

Land Bank of Kansas City, Missouri

Minutes of the meeting of:

October 5, 2015

Location of meeting:

Land Bank Conference Room
2nd floor, 4900 Swope Parkway
Kansas City, Missouri 64130

Commissioners Present:

Jennifer Dameron, Chair
Kevin Masters, Vice-Chair
Howard Townsend-Treasurer
Mark Molner
Mishelle Martinez

Staff Present:

Ted Anderson
Michael Patillo
Joseph Guarino
Shurlonda Eason
McClain Bryant

Others Present:

A sign-in sheet listing those in attendance is on file

Meeting called to order

The meeting was called to order at 10:03 a.m. by Chair Dameron. A quorum was confirmed.

Approval of Minutes

Minutes from last meeting will be presented at Land Bank's next meeting, October 19, 2015.

Executive Director's Report

Sale of Properties

Mr. Anderson presented the Board with the sales of properties update. Land Bank has disposed of 431 properties and has 4,249 in inventory now. Staff has closed 19 properties since last meeting and will continue to close on the older properties. There are 139 pending sale properties to date. Mr. Anderson informed the Board that all approved structures are ready to close except for 2. The Board would like for staff to add in the budget to reflect the revenue cash flow coming in.

Closed Session

Commissioner Townsend moved to go into closed session pursuant to Section 610.021 RSMo. to consider real estate transactions and privileged communication between the Land Bank Commission and its attorneys. Commissioner Molner seconded the motion and it was approved by roll call vote, 4 ayes 0 nays.

The Commissioners returned to open session

Minutes of the meeting of, October 5, 2015 continued.

Sales of Properties

Consent Agenda

Chair Dameron tabled 3622 White until next meeting

Chair Dameron removed number nine 2739 Harrison from the Consent Agenda.

Commissioner Martinez moved to approve numbers 1-6, 8 & 10 from the Consent Agenda and Commissioner Townsend seconded the motion and it was approved by voice vote.

Commissioner Martinez moved to approve 2739 Harrison to Tim Colley with restrictions in the deed of trust to acquire construction permits by May 31, 2016. Commissioner Townsend seconded the motion and it was approved by voice vote.

Presentation Agenda

538 Stark- Commissioner Townsend moved to reject the offer submitted by Chapter Jackson for insufficient cash offer. Commissioner Molner seconded the motion and it was approved by voice vote.

4264 E 61st Street- Commissioner Townsend moved to approve the offer submitted by Chapter Jackson and Commissioner Martinez seconded the motion and it was approved by voice vote.

5626 Askew- Commissioner Martinez moved to approve the offer submitted by Chapter Jackson and Commissioner Townsend seconded the motion and it was approved by voice vote.

5708 Mersington- Commissioner Martinez moved to approve the offer submitted by Chapter Jackson and Commissioner Townsend seconded the motion and it was approved by voice vote.

5710 E 39th Ter- Commissioner Molner moved to approve the offer submitted by Chapter Jackson and Commissioner Masters seconded the motion and it was approved by voice vote.

5710 E 40th Street- Commissioner Townsend moved to reject the offer submitted by Chapter Jackson because of insufficient cash offer. Commissioner Molner seconded the motion and it was approved by voice vote.

5710 E 40th Street- Commissioner Townsend moved to approve offer submitted by Carl Holt and Commissioner Masters seconded the motion and it was approved by voice vote.

3406 & 3408 Hardesty- Commissioner Molner moved to approve the offer submitted by Archester Borders and Commissioner Masters seconded the motion and it was approved by voice vote.

3242 Lockridge- Commissioner Martinez moved to approve the offer submitted by Wahkunna Manning & Patricia Shirley and Commissioner Townsend seconded the motion and it was approved by voice vote.

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3138 Campbell- Commissioner Molner moved to reject the offer submitted by Bradley Hansen for insufficient cash offer and Commissioner Masters seconded the motion and it was approved by voice vote.

3138 Campbell- Commissioner Molner moved to approve the offer submitted by Corbin Burrigh and Commissioner Masters seconded the vote and it was approved by roll call 5 ayes and 0 nays.

