

Landbanks

The Real and Rural Version

MARCH 4TH, 2022

HOSTED BY JULIE LYON



- **What is a landbank?**

Land banks help convert "problem properties" into positive economic development for the area by maintaining, improving, demolishing, or selling the land for redevelopment.

- **What can a Landbank do?**

Sue and be sued. Enter into contracts. Appoint and remove staff and provide for the compensation thereof. Acquire, by purchase, gift or devise, and convey any real property, including easements and reversionary interests, and personal property subject to the provisions of this act. Rebate all, or any portion thereof, the taxes on any property sold or conveyed by the bank. Exercise any other power which may be delegated to the land bank by the governing body. Exercise any other incidental power which is necessary to carry out the purposes of the land bank and this act.

- **How can you establish a Landbank?**

The governing body may establish a city land bank by adoption of an ordinance.

- **How do you acquire properties?**

By purchase, gift or devise, and convey any real property, including easements and reversionary interests

- **Benefits of a Landbank**

*Until sold or otherwise disposed of by the bank and except for special assessments levied by a municipality to finance public improvements, any property acquired by the bank shall be exempt from the payment of ad valorem taxes levied by the state and any other political or taxing subdivision of the state.

*The board, without competitive bidding, may sell any property acquired by the board at such times, to such persons, and upon such terms and conditions, and subject to such restrictions and covenants deemed necessary or appropriate to assure the property's effective reutilization.

The Landbank

A Tool in the Town's Toolbox



The City is getting ready to approve an ordinance that will help the community reclaim some control of unsightly properties in our community. I have been studying, and working with other communities to see how this could benefit Stafford, and I am so encouraged by what is possible. While I am willing to work really hard to make this successful in our little town, I understand there is no substitute for engaged community members who understand our community's history and goals — and whose lives are most directly affected by a land bank's work.

Land banks are a direct response to a growing trend of vacancy and abandonment, created to strategically acquire problem properties and convert these liabilities into assets. In short, land banks are intended to acquire title to these problem properties, eliminate the liabilities, and transfer the properties to new, responsible owners in a transparent manner that results in outcomes consistent with community-based plans.

I feel strongly that those responsible for the direction and oversight of the Landbank (the Board of Trustees) be made of members of the community. I have added some additional information on the backside, but if you are interested in learning more, enjoy watching Fixer-Upper/HGTV, or feel you can contribute knowledge, skill, talent, creative ideas, or leadership to the Stafford Landbank....we would love to hear from you!

I am looking forward to the passing of the ordinance, appointing a board, setting some goals, and identifying properties for the Landbank from the upcoming Stafford County Tax Auction. If you would like to volunteer for the Board of Trustees for the Stafford Landbank, or would like to nominate someone you feel would be good for the position, please call or text me at 620-474-9537 or call the City Office at 620-234-5011.

~Mayor Julie Lyon

Lanbank Board Members

The bank shall be governed by a board of trustees. The governing body may appoint the board. City governing body members may serve on or as the board of trustees. Vacancies on the board shall be filled by appointment for the unexpired term.

Who would be an asset and project driver for your town?

What kind of diversity can you find in those that don't normally sit on boards?

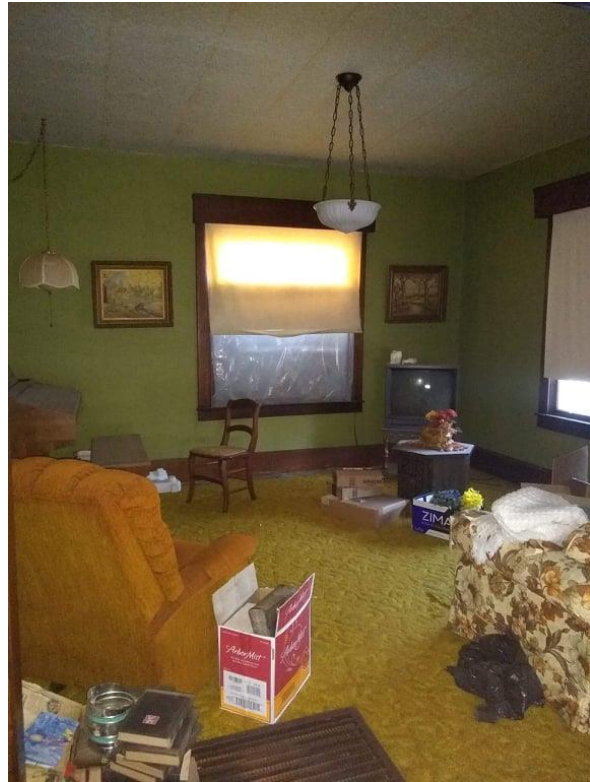
Who has knowledge of the housing market, rental properties, handyman skills, title work?



