

Land Bank of Kansas City, Missouri

Minutes of the meeting of:

January 11, 2016

Location of meeting:

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

<u>Commissioners Present:</u>	<u>Staff Present:</u>
Mark Molner, Chair	Ted Anderson
Kevin Masters, Vice-Chair	Michael Patillo
Howard Townsend-Treasurer,	Marti Means
Mishelle Martinez	Shurlonda Eason
Ronnie Criss	

Others Present:

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

Meeting called to order

The meeting was called to order at 10:37 a.m. by Chair Molner. A quorum was confirmed.

Approval of Minutes

Commissioner Masters moved to approve the open and closed minutes from the December 7, 2015 meeting and Commissioner Townsend seconded the motion and it was approved by voice vote.

Executive Director's Report

Sale of Properties

Mr. Anderson presented to the Board with the sales of properties update. Land Bank has disposed of 534 properties and has 4,103 in inventory now. Staff has closed 218 properties this year. There are 63 pending sale properties to date and have been drafted. Mr. Anderson said the pending sales should be closed within the next 60 days. Land Bank Staff has evaluated most of the properties and should be done by March, 2016, when the next set comes in to our inventory. Land Bank has sales of \$279,221 so far this fiscal year and \$280,000 was the budgetary goal. The remainder of this fiscal year, Land Bank's revenue should go into the City's general fund. Land Bank has issued, since inception, \$5,137,669 worth of Deeds of Trust within the Community and \$2,941,320 in deeds of trust so far this fiscal year. Land Bank has sold way more houses than vacant lots this year and it was the opposite last year. Mr. Anderson did not update the Council District Inventory.

Commissioner Martinez joined the meeting

Closed Session

Commissioner Masters 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 attorney. Commissioner Townsend seconded the motion and it was approved by roll call vote, 5 ayes 0 nays.

The Commissioners returned to open session

Hold Policy

Mr. Anderson revised the hold Policy prior to the meeting for Board review. Commissioner Masters moved to approve the hold policy modification as submitted and Commissioner Martinez seconded the motion and it was approved by voice vote.

Land Bank Non-Discrimination Policy

Mr. Anderson presented the Board with a non-discrimination policy for Land Bank to have in place as good governance. However, there was a typo that Mr. Anderson will fix and resubmit at the next meeting.

Vantrust Purchase Option Agreement

Staff presented an Option Agreement submitted by Vantrust Real Estate, LLC. The Option was denied by voice vote because there are more than five contiguous properties that Vantrust in the Option area. Mr. Anderson to ask KCMHA if it would want the properties.

Sales of Properties

Consent Agenda

Commissioner Masters moved to approve the applications on the Consent Agenda as submitted and Commissioner Townsend seconded the motion and it was approved by roll call vote, 5 ayes and 0 nays.

Presentation Agenda

1201 E 89th Street- Commissioner Masters moved to approve the application submitted by Veterans Community Project. It was approved by roll call vote, 5 ayes and 0 nays. The offer is \$500 in cash and they will do improvements worth roughly \$966,630.

1201 E 89th Street-Commissioner Masters moved to reject Ty Simmons application because of a better offer and Commissioner Townsend seconded the motion and it was approved by voice vote.

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3000, 3007, 3008, 3009, 3012, 3015, 3016 & 3017 E 20th Street-Chair Molner put these properties on hold until next meeting so Mr. Anderson can talk with the KCMHA to see if it would like to take the properties.

6902, 6915, 6917 Cleveland and 7100 Norton- Commissioner Townsend moved to grant the Easement request as submitted to the Kansas City Missouri Water Services Department and Commissioner Martinez seconded the motion and it was approved by roll call vote 5 ayes and 0 nays.

6919 Cleveland-Commissioner Martinez moved to approve the transfer of this property in fee to the Kansas City, Missouri Water Services Department and Commissioner Townsend seconded the motion and it was approved by roll call vote 5 ayes and 0 nays.

2845 White-Mr. Patillo explained that three properties made up this house lot and that applicant owned one and the Land Bank owned the other two at 2845 White and 6011 E. 28th Ter. This was part of the consent vote noted earlier.

Tabled Applications

8019-8023 Prospect-Commissioner Masters moved to approve the application from Joey Stephens as submitted and Commissioner Townsend seconded the motion and it was approved by voice vote.

8019-8023 Prospect-Commissioner Masters moved to reject application from Robert Lichtsinn as submitted because Land Bank approved a better offer and Commissioner Criss seconded the motion and it was approved by voice vote.

8129, 8201 Hickman Mills-Commissioner Martinez moved to approve the applications submitted by Vision Rehab and Commissioner Townsend seconded the motion and it was approved by voice vote.

3212 Garfield- Chair Molner tabled this property until at least the February, 2016 meeting after demo is completed.

Financial Statement for last fiscal year

Mr. Anderson presented the Board with the trial balance from last year's audit. That information is available in the Land Bank offices.

Other Business

Land Bank's next meetings:

February 1, 2016, tentative for February 22, 2016.

Meeting Adjourned

Commissioner Masters moved to adjourn and Commissioner Martinez seconded the motion. The motion was approved by voice vote and the meeting adjourned at 12:21p.m.

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Minutes approved on: 2/1/16



Mark Molner, Chair