

## Land Bank of Kansas City, Missouri

### Minutes of the meeting of:

November 9, 2015

### 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
Howard Townsend-Treasurer	Michael Patillo
Jennifer Dameron	Joe Guarino
Mishelle Martinez	Shurlonda Eason

### Others Present:

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

### **Meeting called to order**

The meeting was called to order at 10:02 a.m. by Chair Molner. A quorum was confirmed.

### **Approval of Minutes**

Commissioner Townsend moved to approve the open and closed minutes from the October 19, 2015 meeting and Commissioner Martinez 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 sale of properties update. Land Bank has disposed of 512 properties and has 4,168 in inventory now. Staff has closed 46 properties since last meeting and will continue to close on the older properties. There are 89 pending sale properties from September, 2015. to date. Land Bank has \$132,649.00 in sales this year, \$2,228,704.00 in Deeds of Trust this year and has donated \$86,637 so far this year for public use. There was no change to the Council District totals.

#### **Land Bank to Homesteading Authority transfers**

Mr. Anderson responded to a request from the Board at the last meeting. The Board requested an update on the properties transferred from LB to KCMHA, and whether the consideration had been paid pursuant to the cooperative agreement. He told the Board 3 properties were sold in the Manheim Neighborhood that were given to Homesteading Authority and none from Candlelight

Ridge as of today. 4632 & 4634 Tracy were sold for \$6,800.00 per property and half of each property came to Land Bank but went to the City through the budget process. 4012 Forest was sold for \$500.00 plus the work that will go into the property. Mr. Anderson explained to the Board how the revenue works with Land Bank and how the City gets some of Land Bank's incoming revenue. Mr. Anderson will update the list going forward to present to the Board as properties get sold from the list.

### **Progress on Strategic Plan**

Mr. Anderson presented an update to the Board regarding progress made so far on the 3 year strategic plan. The Board had no questions for Mr. Anderson on the Strategic Plan. The Tiny House Group has a new Director but will not be purchasing property from Land Bank at this time.

### **New Business**

Mr. Anderson explained how the 2015 tax sale went, and that he had a meeting with Jackson County concerning the Notice provisions of the Land Tax Collection Act, and possible revisions he had drawn up to make the Land Bank titles more insurable in the future. That meeting did not go well, as the county is afraid if they did the things necessary to give better notice ie. obtain title commitments, they would not be able to recover those costs due to the climate in the current legislature.

Mr. Anderson told the Board he had a meeting with a lady that wants to build a lot of container homes on Land Bank properties and Mr. Anderson is helping her look for the right area big enough for what she is looking for to build on. Mr. Anderson and this lady came together on Land Bank's Facebook account.

Mr. Anderson said Land Bank will start getting applications from urban farmers and ranchers which have also come from Land Bank's Facebook exposure.

There is a Demolition Company that will be demolishing some of Land Bank's property in the Northeast area and Ms. Dameron asked Mr. Anderson if he would put out a press release to recognize the company. He stated he would.

### **Hold Properties**

Mr. Anderson discussed the changes he made at the Board's request to the LB policy regarding held properties. The ED may place properties on hold for up to 90 days at his discretion, and he shall report those to the Board at the first opportunity. The Board will have the opportunity at that meeting to take the hold off of those properties at their discretion. If the hold is not taken off, the properties will stay on hold for 90 days. At the end of 90 days the ED will report back to the Board, and give the status of the transaction. The Board then could approve a longer hold if the situation warrants. Mr. Anderson will make changes to the appropriate policies and procedures section and present to the Board at the next meeting.

### **Closed Session**

Commissioner Dameron 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 Townsend seconded the motion and it was approved by roll call vote 4 ayes and 0 nays.

**The Commissioners returned to open session**

**Sales of Properties**

**Consent Agenda**

1737 Cambridge-Commissioner Martinez moved to approve the application of Vision Rehab & Investment LLC and Commissioner Townsend seconded the motion and it was approved by voice vote.

4611 South Benton-Commissioner Townsend moved to approve the application of Vision Rehab and Commissioner Dameron seconded the motion and it was approved by voice vote.

2116 Monroe-Commissioner Martinez moved to approve the application of Austin Holt and Commissioner Dameron seconded the motion and it was approved by voice vote.

3834 & 3836 Montgall-Chair Molner tabled these two applications until next meeting so staff can check to see if Homesteading Authority is interested in the properties.

8112 Paseo Blvd.-Commissioner Townsend moved to approve the application of Marlborough Neighborhood as submitted and Commissioner Martinez seconded the motion and it was approved by voice vote.

**Presentation Agenda-**

5603 & 5605 Park-Commissioner Martinez moved to reject these applications from Neshawn Ragland because of insufficient consideration and Commissioner Townsend seconded the motion and it was approved by voice vote.

5603 & 5605 Park-Commissioner Martinez moved to approve these applications from Vision Rehab & Investment, LLC and Commissioner Dameron seconded the motion and it was approved by voice vote.

**Land Bank if considering transferring the properties below to KCMO Homesteading Authority**

Commissioner Townsend moved to approve the transfer of all 10 properties to the Kansas City MO Homesteading Authority for no consideration and pursuant to the cooperative agreement between the parties and Commissioner Martinez seconded the motion and it was approved by roll call vote of 4 ayes and 0 nays.

2401 E 30th Street

2413 E 30th Street

3006 Montgall

3008 Montgall

3011 Montgall

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3019 Olive  
3024 Montgall  
3025 Wabash  
3026 Wabash  
3034 Wabash

**Tabled Applications**

Commissioner Martinez moved to reject both applications due to public use, which is a road project to be completed by the Public Works Department, and Commissioner Townsend second the motion and it was approved by voice vote.

2215 Olive-Mt. Pleasant Baptist Church  
2215 Olive-Thick Arts LLC

**Other Business:**

Land Bank's next meeting will be December 7, 2015.

This may be Commissioner Dameron's last meeting providing her replacement being available to start by next meeting.

**Meeting Adjourned**

Commissioner Dameron moved to adjourn and Commissioner Townsend seconded the motion. The motion was approved by voice vote and the meeting adjourned at 11:02 a.m.

Minutes approved on: 12/7/15



Mark Molner, Chair