PanKratz House 115 South Union

- Has not been lived in for over 15 years.
- Has had minimum utilities for all that time.
- Would cost the city/owner a lot of money to tear down
- Intimidating for an individual to take on
- Owner willing to sell (Nobody had ever asked)
- Purchased for \$12,000 (County Value \$19,000)
- The Landbank provided a solution to the problem





Joy's House 745 West Broadway

- Owner had been renting this house for \$60 a month
- No heat source other than the kitchen stove, gas bill was \$900 in winter
- Foundation caving in on the SW Corner
- Not mowed on a regular basis
- Several years of back taxes and mowing assessments
- Too much for the owner to maintain, beyond repair for the owner
- The Landbank provided a solution to the problem

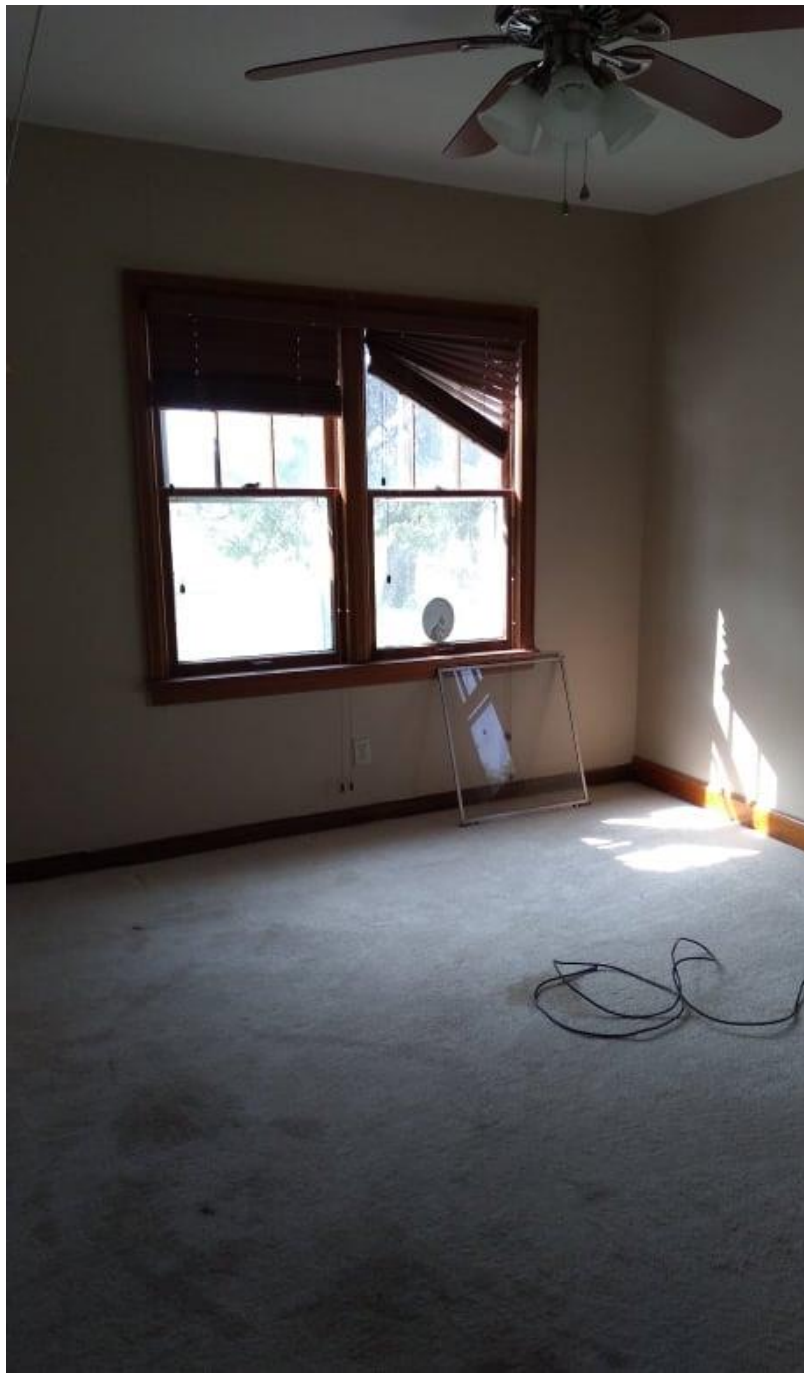




Allen House 222 NE 80th Ave

- 3 generations of Allen families have lived in this house
- In the way for new house addition
- Son was going to tear it down, Dad wanted to keep it
- It needed to be moved, but not torn down
- House was donated to the Landbank (\$0.00 purchase price)
- The Landbank provided a solution to the problem









24'

7480LX

Stafford
Land Bank



300 North Main - Winter



300 North Main - Summer



300 North Main – Late Summer



300 North Main - Fall

The Lance House 300 North Keystone

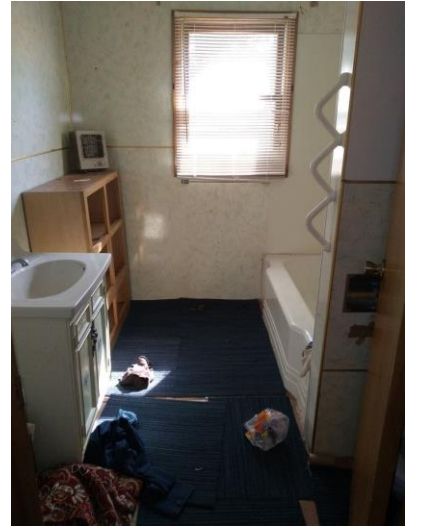
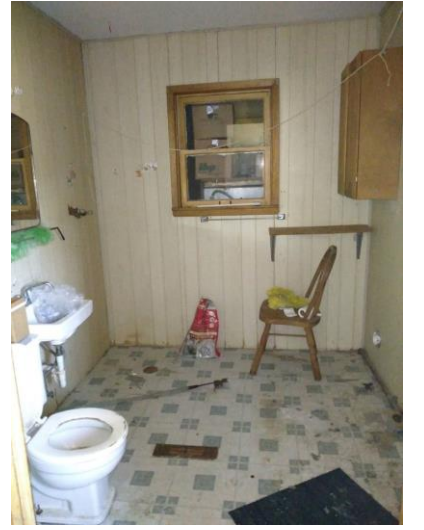
- Out of State Owners
- Back Taxes had not been paid
- Unsecured and had multiple people living/staying there
- Owners were unaware of the condition/occupancy/squatting
- Donated to the Landbank (\$0.00 purchase price)
- The Landbank provided a solution to the problem



