



LAND BANK BOARD OF TRUSTEES MEETING AGENDA

Tuesday, April 21, 2026 at 5:00 PM – Commission Room, City Hall — 118 W. Central Ave

Please join our meeting and subscribe to our YouTube channel:
<https://www.youtube.com/@cityofarkansascitykansas895>



I. Call to Order

1. Roll Call
2. Additions or Deletions to the Agenda **(Voice Vote)**
3. Approval of the Agenda **(Voice Vote)**

II. Minutes

1. Approve the January 20, 2026, regular minutes as written. **(Voice Vote)**

III. Business

1. Approve the transfer of real estate at 801 N F Street owned by the Arkansas City Land Bank to RD&G Midwest Pipeline Inc. **(Voice Vote)**

IV. Adjourn to City Commission Meeting



**LAND BANK BOARD OF TRUSTEES
MEETING MINUTES**

Tuesday, January 20, 2026 at 5:15 PM — Commission Room, City Hall — 118 W. Central Ave

Routine Business

1. Roll Call

PRESENT:

- President Chad Beeson
- Vice President Tad Stover
- Trustee David Colquhoun
- Trustee Steve Lungren
- Trustee Charles Tweedy III

Staff Present: City Attorney Larry Swchartz, City Manager Frazer, City Clerk Tiffany Parsons, IT Manager Matt Metzinger, and Neighborhood Services Principal Planner Josh White.

2. There were no additions or deletions to the agenda.

3. Approval of the Agenda.

Motion made by Vice President Stover, seconded by Trustee Tweedy III, to approve the agenda.

Voting Aye: President Beeson, Vice President Stover, Trustee Colquhoun, Trustee Steve Lungren, and Trustee Tweedy III. Motion passed. President Beeson declared the motion approved.

Minutes

1. Approve the December 2, 2025, special meeting minutes as written

Motion made by Vice President Stover, seconded by Trustee Colquhoun to approve the minutes as written.

Voting Aye: President Beeson, Vice President Stover, Trustee Colquhoun, Trustee Steve Lungren, and Trustee Tweedy III. Motion passed. President Beeson declared the motion approved.

Business

1. Select Chair for 2026

Motion made by Trustee Tweedy III and seconded by President Beeson, to nominate Vice President Tad Stover as the Chair of the Land Bank Board of Trustees.

Voting Aye: Voice vote was unanimous in favor of the motion. President Beeson declared the motion approved, further announcing newly appointed President Stover as in charge of the meeting moving forward.

2. Select Vice Chair for 2026

Motion made by Trustee Beeson and seconded by Vice President Stover, to nominate Trustee Steve Lungren to be the Vice Chair for the Land Bank Board of Trustees.

Voting Aye: Voice vote was unanimous in favor of the motion. President Stover declared the motion approved.

3. Select Secretary for 2026

Motion made by President Stover and seconded by Vice-President Lungren to re-elect City Clerk Tiffany Parsons as Secretary for the Land Bank Board of Trustees.

Voting Aye: Voice vote was unanimous in favor of the motion. President Stover declared the motion approved.

4. Select Treasure for 2026

Motion made by President Stover and seconded by Trustee Colquhoun, to re-elect Finance Director/City Treasurer Jennifer Waggoner as Treasurer for the Land Bank Board of Trustees.

Voting Aye: Voice vote was unanimous in favor of the motion. President Stover declared the motion approved.

5. Receive and approve 2025 Annual Report

Principal Planner Josh White spoke of six properties sold in 2025, however the city did not purchase any properties last year. A full financial report was given to the board.

Motion made by Trustee Tweedy III and seconded by Trustee Beeson to approve the 2025 Annual Report.

Voting Aye: President Stover, Vice President Lungren, Trustee Beeson, Trustee Colquhoun, Trustee Tweedy III. President Stover declared the motion approved.

6. Review and approve the inventory of property

Principal Planner White noted that staff annually publishes the inventory in the newspaper, with both the inventory and map available to the public on the city website.

