

MANAGER'S REPORT

DATE March 28, 2024
TO: President Benage and Board Members
FROM: Ted Henry, City Manager
RE: Public Building Commission Agenda

Appointments (Items A - E):

PBC bylaws state the Public Building Commission must hold an annual meeting and officers are appointed at that time. One officer shall be the Mayor of Bel Aire, the second officer shall be a Bel Aire City Council person and the third officer must be a citizen of Bel Aire. Mayor Benage was elected President in 2023. Gary O'Neal served as Vice-President for 2023 and Justin Smith was Secretary for 2023. The Bel Aire City Manager and City Attorney have served as PBC Manager and PBC Attorney respectively and are also on the agenda for appointment in 2024.

Termination and Release of Real Estate Exchange (Item F):

In 2011, the PBC owned the northeast corner of 53rd and Webb which is in Phase 2 of the Sunflower Commerce Park. At that time, there was no development north of 53rd and the land was being farmed. Kevin Arnel (DBA Willowrock Properties, LLC) owned the 80 acres where Deer Run is now being developed. Utilities were at the Arnel property and the area was prime for residential development. Development of the parcel in Phase 2 of the Sunflower Commerce Park is just now seeing interest. In order to utilize the public infrastructure in 2011, the PBC traded Arnel the 80 acres at Webb & 53rd for the parcel now privately owned and being developed as Deer Run. There is a developer now interested in purchasing the Willowrock Properties parcel and would like the Real Estate Exchange Agreement between the PBC and Willowrock removed from the deed.

Discussion and Other Items (Item V):

The Bel Aire Land Bank still holds title to the Central Park Pool, Bel Aire City Hall and two lots in the Sunflower Commerce Park.



Sunflower Commerce Park Lots



Central Park Pool

