

Pittsburg Land Bank
Board of Trustees Meeting Minutes
January 31, 2019 | 8:00 am | City Hall Conference Room

Meeting Facilitator: Quentin Holmes, Director of Housing & Community Development
Members Present: Marty Beezley, Matt Hess, Brian Jones, Rich Proffitt, Tom Spurgeon,
Kala Spigarelli
City Staff: Brittan Brenner, DeAnna Goering, Dexter Neisler
Guests: Gerry Dennett, Dustin Wilson

- I. Call to Order
 - a. Meeting called to order at 8:01 AM
- II. Consent Agenda (vote for approval)
 - a. November Meeting Minutes (11/29/2018)
 - i. Motion: Approve November Minutes
 1. Motion: Seconded
 2. Motion: Carried, 6-0-0
 - b. December Meeting Minutes (12/20/2018)
 - i. Motion: Approve December Meeting Minutes (12/20/2018)
- III. Meeting Schedule 2019
 - a. November Meeting was mistakenly listed November 22 (Friday); this meeting is actually November 21 (Thursday).
 - b. Motion: To adjust the date of February meeting from February 28th, 2019, to February 20, 2019, (Wednesday) at 8:00 am.
 - i. Motion: Seconded
 - ii. Motion: Carried, 6-0-0
- IV. Annual Report 2018
 - a. Annual Report 2018 presented to the Board of Trustees.
- V. Land Bank Signage
 - a. Signs placed in December have resulted in approximately 25 calls/walk ins about the Land Bank in January, as well as an increased amount of received Property Purchase Applications.
- VI. Properties for Acquisition
 - a. 1804 N Smelter
 - i. Paperwork to complete donation is nearly finished.
 - b. 720 E 9th
 - i. Paperwork for donation in process.
- VII. Properties for Disposition
 - a. Property Purchase Applications (vote for approval)
 - i. 714 E 11th

1. Applicant proposes to expand their existing property, possibly including a new fence, to prevent people from driving through the Land Bank lot and the applicant's yard.
 2. Motion: Approve the Property Purchase Application for 714 E 11th.
 - a. Motion: Seconded
 - b. Motion: Carried, 6-0-0
- ii. 544 E 22nd
1. Applicants propose to build a 3-bedroom duplex with off street parking, breaking ground within 6 months.
 2. Discussion of Land Bank investment in the property as compared to offer.
 3. Motion: Approve the Property Purchase Application for 544 E 22nd, with a counter-offer purchase price of \$500 to cover the cost of paperwork.
 - a. Motion: Seconded
 - b. Motion: Carried, 6-0-0
- iii. 00000 W Forest (412 S Walnut)
1. Applicant 01082019 proposes to build 3 small, 2 bedroom, 2 bathroom single-family homes priced in an affordable range.
 2. Applicant 01282019 proposes to build 3 single-family homes with the intent to sell.
 3. Discussion of merits of both applications. Discussion of offer prices as compared to land bank investment. Discussion regarding process of applying for property and submitting paperwork to the Land Bank.
 4. Motion: Recess to Executive Session for 15 minutes to allow Board of Trustees discussion regarding applications.
 - a. Motion: Seconded
 - b. Motion: Carried, 6-0-0
 - i. The Board of Trustees recessed into Executive Session at 8:54 am.
 - ii. The Board of Trustees reconvened into Regular Session at 9:09 am.
 5. Discussion with applicants regarding paperwork, processes, and Board's decision.
 6. Motion: No additional Property Purchase Applications or Development Agreements will be accepted for 00000 W Forest (412 S Walnut) during the next 30 days.
 - a. Motion: Seconded
 - b. Motion: Carried, 5-0-1
 7. Motion: Approve the Property Purchase Application from Applicant 01082019 for 00000 W Forest (412 S Walnut).
 - a. Motion: Seconded
 - b. Motion: Carried, 5-0-1
 8. Motion: Approve the Property Purchase Application from Applicant 01282019 for 00000 W Forest (412 S Walnut).
 - a. Motion: Seconded
 - b. Motion: Carried, 5-0-1
 9. Motion: Table the Development Agreement from Applicant 01082019 for 00000 W Forest (412 S Walnut) until the February meeting of the Board.
 - a. Motion: Seconded
 - b. Motion: Carried, 5-0-1

10. Motion: Require a Development Agreement from Applicant 01282019 to be submitted to the Neighborhood Redevelopment Manager by February 8, 2019.
 - a. Motion: Seconded
 - b. Motion: Carried, 5-0-1
11. Motion: Require final, unalterable versions of Development Agreements from Applicant 01082109 and Applicant 01282019 to be submitted to the Neighborhood Redevelopment Manager by February 15, 2019.
 - a. Motion: Seconded
 - b. Motion: Carried, 5-0-1
- iv. 110 N Walnut
 1. Applicant proposes to repair or replace the roof of the building, paint the building, operate the applicant's HVAC business from the building, install an aquaponics farm, as well as an indoor farmer's market in the building, and improve the landscaping surrounding the building.
 2. Motion: Approve the Property Purchase Application for 110 N Walnut.
 - a. Motion: Seconded
 - b. Motion: Carried, 5-1-0
- v. 1205 N Michigan
 1. Applicant owns adjacent property. Applicant proposes to trade Lot 7 in Leighton's Addition on Michigan Ave for Lot 3 in Leighton's Addition on Michigan Ave. Trade would allow both Land Bank and Applicant to own more attractive lots.
 2. Motion: Approve the Property Purchase Application for 1205 N Michigan.
 - a. Motion: Seconded
 - b. Motion: Carried, 6-0-0
- vi. 1804 N Smelter
 1. Applicant proposes to expand their existing property, retain the secondary structure located on the lot, and demolish the secondary structure on the applicant's existing lot.
 2. Motion: Approve the Property Purchase Application for 1804 N Smelter
 - a. Motion: Seconded
 - b. Motion: Carried, 6-0-0
- vii. 716 & 718 N Broadway
 1. Applicant proposes to trade 1311 N Joplin for 716 & 718 N Broadway plus \$80,000 in renovate the existing building and start a business.
 2. Motion: Disapprove the Property Purchase Application for 716 & 718 N Broadway.
 - a. Motion: Seconded
 - b. Motion: Carried, 6-0-0
- b. Development Agreements (vote for approval/sale)
 - i. 1409 N Joplin
 1. Property Purchase Application approved 12/20/2018
 2. Applicant proposes to expand their existing yard.
 3. Motion: Approve the Development Agreement for 1409 N Joplin.
 - a. Motion: Seconded
 - b. Motion: Carried, 6-0-0

VIII. Adjournment

- a. Motion: Adjourn the regular meeting of the Land Bank Board of Trustees.
 - i. Motion: Seconded

- ii. Motion: Carried, 6-0-0
- b. Meeting adjourned at 9:58 am.