Motion made by Trustee Tweedy III and seconded by Trustee Beeson to approve the 2025 Annual Report.

Voting Aye: President Stover, Vice President Lungren, Trustee Beeson, Trustee Colquhoun, Trustee Tweedy III. President Stover declared the motion approved.

7. Discuss Lank Bank Sales Plan, Bylaws and Policies

Principal Planner White directed the board to the current documents listed in the packet, including a copy of the Bylaws that were made available in advance with the packet giving the board an opportunity to review. No changes were proposed by Principal Planner White or staff this time.

Adjourn

Motion made by Trustee Beeson, Seconded by Trustee Tweedy III, to adjourn the meeting.

Voting Aye: Voice vote was unanimous in favor of the motion. President Stover declared the motion approved.

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

(Seal)

Chad D. Beeson, 2025 Chair

Tad Stover, 2025 Vice Chair / 2026 Chair

ATTEST:

Tiffany Parsons, City Clerk/Secretary

Prepared by: Tiffany Parsons, City Clerk/Secretary



Land Bank Board of Trustees Agenda Item

Meeting Date: April 21, 2026
From: Josh White
Item: Transfer 801 N F Street to RD&G Midwest Pipeline Inc.

Motion: Approve the transfer of real estate at 801 N F Street owned by the Arkansas City Land Bank to RD&G Midwest Pipeline Inc. **(Voice Vote)**

Background: RD&G Midwest Pipeline Inc. has requested the property at 801 N F Street. They meet the requirements of the land bank program. They propose to create a safe, supervised space for youth strength and conditioning programs.

The County Appraised Value for this property is \$6,470. The city acquired the property through FEMA Flood Buyout in 1999, and it was transferred into the Land Bank in 2019. The City demolished the property, but it was paid for with the funds from the buyout program.

RD&G have offered to purchase the property for \$4,000. Staff recommend accepting the offer.

Commission Options:

- 1. Agree to transfer the property to RD&G Midwest Pipeline Inc. for \$4,000
- 2. Agree to a different price (i.e: Appraised Value of \$6,470)
- 3. Decline the application for purchase
- 4. Table for further discussion

Fiscal Impact: Amount: **Cost of publication**

Fund: **31 - Land Bank** Department: **100 - General Government** Expense Code: **6301 - Advertising**

Included in budget Grant Bonds Other Not Budgeted

Attachments: Application, Purchase Contract, & Deed.

Approved for Agenda by:

Randy Frazer, City Manager

RD&G Midwest Pipeline Inc. | Strategic Business Plan
Respect. Determination. Growth.

I. Executive Overview: A New Foundation

RD&G Midwest Pipeline Inc. is a 501(c)(3) organization establishing a custom-built youth sports and innovation complex in partnership with the Arkansas City Land Bank. This facility serves as a dedicated headquarters designed to provide elite-level opportunities to youth at no financial cost to their families.

II. The Facility: Modular Innovation

Our building will utilize a sustainable, high-durability shipping container design to create a modular, professional environment. Key components include:

- The Command Center: Administrative hub for the Midwest Pipeline Sports League and regional operations.
- The Academic Study Hall: A classroom for "The Weight of My Own Feet" journal workshops, ensuring mental growth matches physical performance.
- The Athletic Lab: A high-performance training floor for wrestling, football, and track, serving as the official testing site for our footwear lines: 620 Brick Street (Basketball) and Ari X's (Softball).
- The Grooming Station: A professional barbering suite utilizing the RD&G Barber Bag system to provide free grooming and self-esteem building for participants.

III. The Zero-Cost "Sweat Equity" Model

We are the only organization in the community offering a premier, multi-sport experience for \$0. We remove all financial barriers by replacing fees with high-standard expectations:

- 100% Free Access: No registration, equipment, or tournament fees.
- The Requirement: Participants "pay" through discipline, academic effort in the Study Hall, and living out the RD&G Creed: "I can do it. I am powerful. I am worthy. I am great. I will achieve greatness."

