

# Ark City Land Bank Board of Trustees — Regular Meeting Minutes

The Arkansas City Land Bank Board of Trustees met in special session at **5:02 p.m. Tuesday, February 1, 2022**, in the Commission Room at City Hall, located at 118 W. Central Ave. in Ark City.

President **Kanyon Ginger** called the meeting to order. Others present at roll call were Vice President **Diana Spielman** and Trustee **Jay Warren**. Trustee **Scott Rogers** joined the meeting in progress at **5:07 p.m.** Trustee **Charles Jennings** joined the meeting in progress at **5:11 p.m.**

City employees present at the meeting were City Manager **Randy Frazer**, City Attorney **Larry Schwartz**, City Clerk/Secretary **Lesley Shook**, Finance Director/Treasurer **Jennifer Waggoner**, Public Information Officer **Andrew Lawson**, Principal Planner **Josh White**, Police Chief **Eric Burr** and Environmental Services Superintendent **Rod Philo**. Citizens observing in person or via GoToMeeting included **Kenneth Davis**, **Todd DeMint**, **Foss Farrar**, **Cliff Gottlob**, **Bob Mathews**, **Duane Oestmann**, **Karen Welch** and Cowley CourierTraveler reporter **John Shelman**.

## Agenda Approval

President Ginger made a motion to approve the agenda as presented. Trustee Warren seconded the motion. A voice vote was **unanimous** in favor of the motion.

President Ginger declared the agenda **approved** as presented.

## Minutes

Trustee Spielman made a motion to approve the **January 18, 2022**, regular meeting minutes as written. Trustee Warren seconded the motion. A voice vote was **unanimous** in favor of the motion.

President Ginger declared the minutes **approved**.

## Business

### Transfer of 522 N. D St.

Secretary Shook presented for discussion the transfer of real estate located at **522 North D St.**, owned by the Arkansas City Land Bank, to **Cowley County House of Hope, Inc.**

Principal Planner White said Cowley House of Hope meets the requirements of the Land Bank program. The organization proposes to develop the property with a two-family duplex home.

The county appraised value for this property is **\$2,970.00**, but White recommended granting the property to House of Hope at no charge since it is a nonprofit organization addressing housing.

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White further recommended also granting **518 North D St.** to Cowley House of Hope for further development, as it likely will be more difficult to transfer the property otherwise to another owner after this transfer is approved. He said this also would give Cowley House of Hope additional site layout options to develop this construction project.

The actual legal description of the parcels to be transferred to Cowley House of Hope is **Lots 1-2, Block 15, Original Town, Arkansas City, Cowley County, Kansas.**

Trustee Rogers joined the meeting in progress at **5:07 p.m.** **Todd DeMint**, with Cowley House of Hope, presented architectural renderings of the proposed duplex, which he said only would be used for short-term temporary housing for the homeless to get them out of cold or extreme weather. The organization currently does this with hotel rooms, but owning its own property would save money.

Trustee Warren asked if something similar will occur in Winfield. Mr. DeMint said that is the plan, but because Winfield does not have a land bank, the Arkansas City plans are ahead of schedule.

Trustee Jennings joined the meeting in progress at **5:11 p.m.** Trustee Warren asked for his opinion of the proposal. Trustee Jennings explained his current level of involvement with the organization.

Trustee Spielman made a motion to **table** the transfer for further discussion. Trustee Jennings seconded the motion. A voice vote was **unanimous** in favor of the motion. President Gingher declared the motion **approved** and the item tabled until **March 15.**

### **Transfer of 801 N. F St.**

Secretary Shook presented for discussion the transfer of real estate located at **801 North F St.**, owned by the Arkansas City Land Bank, to **Kenneth and Marvelene Davis**, of Arkansas City.

Principal Planner White said the Davises meet the requirements of the Land Bank program. They plan to erect a shop building on the property, which is zoned **I-1**, and the proposed use is allowed.

White said they are aware of the floodplain requirements. A small portion of the property is in the floodplain, but he said Mr. Davis thinks he can avoid that area.

The actual legal description of the parcels to be transferred to the Davises is **Lots 5, 6 and 7, Block 3, McLaughlin's Addition to the City of Arkansas City, Cowley County, Kansas.**

The county appraised value for this property is **\$3,800.00**, but the Davises requested it at no cost.

White recommended granting the property to the Davises for the county appraised value, but since they requested a transfer in the amount of **\$1**, Mr. Davis attended the meeting to make their case. He said the building will be about **30 feet** by **60 feet**, which will enhance the property tax value.

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Trustee Warren made a motion to approve the real estate transfer with a proposed purchase price of **\$1**. Trustee Rogers seconded the motion. A voice vote was **unanimous** in favor of the motion.

President Gingher declared the motion **approved**.

### **Discuss Land Bank Sales Plan**

Trustee Rogers made a motion to table further discussion of the **Land Bank Sales Plan** for 2022 until a future special meeting. Trustee Spielman seconded the motion.

A voice vote was **unanimous** in favor of the motion. President Gingher declared the motion **approved** and the item tabled until **March 15**.

### **Adjournment**

Trustee Rogers made a motion to adjourn the meeting. Trustee Jennings seconded the motion.

A voice vote was **unanimous** in favor of the motion. President Gingher declared the meeting adjourned at **5:32 p.m.**

**THE ARKANSAS CITY  
LAND BANK BOARD OF TRUSTEES**

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Kanyon Gingher, President

**ATTEST:**

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Lesley Shook, Secretary

**Prepared by:**

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Andrew Lawson, Public Information Officer