3116 E 72nd Street- Commissioner Martinez moved to approve the offer submitted by Robert Slaughter and Commissioner Molner seconded the motion and it was approved by voice vote.

2816 Campbell- Commissioner Townsend moved to reject the offer submitted by Timothy Colley for insufficient cash offer submitted. Commissioner Molner seconded the motion and it was approved by voice vote.

2816 Campbell- Commissioner Townsend moved to reject the offer submitted by Algonquin Tolbert for insufficient cash offer submitted. Commissioner Molner seconded the motion and it was approved by voice vote.

2816 Campbell- Commissioner Townsend moved to approve the offer submitted by Corbin Burrigh subject to obtaining the permits by May, 2016 and Commissioner Molner seconded the motion and it was approved by voice vote.

2233 E 77th Ter.- Commissioner Masters moved to approve the offer submitted by Chris Green & Dee Anna Hiett and Commissioner Townsend seconded the motion and it was approved by voice vote.

2215 Olive- Chair Dameron put this property on hold for staff to check to see if the City may need the property for its 22nd and 23rd street alignment project.

904, 904B & 906 Chestnut- Commissioner Masters moved to approve the offer submitted by Burmese Muslin Association of Kansas City and Commissioner Molner seconded the motion and it was approved by roll call vote 5 ayes and 0 nays.

Tabled Applications

2701, 2707, 2715, 2741 & 2743 Olive, 2722, 2724 & 2726 Wabash- Commissioner Molner moved to approve the application as submitted to Kansas City Homesteading Authority and Commissioner Townsend seconded the motion and it was approved by roll call vote 5 ayes and 0 nays.

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Budget Discussion

Mr. Anderson presented the Board with the proposed budget request for FY2016-2017.

Mr. Anderson shared with the Board that, because of the hiring freeze, the Land Bank is unable to hire another Administrative Assistant at this time. Mr. Anderson told the Board he raised the cost of mowing because Land Bank may spend more next year than this year because of rain and abatement. Mr. Anderson talked to the Board about two new software companies, whose prices are competitive with E Property Plus.. Chair Dameron asked if Mr. Anderson can get in touch with the other companies and see if they would like to make a presentation this winter. The Executive Director told the Board he is suggesting they ask for \$2,267,000.00 for next year's budget. Mr. Anderson told the Board he did not ask for Demolition money because he think the City is going to add Land Bank's property to the bundling of properties to demolish and they may need that money for that. Mr. Anderson said the Abatement is added into the mowing budget and the Parks Department will be doing the tree pick up for Land Bank. Commissioner Masters asked Mr. Anderson to add the revenue that Land Bank has made from sales to the budget request. Commissioner Masters moved to approve the FY2016-2017 budget request and forward to the City Manager's office and Commissioner Molner seconded the motion and it was approved by voice vote.

Marketing Update

Mr. Anderson talked about the how well Land Bank staff is doing in the marketing area. Mr. Anderson presented a picture of a piece of landscape art to the Board and told them he will be having lunch with the artist and talked about doing some logo work for Land Bank and will keep the Board updated.

Tax Sale

Mr. Anderson told the Board Land Bank should be getting 353 properties at the most from this year's tax sale.

Performance Audit

The performance audit is still going on and the scope will be available the end of the month.

Property Holds Discussion

Chair Dameron tabled this discussion until next meeting so the Board can think about giving staff authorization to hold property if they see fit.

Election

The Board elected Commissioner Molner as new Chair for Land Bank of Kansas City Missouri. Chair Dameron moved to approve the vote and Commissioner Martinez seconded the motion and it was approved by voice vote. Commissioner Masters will remain as Vice-Chair and Commissioner Townsend will remain as Treasurer for Land Bank Board of Trustees.

Meeting Adjourned

Minutes of the meeting of, October 5, 2015 continued.

Chair Molner moved to adjourn and Commissioner Martinez seconded the motion. The motion was approved by voice vote and the meeting adjourned at 11:45 a.m.

Minutes approved on: 10/19/15



Jennifer Dameron, Chair