IV. Programming & The Trilogy Tournament System

We manage a comprehensive "pipeline" that takes athletes from local training to regional dominance:

- Multi-Sport Mastery: Specialized coaching in football, wrestling, softball, and track.
- Proprietary Tournament Model: The Trilogy Tournament System provides a professional competition structure for athletes across Kansas and Oklahoma.
- Brand Integration: Every athlete serves as a brand ambassador, utilizing gear and footwear designed specifically for their success.

V. Community Impact & Justification

By establishing our own facility, RD&G creates a permanent asset for Arkansas City that:

- Guarantees Inclusivity: Ensures financial status never dictates a child’s access to greatness.
- Drives Economic Activity: Attracts regional teams and families to the city for Trilogy Tournament events.
- Reduces Vacancy: Transforms Land Bank property into a high-value, active community hub.
- Develops the "Whole Child": Blends sports, literacy, and professional grooming to create well-rounded citizens.

Best regards,

Marcese Dickson

Dear James,

Please find the Facility & Operations Plan for RD&G Midwest Pipeline Inc. below. This proposal outlines our vision for a 501(c)(3) nonprofit community development project dedicated to the social and athletic advancement of Arkansas City youth through a cost-free mentorship model.

I. Executive Mission

RD&G Midwest Pipeline Inc. specializes in "Sweat Equity" development, replacing financial barriers with high standards of discipline, academic effort, and community character.

II. Facility Classification & Zoning Compliance

We are proposing a Private Educational & Athletic Annex on Land Bank property. The facility is designed to align with Arkansas City Zoning Ordinances (C-2/C-3 districts) as follows:

- Youth Athletic Lab: Indoor Recreation/Gymnasium (Permitted by right).
- Mentorship Studio: Professional Service/Educational.
- Product R&D Lab: Designated for the design and testing of specialized footwear.
- Structure: A permanent building installed on a concrete foundation per IRC/IBC 2024 codes.

III. Core Program Operations

Our "Pipeline" ensures zero-cost access to:

- Athletics: Specialized training in football, wrestling, softball, and track.
- Academics: Mandatory literacy and mental-strength workshops.
- Grooming: Hygiene and self-presentation mentorship.
- Tournament Logistics: Management of the Trilogy Tournament System to drive regional economic growth.

IV. Technical Facility Layout (Phase 1)

The facility will utilize high-grade, modular steel-frame components including an Administrative Command Center, an Instructional Annex for tutoring, a Performance Training Zone for agility and footwear testing, and an Appearance Mentorship Zone.

V. Community Value Proposition

RD&G Midwest Pipeline Inc. is a self-sustaining asset. We reinvest brand revenue and grant funding directly into the program rather than charging local families. Approving this plan transforms vacant land into a productive "third space" for the community.

Zoning Highlights for Our Discussion:

- Use Category: The primary use is "Educational and Indoor Recreation."
- Foundation: All structures will be affixed to a permanent concrete foundation to meet IBC 2024 standards.
- Retail: There is no storefront retail on-site; footwear activities are limited to research, development, and program distribution.

I look forward to discussing this further.

Best regards,

Marcese Dickson
Founder/CEO, RD&G Midwest Pipeline Inc.



City of Arkansas City, Kansas Land Bank Purchase Application

Section 1: Applicant Information

Name (Firm/Individual): RD&G Midwest Pipeline inc.
 Address, City, ST, Zip: 917 South C Street
Arkansas City, KS, 67005
 Phone: 620-506-6239
 Email Address: midwestroyalty25@gmail.com
 Contact Person: Marcese Dickson
 Phone: 620-506-6239

Joint Application (If Applicable):

Name (Firm/Individual): _____
 Address, City, ST, Zip: _____
 Phone: _____
 Email Address: _____
 Contact Person: _____
 Phone: _____

List of properties owned by the applicant(s) in Cowley County (attach additional pages if necessary):

Description (If address not available): N/A

Street Address: _____ Parcel ID: _____

Description (If address not available): _____

Street Address: _____ Parcel ID: _____

Do you have any outstanding code violations or have a history of code violations within the last 3 years on any property in the City of Arkansas City? Yes No

Are you currently delinquent on any taxes, licenses or other fees on any other property in Cowley County? Yes No

Section 2: Proposed Land Bank Purchase Information:

Address of Property: 801 N F St.

