

TREASURER'S REPORT

DATE September 6, 2022
TO: Chairman Benage and Board Members
FROM: Ty Lasher, Treasurer
RE: September 7, 2022 Land Bank Meeting

Letter of Terms with Dev Properties, LLC (Item A):

I have continued negotiating with Dev Properties, LLC to purchase Lot 1, Block 19 of the Central Park Addition which consists of 24 acres. They have revised their offer to \$400,000 and accepted the proposed changes for carrying costs. In order for this area to develop with a gathering place and other amenities, a TIF district is needed. The developer is working with a team to create the required information for the TIF district and beginning to incur costs. In order for him to continue with the process and investing money as well as time, he would like to put the parcel under contract. The Letter of Terms states the Land Bank and Dev Properties will begin negotiations for a contract while the city works towards the creation of a TIF district. Without the TIF funding, the project will not be able to move forward.

Asking price of the lot is \$1 million and there are \$526,122 dollars in specials remaining from 2023 to pay off in 2026. The current offer is for Dev Properties to take over paying specials and pay \$400,000 in cash. They do need the gathering space as that will be the anchor for their development. MKEC has updated the renderings based on input from the Land Bank. The placement of the detention pond is ideal from a programming standpoint but will add cost from an engineering perspective as it is no longer in the existing downstream low area. Further several residential lots were lost, and the amount of street increased significantly. The development team will be at the meeting to share more details and answer any questions.

