

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

The Arkansas City Land Bank Board of Trustees met in regular session at **5:00 p.m. Tuesday, July 20, 2021**, in the Commission Room at City Hall, located at 118 W. Central Ave. in Arkansas City.

President **Scott Rogers** called the meeting to order. Other members present at roll call were Vice President **Kanyon Gingher**, Trustee **Duane Oestmann** (*participating remotely via GoToMeeting*) Trustee **Jay Warren** and Trustee **Karen Welch**.

City employees present at the meeting were City Manager **Randy Frazer**, City Attorney **Larry Schwartz**, City Clerk/Secretary **Lesley Shook**, Public Information Officer **Andrew Lawson**, Principal Planner **Josh White**, Management Assistant **Mike Crandall** and Environmental Services Superintendent **Rod Philo**. Also present were **Mike Mantle**, representing Rupe Helmer Group LLC; **Tom Lowry**, representing Lowry Construction LLC; and citizen **Harrison Taylor**.

## Agenda Approval

At Principal Planner White's request, President Rogers made a motion to amend the agenda by removing **Business Items 3** and **4**, approving the transfers of real estate owned by the Arkansas City Land Bank at **1304 South A St.** to Rafael Villagomez and at **1313 South J St.** to Justin Jordan.

Trustee Warren seconded the motion. A voice vote was **unanimous** in favor of the motion.

President Rogers declared the agenda **amended** as requested. Trustee Welch made a motion to approve the agenda as presented. Trustee Gingher seconded the motion. A voice vote was **unanimous** in favor of the motion. President Rogers declared the agenda **approved** as amended.

## Minutes

Trustee Welch made a motion to approve the **January 19, 2021**, regular meeting minutes as presented. Trustee Gingher seconded the motion. A voice vote was **unanimous** in favor of the motion. President Rogers declared the minutes **approved**.

## Business

### Approve 2022 Budget

President Rogers made a motion to approve the **2022 budget** as presented, at an amount of **\$3,500**. Trustee Welch seconded the motion. A voice vote was **unanimous** in favor of the motion.

President Rogers declared the motion **approved**. The budget now will be forwarded to the City Commission for approval as part of the City's overall 2022 budget process.

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### Transfer of 608 S. 4<sup>th</sup> St.

Secretary Shook presented for discussion the transfer of real estate located at **608 S. Fourth St.**, owned by the Arkansas City Land Bank, to **Rupe Helmer Group LLC**, of Tulsa, Oklahoma.

Principal Planner White said Rupe Helmer plans to develop the property with a new retail store.

The county appraised value and proposed purchase price for this property is **\$9,240.00**. White recommended approving the transfer so as to put the property back onto the property tax rolls.

The actual legal description of the parcel to be transferred to Rupe Helmer is **Lots 23, 24, 25, 26, 27 and 28, Block 2, Park Place Addition to Arkansas City, Cowley County, Kansas**.

Trustee Warren made a motion to approve the real estate transfer with a proposed purchase price of **\$9,240.00**. President Rogers seconded the motion. A voice vote was **unanimous** in favor of the motion. President Rogers declared the motion **approved**.

### Transfer of 1333 N. D St.

Secretary Shook presented for discussion the transfer of real estate located at **1333 North D St.**, owned by the Arkansas City Land Bank, to **Lowry Construction LLC**, of Oxford, Kansas.

Principal Planner White said Tom Lowry plans to develop the parcel as a new single-family home.

The county appraised value and proposed purchase price for this property is **\$7,770.00**. White recommended approving the transfer so as to put the property back onto the property tax rolls.

The actual legal description of the parcel to be transferred to Lowry is **Lots 37, 38, 39 and 40, Block 3, McLaughlin's Second Addition to Arkansas City, Cowley County, Kansas**.

Trustee Ginger made a motion to approve the real estate transfer with a proposed purchase price of **\$7,770.00**. Trustee Warren seconded the motion. A voice vote was **unanimous** in favor of the motion. President Rogers declared the motion **approved**.

Mr. Lowry then requested that the purchase price of the property be reduced to just **\$1**. After some discussion, the Board of Trustees agreed in the interests of advancing a City goal of new housing.

Trustee Welch made a motion to amend the previous motion and approve the real estate transfer with a proposed purchase price of **\$1.00**. Trustee Warren seconded the motion.

A voice vote was **unanimous** in favor of the motion. President Rogers declared the motion **approved**.

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### **Adjournment**

President Rogers made a motion to adjourn the meeting. Trustee Welch seconded the motion.

A voice vote was **unanimous** in favor of the motion. President Rogers declared the meeting adjourned at **5:12 p.m.**

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

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Scott Rogers, President

### **ATTEST:**

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Lesley Shook, Secretary

### **Prepared by:**

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Andrew Lawson, Public Information Officer