Classification of Property:

Property with structure: Vacant Lot (buildable): Vacant Lot (non-buildable):

Proposed Ownership:

Individual(s): Business: Non-profit:

Other (please specify): _____

Proposed Use of Property (check if residential, commercial or yard extension and type of project):

Residential Commercial Yard Extension only Addition

Rehab/Remodel New Construction

Proposed Purchase Price: \$ 4,000

Section 3: Project Information

Intended Use: Development of a youth athletic training site and community hub for RD+C Midwest Pipeline Inc. (Midwest Recreational Academy)

Does the project comply with current zoning regulations? Yes No

Please attach evidence of project financing such as a letter of credit or bank pre-approval letter.

Please attach a site plan and any related construction plans as required, as well as, a scope of work.

Will you seek any tax abatements or tax increment financing? Yes No

Will you apply for the Neighborhood Revitalization Tax Rebate Program? Yes No

Project Estimated Start Date: May 1, 2026

Project Estimated Completion Date: May 1, 2027

Section 4: Additional Details (attach additional sheets if necessary):

Additional Comments: RD+C Midwest Pipeline Inc. is a local 501(c)(3) nonprofit. Our goal for this property is to eliminate blight and create a safe, supervised space for youth strength and conditioning programs. We aim to serve kids in Arkansas City who lack access to specialized athletic mentorship. We are prepared to begin site cleanup immediately upon transfer.

Incomplete applications will not be considered

As the applicant, I attest that the information in this proposal is accurate. I attest that I have read the City of Arkansas City Land Bank policy and agree to the terms and conditions of it. I understand that the Land Bank Board of Trustees and City reserve the right to reject any proposal without cause.

Applicant:

Print Name: Marceese Dickson

Date: 3-19-26

Signature: *Marceese Dickson*

Joint Applicant:

Printed Name: _____

Date: _____

Signature: _____

Dear City of Arkansas City Land Bank Board of Trustees,

This letter serves to confirm the financial commitment of RD&G Midwest Pipeline Inc. regarding the acquisition and development of the property located at , 801 N F street .

As a 501(c)(3) nonprofit, our funding strategy is built on a sustainable three-pillar model:

- Existing Corporate Capital: RD&G has allocated immediate funds for the purchase price and initial site stabilization and cleanup costs.
- Grant Funding: We are currently applying for local and state youth development grants specifically for the "Midwest Royalty Academy" equipment and fencing.
- Community Sponsorships: We have established partnerships with local donors and businesses committed to the revitalization of Arkansas City youth sports.

We are fully prepared to cover all ongoing maintenance, insurance, and taxes associated with this property upon transfer. We request that the Board considers the significant social return on investment this project provides to the local community.

Sincerely,

Marcese Dickson
Founder & CEO, RD&G Midwest Pipeline Inc.

Dear [Recipient Name],

Please find the details below regarding the proposed scope of work and site plan for the RD&G Midwest Pipeline Training Hub.

1. Scope of Work

- Project: RD&G Midwest Pipeline Training Hub
- Address: 801 N F street
- Applicant: Marcese Dickson, Founder/CEO

Phase 1: Site Stabilization (Days 1–30)

- Complete removal of all trash, debris, and overgrown vegetation.
- Initial grading of the soil to ensure a flat, safe surface for athletic activity.
- Installation of temporary perimeter safety markers.

Phase 2: Infrastructure & Safety (Days 31–90)

- Installation of professional-grade perimeter fencing to secure the site.
- Placement of a small, secure storage unit for athletic equipment (sleds, cones, softballs).
- Setup of a mobile hydration station and first-aid area.

Phase 3: Operational Launch (Days 91–180)

- Installation of high-quality athletic turf or specialized grass seed for heavy-foot-traffic training.
- Full implementation of the Midwest Royalty Academy strength and conditioning schedule.