I WORKED
HARD FOR
THIS PLACE

AND THE
~~MANAGER~~
TOLD ME

TO LEAVE



Tina's House 300 South Keystone

- Troubled history at this property
- Had a judgement against deed
- Owner needed money to move out of state and start over
- Investor offered a lowball price and wanted to go thru traditional closing process
- Purchased for \$5,000 (County Value (\$10,500))
- The Landbank provided a solution to the problem









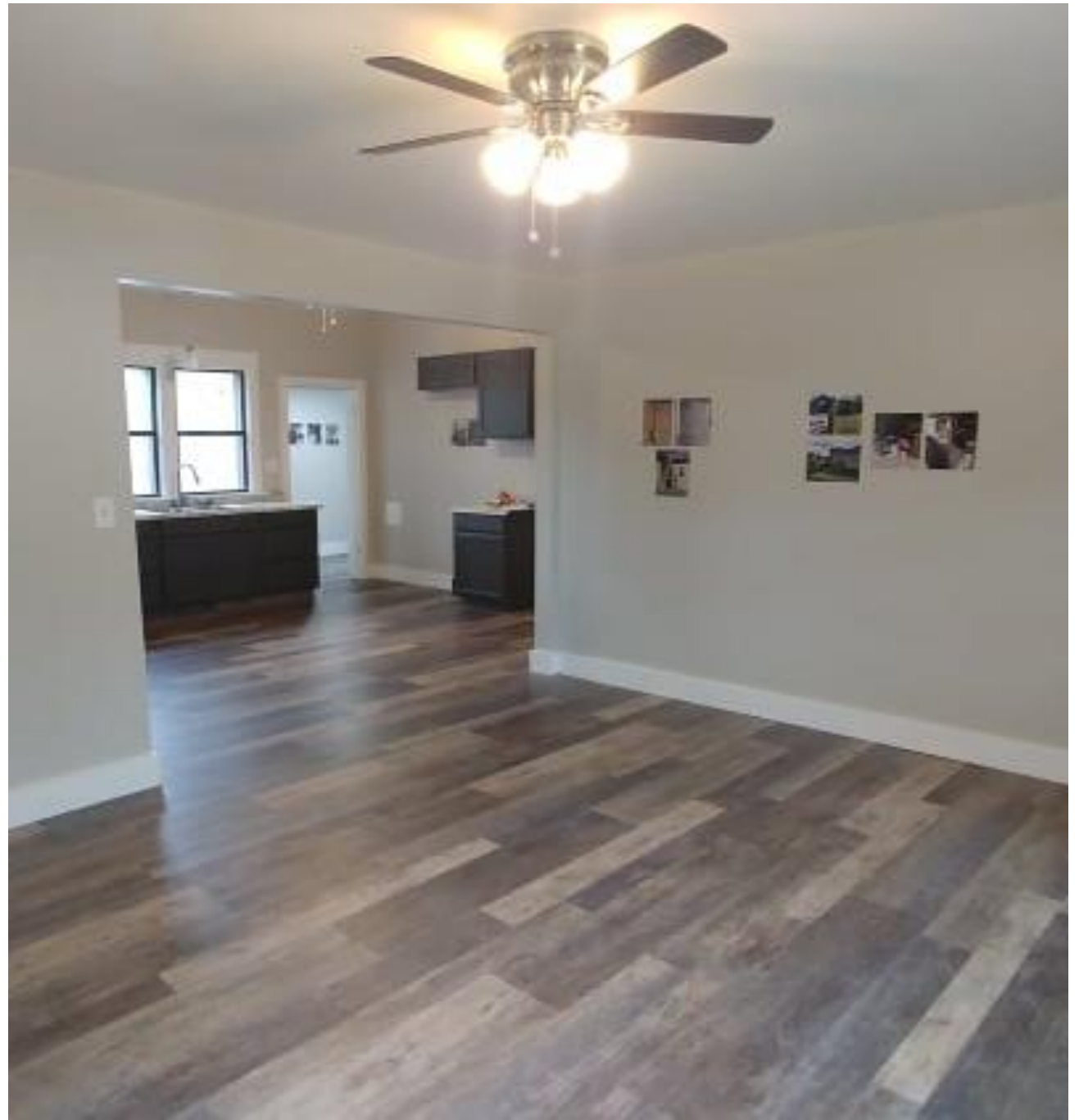
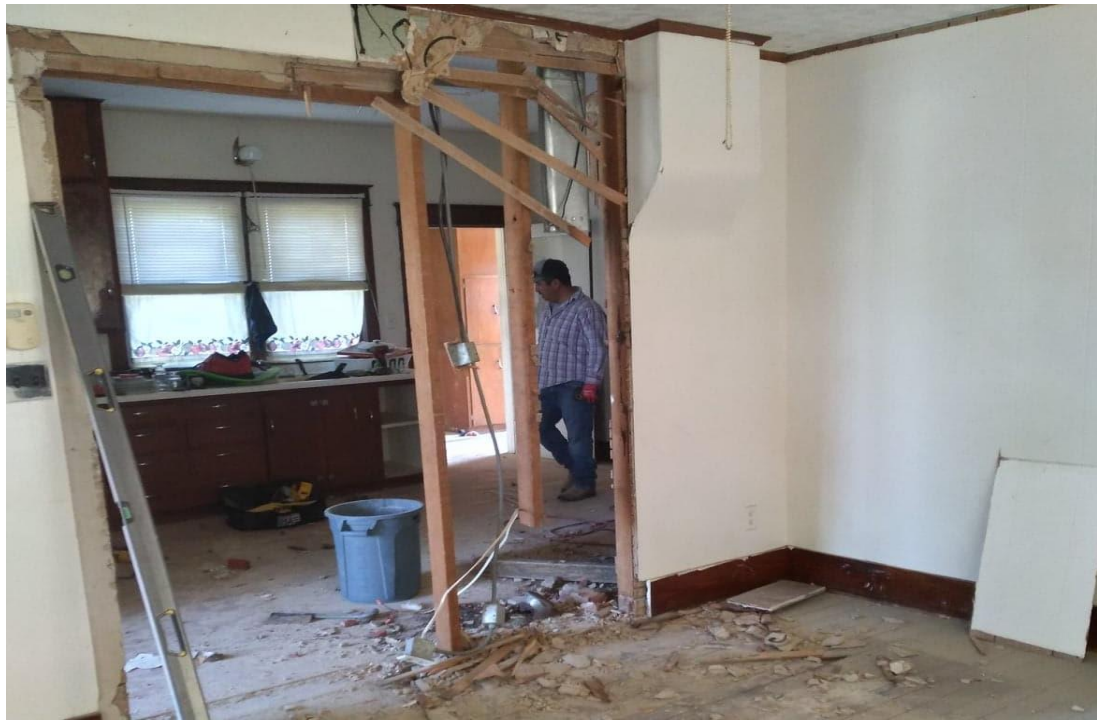


