

Land Bank of Kansas City, Missouri

Minutes of the meeting of:

July 15, 2013

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
Myron T. Moore
Diane Burnette
Vincent Gauthier, Treasurer

Staff Present:

David Park
Amelia McIntyre
Michael Patillo
Shurlonda Eason

Others Present:

David Rowe, Mayor's Office
Claude Page, City Planning and Development
Forestine Beasley, Greg Patterson and Associates
A sign-in sheet listing those in attendance is on file

Meeting called to order

The meeting was called to order at 2:02 p.m. by Jennifer Dameron, Chair.

Introductions and confirmation of quorum

The commissioners introduced themselves.

Executive Director's report

Strategic Plan – Mr. Park had no new information to share about the strategic plan and said he plans to meet with Erica Dobreff to discuss next steps.

Bayer Proposal – This item was held until Commissioner Gauthier could arrive and participate in the discussion.

6830 E 12th Ter - Mr. Park said the city is requesting this property be demolished and paid for through the Land Bank funds because of its current condition and this property is not repairable. A neighbor has complained about the structure and the threat it poses to his house. Mr. Park's recommendation to the Land Bank Commissioners is to approve proceeding with the demolition. Commissioner Burnette agrees to demolish this home with a clause as to why Land Bank has approved to demolish the home. Commissioner Burnette moved to approve demolition based upon staff recommendation and condition of the structure. Commissioner Moore seconded the motion and it was approved by voice vote.

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Talking Points – Mr. Park distributed a copy of talking points that can be used by commissioners for presentations at meetings regarding the Land Bank.

Web site update – Chair Dameron referred to Mr. Park’s email sent earlier in the day that announced the Land Bank’s new website is up and running and you can get to it at www.kcmolandbank.org or www.kcmolandbank.com.

Approval of minutes

Chair Dameron confirmed that a quorum was present and that approval of minutes would be considered next. Commissioner Moore moved to approve the open minutes from June 17, 2013, and closed minutes from June 17, 2013. Commissioner Burnette seconded the motion and it was approved by voice vote.

Comments from the public

Richard Elbert asked about the process for transferring deeds into new ownership name and who is to maintain the properties in the meantime. Mr. Park said the Land Bank will continue to maintain the properties until deeds have switched over into the new owners name. The lots are getting cut up to 5 times this summer. Mr. Elbert is to provide a list of properties that are not being mowed to Land Bank’s staff along with Homesteading properties as well if there are any. Mr. Park advised the Homesteading properties are not transferring over to Land Bank of Kansas City, Missouri at this time and there are no plans to do so.

Kenneth Mabrie asked about the difference between the Kansas City, Missouri Homesteading Authority and the Land Bank. Mr. Park described the difference. The Homesteading Authority is a 501(c)3, and is a City-controlled non-profit run by a board of 7 members. Of those, 5 are appointed by the City Manager and must be city employees. Two are appointed by the Mayor and must be city council members. The Homesteading Authority receives their properties from donations by the Bank of America. In addition, Land Trust transferred over 400 properties that were located in the Green Impact Zone in October, 2012 to the Homesteading Authority.

Steve Felkins asked about the coordination between the Action Center and the Land Bank. Mr. Felkins has called in several times to Action Center to get properties that belong to the Land Bank cleaned. He said they have advised they don’t have anything to do with Land Bank. Mr. Park asked him to give Mr. Patillo a call with the addresses. He also said Solid Waste’s standard rule is that they do not pick up trash bags at vacant properties. Mr. Park suggested Mr. Felkins call our office with complaints of Land Bank properties and we will make sure they are handled. Commissioner Burnette did share that Land Bank will get in contact with the action center to have them aware that Land Bank does have resources to attend to their lots and to please assist customers accordingly.

Jerry Johnson asked who maintains Land Bank properties. Mr. Park said the City of Kansas City Missouri handles maintenance, which includes the mowing, cleaning, and boarding up. He was advised that if he saw a property needing to be boarded up, to call the Action Center. They will send the service request to Neighborhood Preservation and they will have the building boarded within 48 hours.

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Steffany Hedenkemp asked about the process for donating property to Land Bank. Mr. Park suggested she fill out the application and include a letter stating why she wants to donate the property.

Commissioner Gauthier arrived at the meeting.

Richard Elbert spoke again and asked how long it will take to transfer ownership from Land Bank to new owners and if it will be the same timeframe as with Homesteading Authority transactions. Chair Damerion said it will depend on the type of issues that come up but would like to say it should not take that long to get the deed. However, there may be several disclaimers and it may take some time to get through them all on some properties. She further said the Land Bank has no intention in delaying transfer to the new owner once a sale has been approved.

Bayer Proposal Commissioner Gauthier summarized his thoughts about the proposal, then turned the discussion over to Mr. Park. Mr. Park said he likes the proposal Bayer Corporation has presented. Bayer is willing to do a pilot project of about 50 properties at no cost to Land Bank starting this fall. They will assess each property and suggest a vegetation management plan to reduce maintenance costs. Mr. Park would like approval to move forward with working with Bayer and getting this pilot off the ground. Commissioner Gauthier said he appreciates Bayer bringing this proposal forward and that this is the kind of partnership he likes to see happening. Commissioner Moore said this is what Land Bank wants to happen with their properties along with improvements underway in the community. Commissioner Gauthier moved to give Mr. Park authorization to move forward with the Bayer Corporation proposal. Commissioner Burnette seconded the motion and it was approved by voice vote.

Closed Session

Commissioner Burnette 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. Commissioners Moore and Gauthier simultaneously seconded the motion and it was approved by voice vote.

The Board returned to the open session of the meeting. Commissioner Masters had arrived during the closed session.

Commissioner Gauthier asked if there should be a minimum cash prices for sales of properties that would be required along with consideration of the value of renovation, improvement, and maintenance. This will be discussed further at a future meeting.

Sales of properties

2209, 2213, 2221 Wabash, and 2218 Prospect - Commissioner Gauthier moved to approve to transfer 2209, 2213, 2221 Wabash, and 2218 Prospect for the 23rd Street Connector Project to the City of Kansas City Missouri, Public Works. Commissioner Masters seconded the motion and it was approved by roll call vote with 5 ayes.

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419 Bales - Commissioner Burnette moved to accept the offer of \$2,500 for the sale of 419 Bales with the obligation to renovate value plus the cash amount in consideration be taken.

Commissioner Moore seconded the motion and it was approved by voice vote.

6914 Agnes – This offer is to be held until the next meeting to obtain more information. The applicants were instructed to talk with Mr. Patillo after the meeting regarding the information that is needed

6505 E 12th Street- Commissioner Masters moved to accept the offer under the side lot program. Commissioner Gauthier seconded the motion and it was approved by voice vote.

516 N Garland - Commissioner Burnette moved to accept the offer of \$75.00 for the sale of 516 N Garland with obligations to continue the maintenance on this property to fit our sales agreement. Commissioner Masters seconded the motion and it was approved by voice vote.

5728 Olive - Commissioner Moore moved to accept the offer as presented by the Upper Room Development with conditions that the Land Bank be second on the deed of trust and that upon the completion of renovation that home be owner/occupant. