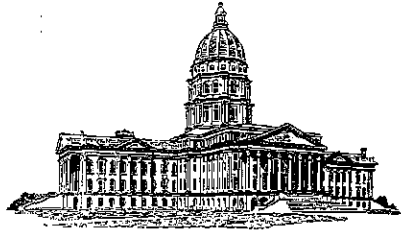


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TOM MOXLEY
REPRESENTATIVE, 68TH DISTRICT

Proponent HB2197, Relating to land banks

Chairman Huebert, Vice Chair Phillips, Ranking Member Alcala and Committee Members:

I appreciate the committee hearing this very important issue although it would only affect the few communities which have land banks.

Land banks are a way for a governmental unit to hold property that is effectively been turned back by land developers to the governmental unit. As you will hear in more detail, Junction City developers created nearly one thousand more home sites than could be absorbed in the market. The city installed much of the infrastructure of these sites which were later abandoned by the developers. They were subsequently put into a land bank.

This legislation would allow the Special Assessments to be reamortized at the time of sale to any new owner of the lot. Under current law whatever was originally scheduled for these specials would be payable upfront with the purchase of a lot. This has made it much more difficult to merchandize these properties.

You will hear much more complete testimony from the Mayor of Junction City and his staff. They can more completely answer any questions that you may have.

Just know that this is an important step in helping this wonderful community as it works through the debt morass left to these great city leaders.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Moxley", with a stylized, flowing script.