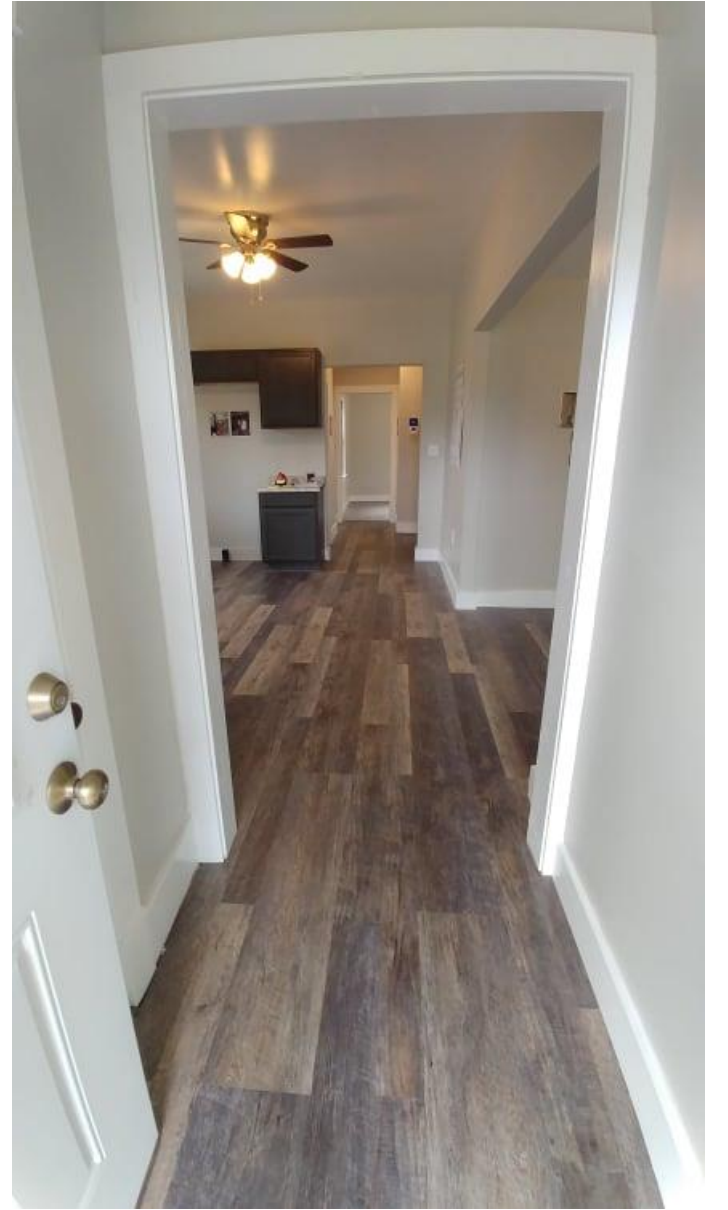




KANSAS HOUSING

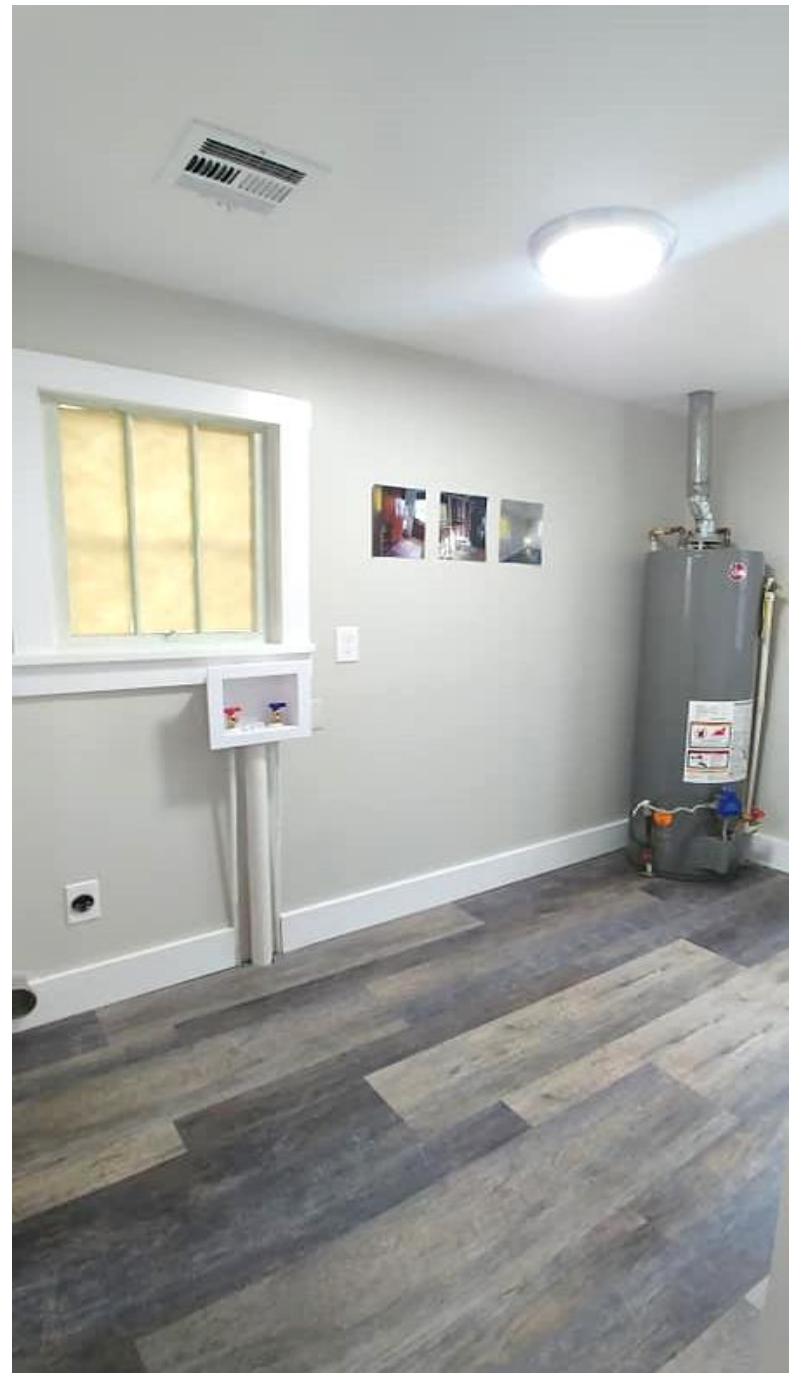
Two sheets of paper with text, likely informational or legal documents, posted on the wall.