Best regards,

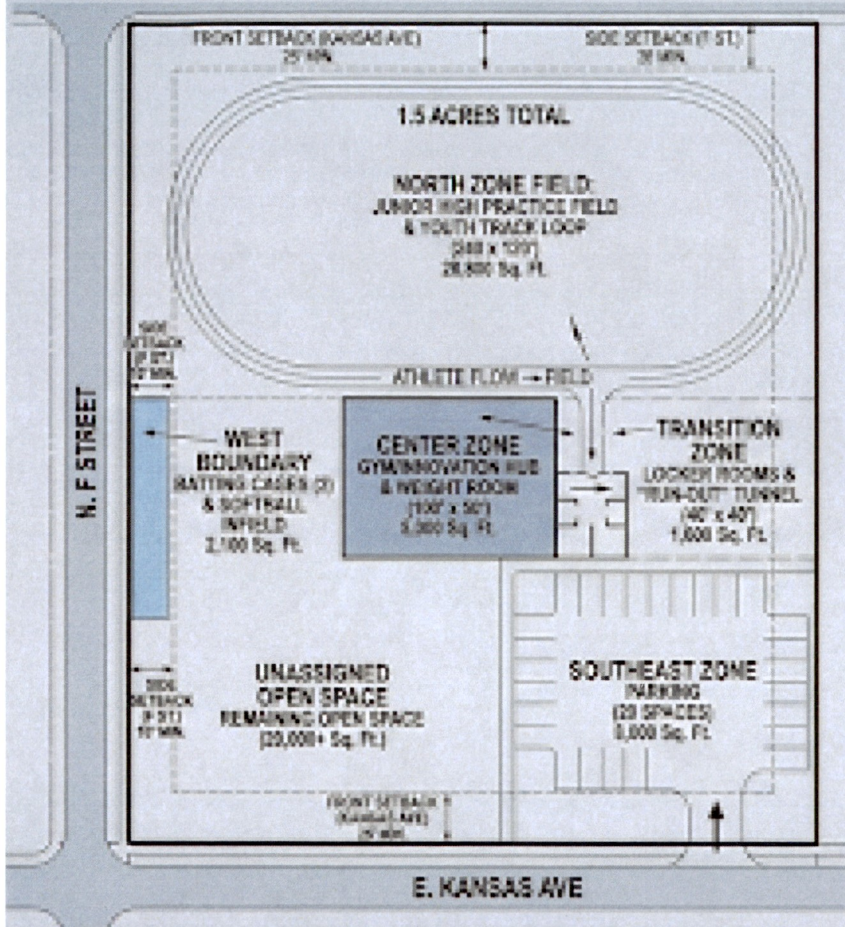
Marcese Dickson
Founder/CEO

FINAL DEVELOPMENT PLAN: RD&G MIDWEST PIPELINE INC. YOUTH CAMPUS

801 N. F STREET, ARKANSAS CITY, KANSAS

COHESIVE DEVELOPMENT PROPOSAL: This document provides a conceptual design and the definitive 1.5-acre site boundary plan, providing zones, structures, and intended functions. See individual zone details for more information.

Section III, Item 1.

