

CHAPTER I. ADMINISTRATION

ARTICLE 11. LAND BANK

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1-1101. DEFINITIONS. As used in this Chapter:

“Bank” means the City of Leawood Land Bank established pursuant to this Chapter.

“Board” means the Board of Trustees of the City of Leawood Land Bank.

“City” means the City of Leawood.

“Governing Body” means the Governing Body of the City.

“State” means the State of Kansas.

(Ord. 3044; 05-17-21)

1-1102. AUTHORITY AND GOVERNANCE.

- (a) The Governing Body of the City hereby establishes the City of Leawood Land Bank.
- (b) The Bank shall be governed by a Board of Trustees. The Governing Body shall serve as the Board of Trustees. Vacancies on the Board shall be filled by appointment for the unexpired term.
- (c) The term of office of each voting member of the Board shall be coterminous with that member's term of office on the Governing Body of the City. Vacancies on the Board shall be filled by appointment for the unexpired term of the vacated position.
- (d) The Governing Body shall advance operating funds to the Bank, from time to time as it deems appropriate, to pay expenses of the Board and the Bank.
- (e) The Bank may be dissolved by ordinance of the Governing Body. In such case, all

property of the Bank shall be transferred to and held by the City and may be disposed of as otherwise provided by law.

(Ord. 3044; 05-17-21)

1-1103. GOVERNING LAW.

- (a) The Bank shall be subject to the provisions of the Kansas cash-basis law, K.S.A. § 10-1101 et seq., and amendments thereto.
- (b) The budget of the Bank shall be prepared, adopted and published as provided by law for other political subdivisions of the State. No budget shall be adopted by the Board until it has been submitted to, reviewed and approved by the Governing Body. If the Governing Body elects not to ratify the budget, it must reject the plan in its entirety and remand it back to the Board with specific recommendations for reconsideration.
- (c) The Board shall keep accurate accounts of all receipts and disbursements. The receipts and disbursements of the Board shall be audited yearly by a certified or licensed public accountant and the report of the audit shall be included in and become part of the annual report of the Board.
- (d) All records and accounts shall be subject to public inspection pursuant to K.S.A. § 45-216 et seq., and amendments thereto.
- (e) Any moneys of the Bank which are not immediately required for the purposes of the Bank, such requirements including but not limited to paying debt associated with the acquisition of such land, shall be invested in the manner provided by K.S.A. § 12-1675, and amendments thereto.
- (f) The Bank shall make an annual report to the Governing Body on or before January 31 of each year, showing receipts and disbursements from all funds under its control and showing all property transactions occurring in each year. Such report shall include an inventory of all property held by the Bank. A copy of such inventory shall be published in the official City newspaper on or before January 31 of each year.
- (g) The Bank shall be subject to the provisions of statutory requirements for the deposit of public money as provided in K.S.A. § 9-1401 et seq., and amendments thereto.

(Ord. 3044; 05-17-21)

1-1104. APPOINTMENT OF OFFICERS AND CONDUCT OF MEETINGS.

- (a) The Board shall select annually, from its membership, a chairperson, a vice-chairperson and a treasurer. The treasurer shall be bonded in such amounts as the Governing Body may require.
- (b) The Board may appoint such officers, agents and employees as it may require for the performance of its duties, and shall determine the qualifications and duties and fix the compensation of such officers, agents and employees.

- (c) The Board shall fix the time and place at which its meetings shall be held. Meetings shall be held within the City and shall be subject to the provisions of K.S.A. § 75-4317 et seq., and amendments thereto.
- (d) A majority of the Board shall constitute a quorum for the transaction of business. No action of the Board shall be binding unless taken at a meeting at which at least a quorum is present.
- (e) The members of the Board shall be subject to the provisions of the laws of the State which relate to conflicts of interest, including, but not limited to, K.S.A. § 75-4301a et seq., and amendments thereto.
- (f) Subject to the provisions of K.S.A. § 75-6101 et seq., and amendments thereto, if any action at law or equity, or other legal proceeding, shall be brought against any member of the Board for any act or omission arising out of the performance of duties as a member of the Board, such member shall be indemnified in whole and held harmless by the Board for any judgment or decree entered against such member and, further, shall be defended at the cost and expense of the Bank in any such proceeding.

(Ord. 3044; 05-17-21)

1-1105. POWERS OF THE BOARD. The Board may:

- (a) Sue and be sued;
- (b) Enter into contracts;
- (c) Authorize the City Administrator to appoint and remove staff and provide for the compensation thereof;
- (d) 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 ordinance;
- (e) Rebate all, or any portion thereof, the taxes on any property sold or conveyed by the Bank;
- (f) Exercise any other power which may be delegated to the Bank by the Governing Body; and
- (g) Exercise any other incidental power which is necessary to carry out the purposes of the Bank and this article and State law.