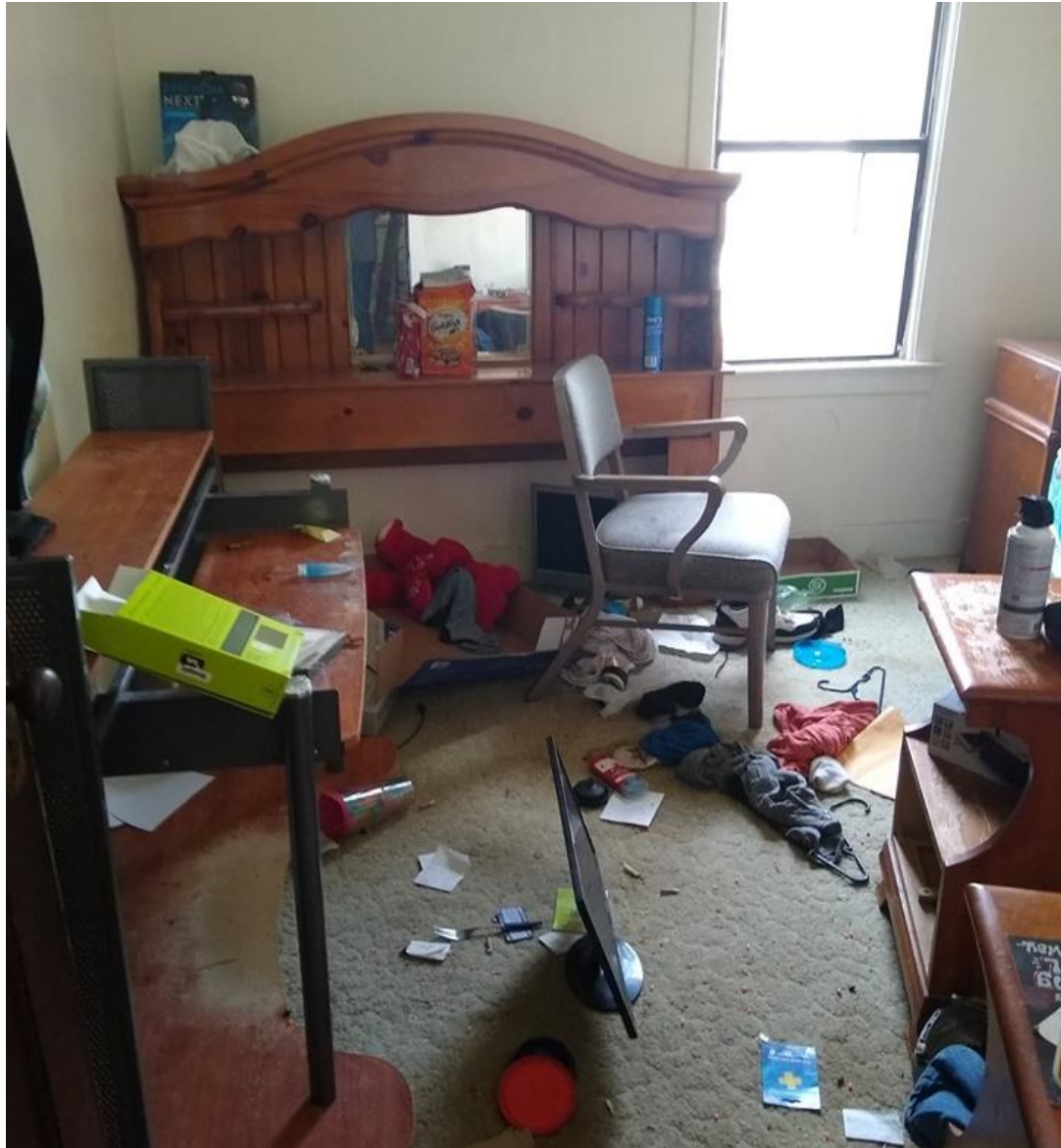


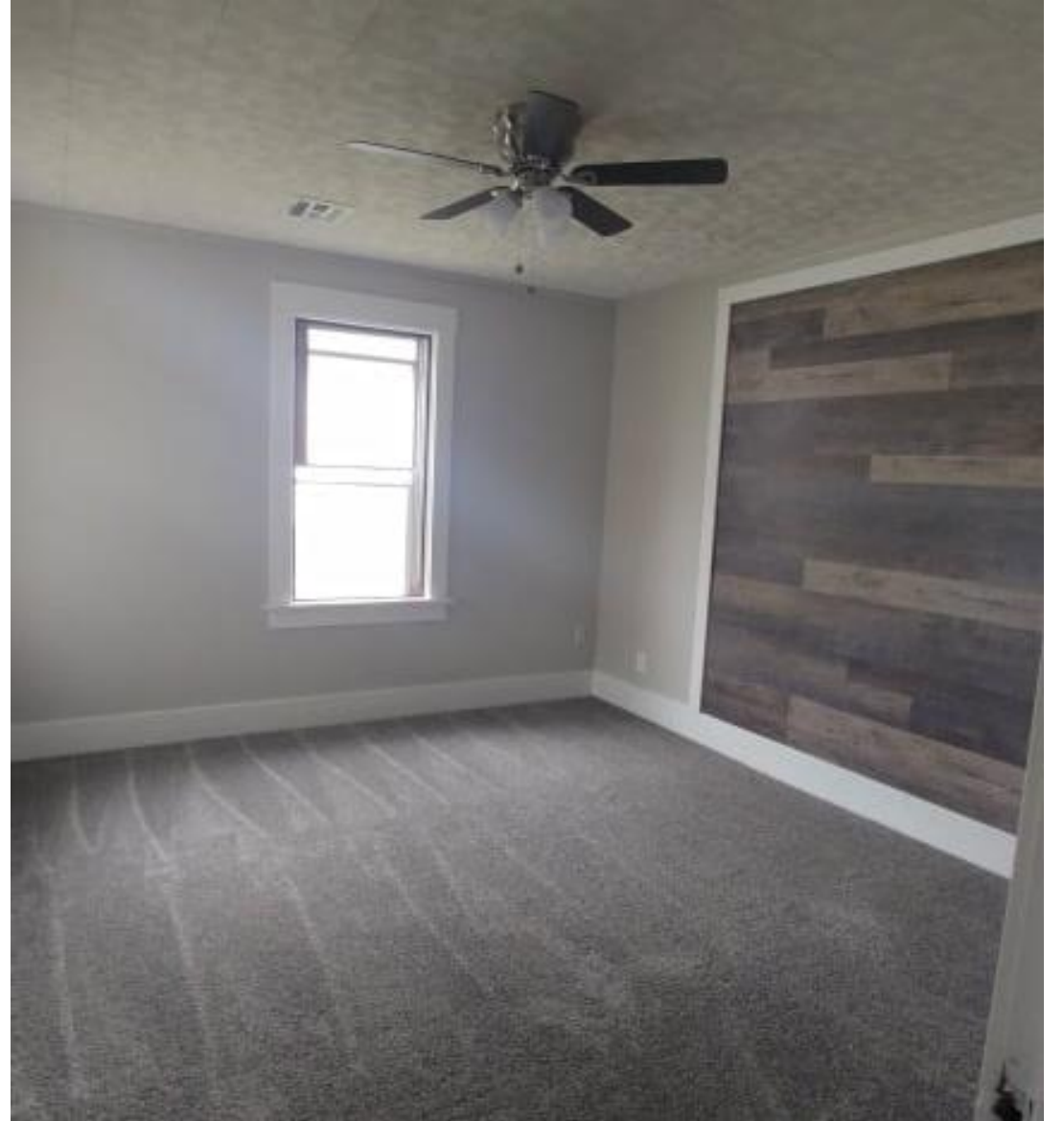
