 -

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

APPROVAL OF NOVEMBER 20, 2018 MINUTES –

Maschino moved, seconded by Anderson to approve the November 20, 2018 Valley Center Land Bank minutes. Vote Yea: Unanimous. Motion carried.

PUBLIC FORUM – None

NEW BUSINESS –

- A. Request by Nicholas Bender – Bender Construction LLC to purchase one Land Bank lot and reserve three additional lots.

Shrack reported that Nicholas Bender of Bender Construction would like to purchase Lot 9, Block A in the Ridgefield Addition. In addition he requested to reserve lots 16, 31 & 32, Block A for future builds.

Anderson moved to approve the sale of lot 9, Block A. in the Richfield addition for \$5000.00 each and reserve 3 other lots. Seconded by Stamm. Vote Yea: Unanimous, Motion carried.

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

Shrack explained the need to have in place a formal policy regarding the lots reserved by developers but not yet closed on. There has not been a request to purchase a reserved lot, however, the proposed policy would give 3 business days to the first party to submit earnest money in the amount of \$2500.00 (half of purchase price of lot) and close on the lot in a timely fashion. If the first party declined to buy the reserved Land Bank lot at that time, City staff would allow the second party to proceed with the purchasing process.

Anderson moved to adopt policy that allows notification and 3 business days for first party to respond and submit earnest money in the amount of \$2500.00 for a reserved lot and proceed to close on lot. Motion seconded by Gregory. Vote Yea: Unanimous, Motion carried.

ADJOURN -

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

Meeting adjourned at 8:06 PM.

Kristi Carrithers, City Clerk



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

The City of Valley Center's Land Bank Board of Trustees adopted the following policy on February 19, 2019. This policy covers all Land Bank lots that are currently or will be reserved by any builder, developer, etc. with approval from the Land Bank Board. It is understood that the reservation of Land Bank lots allows builders and developers an opportunity to plan for future investments in the community.

Each party 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 will give three (3) business days to the first party to decide on whether or not they will purchase the lot in question. City staff will 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.

Along with a formal response, the first party must also submit to the City earnest money in the form of a nonrefundable payment of half of the cost of the Land Bank lot. This nonrefundable payment will only be refundable if, during the course of closing, the lot cannot be purchased due to issues caused directly by the City. If the first party declines to buy their reserved Land Bank lot within the three (3) specified business days, City staff will allow the second party to proceed with the purchasing process.

Valley Center Land Bank: Request for Sale of Lots

Block A Lots 31





Realtors / Builders / Developers / Property Management
234 S. Topeka
Wichita, Kansas 67202
316-262-5491
Fax 316-262-1464

March 4th, 2019

Valley Center Land Bank Board

REF: Purchase of Lot 32, Block A

Dear Valley Center Land Bank Board,

We, Casado-McKay, Inc., would like to purchase the property described as Lot 32, Block A in Valley Center, Kansas, 67147.

Crista McKay will be representing Casado-McKay, Inc. in this transaction.

We, Casado-McKay, Inc., understand that the lot will be sold for \$5,000.00.

Thank you for your cooperation in this manner.

Jana L. Mullen

Co-Owner

Casado McKay

234 S. Topeka

Wichita, KS 67202

O(316)262-5491

F(316)262-1464

M(316)871-9040

jana@casadomckay.com

Valley Center Land Bank: Request for Sale of Lots

Block A Lots 32



Nicholas Bender
10512 SW 96th
Sedgwick KS, 67135
316-249-8035

March 18, 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 Block A, Lot 33 in the Ridgefield Addition.

Sincerely,

Nicholas Bender