(Ord. 3044; 05-17-21)

1-1106. TRANSFER OF PROPERTY TO THE LAND BANK.

- (a) Except as otherwise provided in this Chapter, any property acquired by the City, Johnson County, another city or other taxing subdivision within Johnson County may be transferred to the Bank. The Board may accept or refuse to accept any property authorized to be transferred pursuant to this subsection. The transfer of any property pursuant to this subsection shall not be subject to any bidding requirement and shall be exempt from any provision of law requiring a public sale.

- (b) The fee simple title to any real estate which is sold to Johnson County in accordance with the provisions of K.S.A. §§ 79-2803 and 79-2804, and amendments thereto, and upon acceptance by the Board may be transferred to the Bank by a good and sufficient deed by the Johnson County Clerk upon a written order from the Board of County Commissioners.

(Ord. 3044; 05-17-21)

1-1107. ADMINISTRATION OF LAND BANK PROPERTY. The Board shall assume possession and control of any property acquired by it under this Article and shall hold and administer such property. In the administration of property, the Board shall:

- (a) Manage, maintain and protect or temporarily use for a public purpose such property in the manner the Board deems appropriate;
- (b) Compile and maintain a written inventory of all such property. The inventory shall be available for public inspection and distribution at all times;
- (c) Study, analyze and evaluate potential, present and future uses for such property which would provide for the effective reutilization of such property;
- (d) Plan for and use the Board's best efforts to consummate the sale or other disposition of such property at such times and upon such terms and conditions deemed appropriate;
- (e) Establish and maintain records and accounts reflecting all transactions, expenditures and revenues relating to the Bank's activities, including separate itemizations of all transactions, expenditures and revenues concerning each individual parcel of property acquired; and
- (f) Thirty (30) days prior to the sale of any property owned by the Bank, publish a notice in the official City newspaper announcing such sale.

(Ord. 3044; 05-17-21)

1-1108. DISPOSITION OF LAND BANK PROPERTY.

- (a) 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 sale of any real property by the Bank under the provisions of this Chapter on which there are delinquent special assessments to finance public improvements levied by the Governing Body shall be conditioned upon the approval of the Governing Body.
- (b) The Board, for purposes of land disposition, may consolidate, assemble or subdivide individual parcels of property acquired by the Bank.

(Ord. 3044; 05-17-21)

1-1109. TAXES AND ASSESSMENTS.

- (a) Until sold or otherwise disposed of by the Bank and except for special assessments levied by the Governing Body 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.

- (b) Except for special assessments levied by the City to finance public improvements, when the Bank acquires property pursuant to this Chapter, the Johnson County Treasurer shall remove from the tax rolls all taxes, assessments, charges, penalties and interest that are due and payable on the property at the time of acquisition by the Bank.
- (c) Property held by the Bank shall remain liable for special assessments levied by the City to finance public improvements, but no payment thereof shall be required until such property is sold or otherwise conveyed by the Bank.
- (d) The Governing Body may abate part or all of the special assessments which the City has levied on property acquired by the Bank, and the Bank and Governing Body may enter into agreements related thereto. Any special assessments that are abated shall be removed from the tax rolls by the Johnson County Treasurer as of the effective date of the abatement.
- (e) If the City has levied special assessments on property acquired by the Bank, the City may enter into an agreement with the Bank to defer or reamortize part or all of the special assessments. The Governing Body shall provide for such deferral or reamortization by passage of an ordinance or resolution. Any special assessments that are deferred or reamortized shall be corrected on the tax rolls by the Johnson County Treasurer as of the effective date of the ordinance or resolution providing for such deferral or reamortization.

(Ord. 3044; 05-17-21)

1-1110. USE OF PROCEEDS FROM THE SALE OF LAND BANK PROPERTY.

- (a) Except as provided in paragraph (b), any moneys derived from the sale of property by the Bank shall be retained by the Bank for the purposes and operations thereof.
- (b) The Board may use all or any part of the proceeds from the sale described in paragraph (a) to reimburse the City for delinquent special assessments due on such property, or to pay off any debt associated with the acquisition of the property by either the City or the Bank.

(Ord. 3044; 05-17-21)

1-1111. NEIGHBORHOOD ADVISORY COMMITTEES. The Board may establish separate neighborhood or City advisory committees consisting of persons living or owning property within the City, Johnson County or the neighborhood. In the case of neighborhood advisory committees, the Board shall determine the boundaries of each neighborhood. In the absence of a resolution by the Board providing otherwise, each advisory committee shall consist of not less than five (5) nor more than nine (9) persons, to be appointed by the Board for two-year overlapping terms. The Board shall consult with each advisory committee as needed to review the operations and activities of the Bank and to receive the advice of the members of the advisory committee concerning any matter which comes before the committees.

(Ord. 3044; 05-17-21)