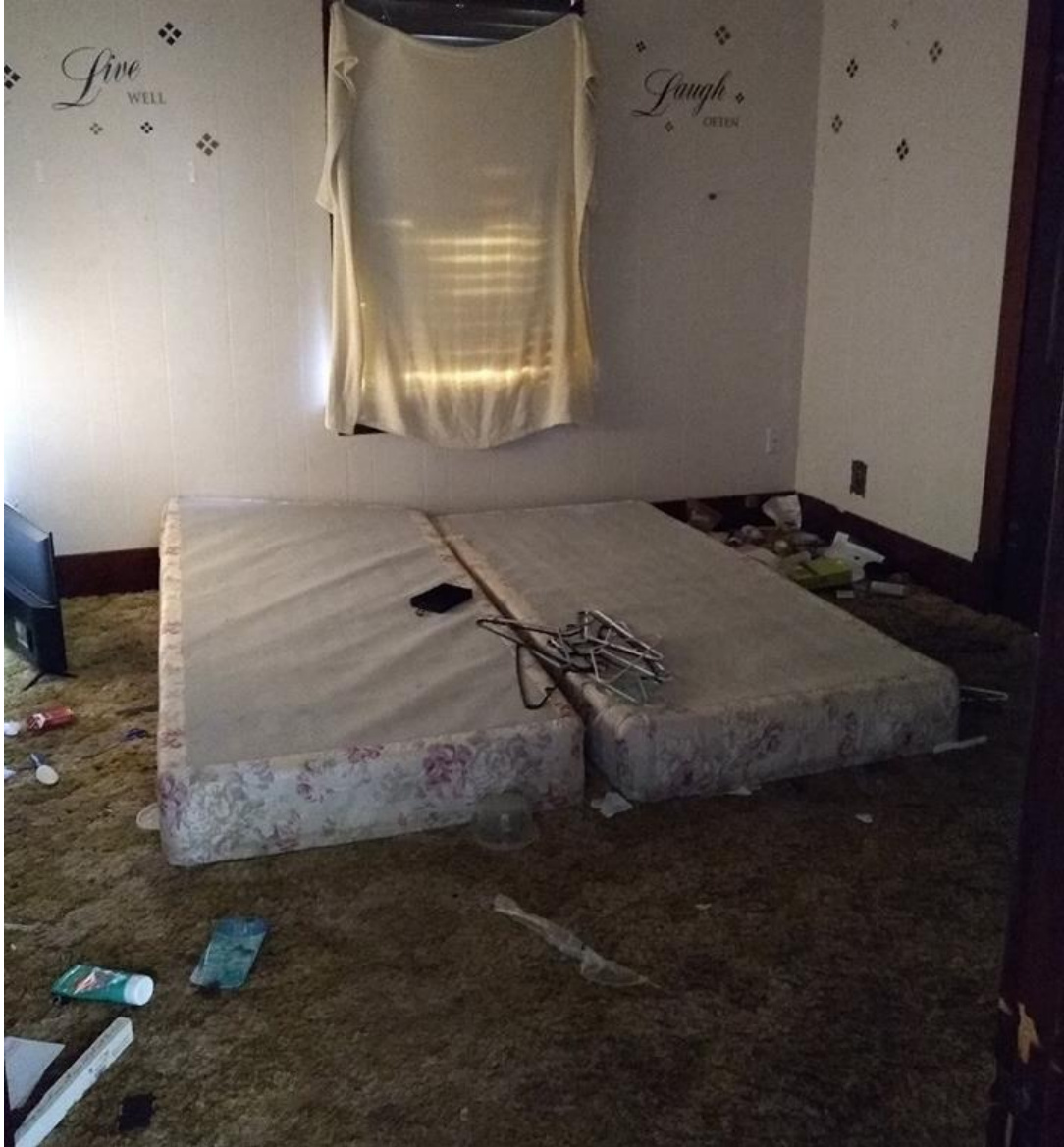






