



Land Bank Meeting  
Thursday, July 26, 2018 | 8:00 AM  
City Hall Conference Room Upstairs

**Members Present:** Marty Beezley, Troy Graham, Matt Hess, Brian Jones, Kala Spigarelli, & Tom Spurgeon

**Others Present:** Brittan Brenner, Jay Byers, DeAnna Goering, & Quentin Holmes

#### Old Business

1. Confirm Previous Minutes
  - a. Beezley entertains a motion for approval.
    - i. Jones seconds.
    - ii. Final Vote: 6-0-0
2. 412 S Walnut
  - a. Developers did meet the deadline set by Board.
  - b. Following the meeting, Goering will meet with Beezley to sign the development agreement and have it notarized. Goering will then set up closing with the Developers and transfer the deed/payments.
3. 810 N Broadway
  - a. The Board has been working with one interested party but since negotiations began three additional parties have voiced interest.
  - b. Holmes: What should we do?
    - i. Jones: You can give to highest bidder or work with previous party.
  - c. Beezley: What do our by-laws suggest we do?
    - i. Goering: In the previous situation regarding a need for a development agreement, the board decided that no byers are presented to the board prior to having a signed development agreement. Given the need for more information, I might suggest that nothing is sold until the board votes on a development agreement at their standing meetings. Whoever gets their development agreements in on time is considered for the purchase of the properties.

- d. Byers: We are more concerned with the use of the property rather than the amount of money coming in.
  - i. Goering will send out the blank development agreement to the board to provide framework for what is given to the interested developers when they approach her.
- e. Holmes: Due to the fact that there was no procedure in place, it might be poor taste to now entertain new developers.
  - i. Spigarelli: What do the other developers want to do?
    - 1. Hess: Do we want to know that?
- f. Goering: What is the boards opinion of making documents due the Monday prior to each meeting and having a standing meeting where whoever gets paperwork in on time is considered first.
  - i. Standing meeting of the last Thursday of every month at 8 AM at City Hall.
  - ii. Documents from interested buyers would then be due the last Monday of the month at 5PM.
  - iii. Spurgeon makes a motion to implement the aforementioned process.
    - 1. Graham seconds
    - 2. Final Vote: 6-0-0
- g. Holmes: Moving forward with the 810 N Broadway we will continue with the first interested party but in the future we will implement the aforementioned process.

#### New Business

- 1. 110 N Walnut
  - a. Holmes: We were anticipating a development agreement today but it was not submitted. Next month we anticipate having one.
- 2. 10 Parcel Agreement
  - a. Holmes: Is the board comfortable with selling large quantities of parcels?
  - b. Goering: do we need a separate agreement for each parcel or can we do them in one with separate explanations for the properties?
    - i. Spigarelli: That is good, so long as there is detailed explanation of development plans for each considered parcel.
- 3. 435 E 23<sup>rd</sup> Street
  - a. Holmes: The house is gone but the metal building still stands.
    - i. A citizen spoke with a City employee at a local business. The citizen inquired of the board's opinion of his idea for this property. Said employee then asked Holmes.
    - ii. Goering: Said citizen never filed paperwork. He came and received the paperwork in March.

1. Graham: Just wait for a development agreement/paperwork. Until then, we will not seriously consider it.
2. Jones: It seems like we need a process outlined on the website.
  - a. Goering: Will create an outline (process guide) and Brenner will upload the process to the website for interested buyers to look at and follow.
4. Monroe Property
  - a. No agreement present.

#### Additional

1. Board Members Bidding
  - a. Beezley: There should be no issue in this so long as the Board member looking to purchase abstains from voting or attending the meeting.
2. Timeline for 412 S Walnut
  - a. Beezley: Why does it take so much time to get these started?
3. Liability Insurance
  - a. Spigarelli: Does the land bank hold liability insurance?
    - i. Goering: When we obtain new parcels, I email the City Clerk and have her add it to the City insurance.
    - ii. Spigarelli: If someone walks on the property and steps on a nail and the new owners claim it is the City's the injured party can sue the City. We need to make sure we are covered given that we are a separate legal entity.
      1. Goering: Will check with the City Clerk and forward the information to Spigarelli.

Meeting adjourned at 8:58 AM.