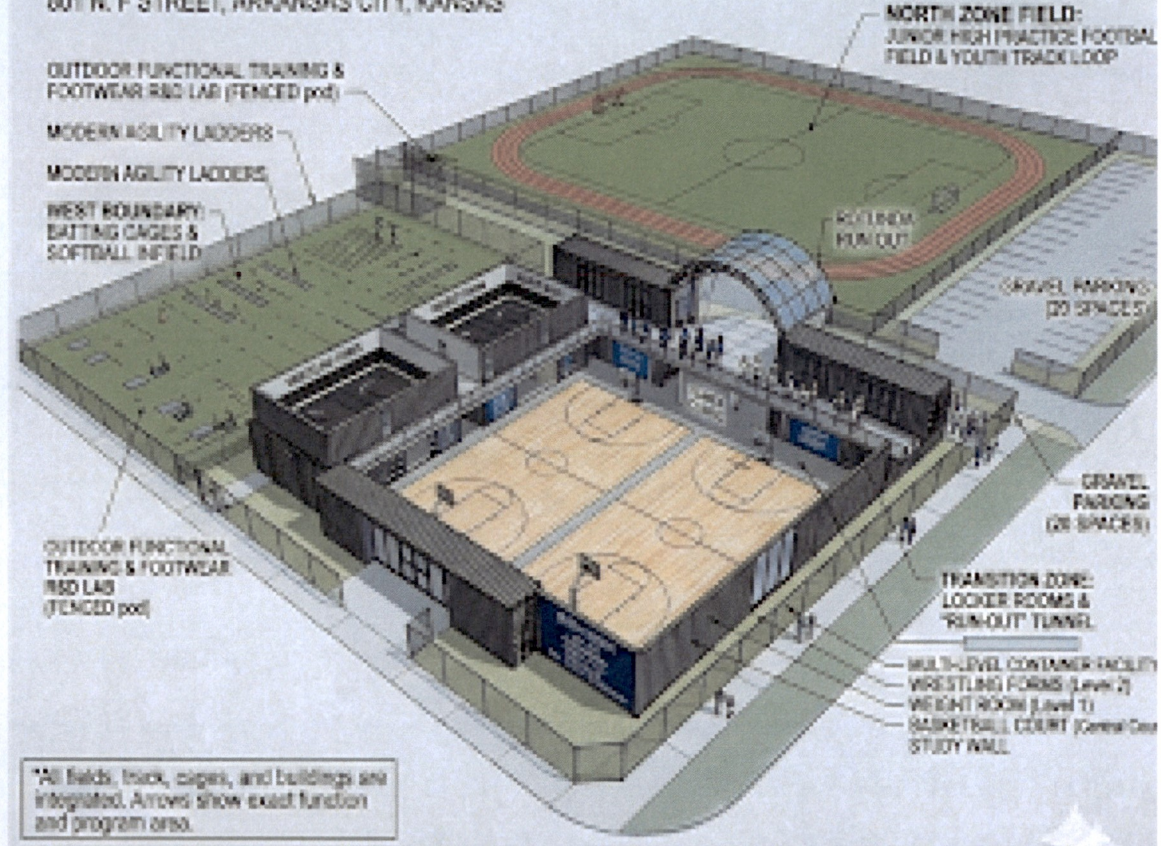


1.5 ac. RD&G MIDWEST PIPELINE INC. YOUTH CAMPUS
801 N. F Street, Arkansas City, Kansas



3D AERIAL CONCEPTUAL RENDER

801 N. F STREET, ARKANSAS CITY, KANSAS



*All fields, track, cages, and buildings are integrated. Arrows show exact function and program area.

3D AERIAL CONCEPTUAL RENDER

STATUTORY QUIT CLAIM DEED

GRANTOR, **THE CITY OF ARKANSAS CITY, KANSAS LAND BANK BOARD OF TRUSTEES,**

in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby quit claim unto:

GRANTEE, **RD&G Midwest Pipeline Inc., a not-for-profit corporation**

all the following lands and property situated in Cowley County, together with any and all improvements located thereon, subject to easements and restrictions of record, if any, and legally described as:

Lots 5, 6, 7, Block 3, McLaughlin’s Addition to Arkansas City, Cowley County, Kansas.

Commonly known as 801 N F Street, Arkansas City, Cowley County, Kansas.

Subject to the following:

- (a) BUYER shall remain current on all ad valorem taxes and properly maintain the Property with no notices for code violations for a period of one (1) year, otherwise ownership of the property—including all improvements made thereon—will revert back to SELLER upon written notice provided to BUYER and SELLER shall keep the purchase price paid.

WITNESS Grantor’s hand this the ____ day of _____ 2026.