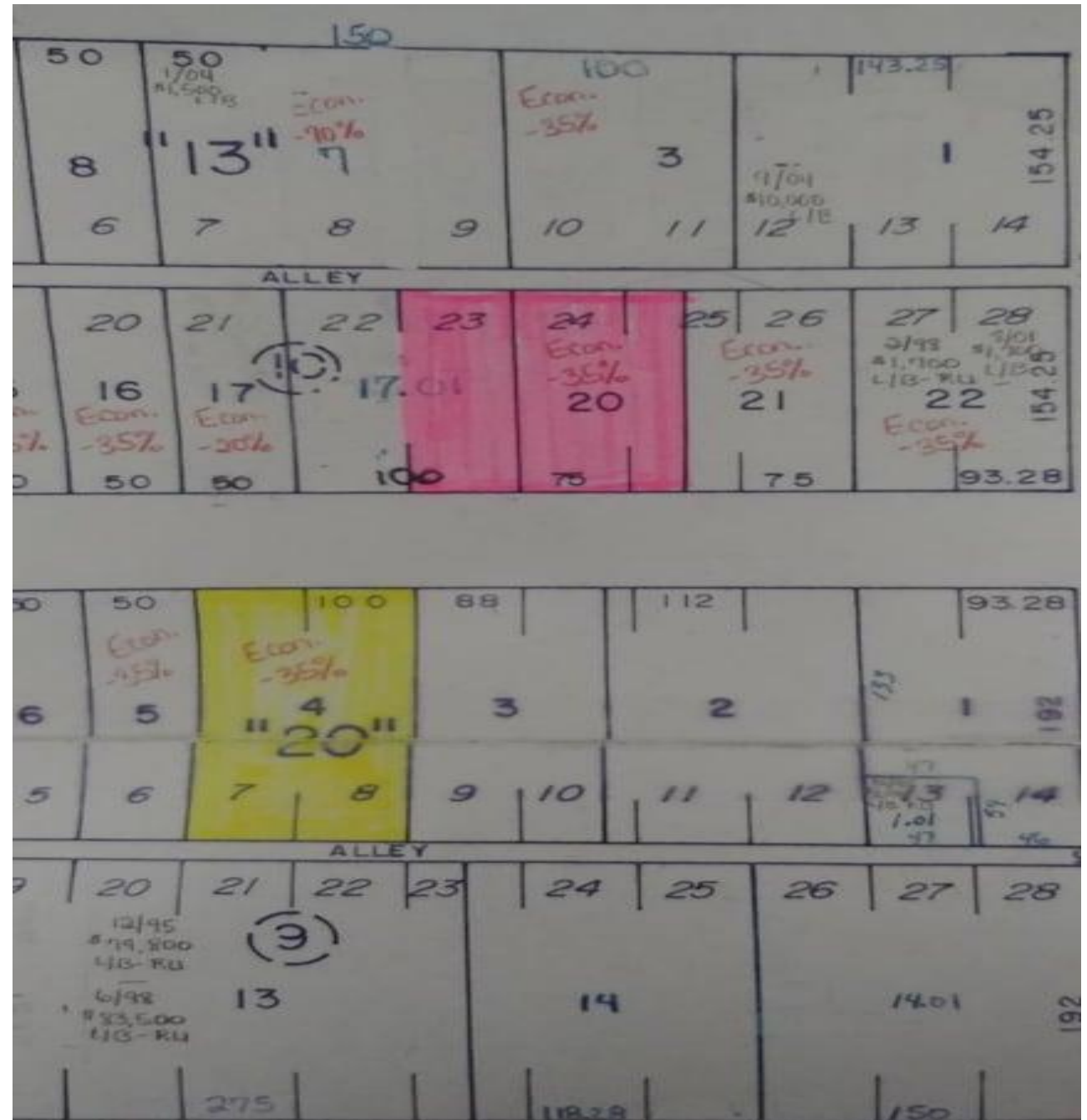






Empty Lot Property Swap

- Neighbor wanted to obtain the lots (in yellow) next to their residence and approached the Landbank about a possible swap.
- Neighbor owned property across the street (in pink) that they were willing to trade .
- The landbank got the original property donated to them.
- Traded the neighbor 2.5 lots for the 2 lots they wanted at no cost.
- Landbank was able to donate the 2.5 lots to Eco Devo for development.
- All Parties were happy.
- The Landbank can provide a solution to the problem.





Empty lots had trees and no driveway. Neighbor cleaned them up and keeps them mowed as part of their yard.

Lots had recently (within the past 5 years) had a house on them. They were purchased a tax sale and the house was demolished. There is a driveway already cut in on the left and there is a house on the right. The Landbank was able to donate the property for construction of one of 10 Economic Development houses being built in Stafford County, and one of 3 in Stafford.



Commercial Properties

- Highway Front Property
- Had been closed for one year
- Recently had active squatters as well as one of it's storage sheds broken into
- Had \$45,000 in Back Taxes
- Had significantly decreased in property value over the past 3 years
- Was up for the most recent tax sale
- Could have very easily been turned into storage units with not utilities or improvements (not good for the town)
- County Economic Development was able to explain to the Landbank board the importance of returning the property into good hands
- The City agreed to transfer money to the Landbank, and authorized Eco Devo to bid on behalf of the Landbank
- The Landbank was not the high bidder, but gets kudos for understanding the importance



Rural Town USA Main Street

- Dilapidated Structures
- Buildings used as storage units
- Out of state owners
- Owner can't afford building maintenance
- Tax sale strategy is worth the investment of time
- Long term planning
- Tax Abatement can help municipalities
- Shared Firewalls and Rooflines
- The Landbank can provide a solution to the problem



Photo by Alan Martin



Photo by Blake Boswell

Follow Up Topics

- City Resolution Procedures
- Code Enforcement
- County Commissioner Conversation
- County Treasurer Conversation
- TAX SALE (Can't afford NOT to do it)
- Long term planning
- Partnerships with other programs
- Vacant Property Ordinance
- Tax Abatement can help municipalities
- Insurance Underwriting and Landbank Structure
- The Landbank can provide a solution to the problem

Julie Lyon - ruralgirl4kansas@gmail.com
620-474-9537