The City of Arkansas City, Kansas Landbank Board of Trustees

By: Tad Stover, President

STATE OF KANSAS)
COUNTY OF COWLEY) ss:

On this ____ day of _____ 2026, before me, a Notary Public within and for said County and State, having first been duly sworn under oath, personally appeared: TAD STOVER, who is personally known to me to be the same person who executed the foregoing instrument, and the aforementioned acknowledged said instrument to be his free and voluntary act and deed and a duly authorized act on behalf of the City of Arkansas City, Kansas Landbank Board of Trustees. In testimony whereof I have hereunto subscribed my hand and affixed my official seal the day and year last above appearing.

Notary Public

My appointment expires:

REAL ESTATE SALES CONTRACT

THIS AGREEMENT made and entered this ____ day of _____ 2026, by and between **THE CITY OF ARKANSAS CITY, KANSAS LAND BANK BOARD OF TRUSTEES**, herein referred to as **SELLER**, and **RD&G Midwest Pipeline Inc.**, herein referred to as **BUYERS**.

WITNESSETH:

WHEREAS, SELLER has agreed to sell, and BUYERS has agreed to buy property pursuant to the provisions set forth below; and

WHEREAS, SELLER does hereby covenant and agree that in consideration of the payments and performance of the covenants herein recited to be made and performed by BUYERS, SELLER shall convey unto the BUYERS, in fee simple, subject to any covenants, declarations, restrictions, zoning laws, or easements of record, but clear of all mortgage or financial encumbrances whatsoever, by Statutory Quit Claim Deed, the real estate described below in Section One and all improvements located thereon situate in Arkansas City, Cowley County, Kansas.

SECTION ONE: PROPERTY:

All real property owned by SELLER located at 801 N F Street, Arkansas City, Cowley County, Kansas and legally described as:

Lots 5, 6, 7, Block 3, McLaughlin’s Addition to Arkansas City, Cowley County, Kansas.

SECTION TWO: PURCHASE PRICE:

BUYERS hereby covenant and agree to pay unto SELLER the full sum of: \$4,000 on the date of closing, which shall occur no later than 180 days after execution of this Contract.

SECTION THREE: TAXES:

BUYERS shall pay all taxes due and owing from and after the date of execution of this Contract.

SECTION FOUR: POSSESSION OF PROPERTY:

SELLER shall give possession of the aforescribed property immediately upon closing.

SECTION FIVE: TITLE INSURANCE:

BUYERS shall have the option of obtaining Title Insurance at their own expense.

SECTION SIX: CONDITION OF PREMISES:

The property is sold as-is, and SELLER makes no warranty as to the suitability of the property for any proposed use by BUYERS.

SECTION SEVEN: ADDITIONAL PROVISIONS:

BUYERS agree to develop the property within one (1) year of the execution of this contract and shall have no notices of code violations for one (1) year on the property from the date of the execution of this contract.

IT IS MUTUALLY AGREED that all covenants and agreements herein contained shall extend to and be obligatory upon the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Parties have hereunto set their hands the day and year first above appearing.

BUYERS:

**MARCESE DICKSON
RD&G MIDWEST PIPELINE INC.**

By: Marcese Dickson
President

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF _____) ss:

Be it remembered, that on this _____ day of _____ 2026, before me, the undersigned, a Notary Public in and for the aforesaid County and State aforesaid, came Marcese Dickson, who is personally known to me to be the same person who executed the within instrument in writing, and duly acknowledged the execution of same.

In witness whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public

My appointment expires:

SELLER:

THE CITY OF ARKANSAS CITY, KANSAS LAND BANK BOARD OF TRUSTEES

By: Tad Stover
President

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF Cowley) ss:

Be it remembered, that on this _____ day of _____ 2026, before me, the undersigned, a Notary Public in and for the aforesaid County and State aforesaid, came Tad Stover, who is personally known to me to be the same person who executed the within instrument in writing, and duly acknowledged the execution of same as the authorized act and deed of the City of Arkansas City, Kansas Land Bank Board of Trustees.

In witness whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public

My appointment expires: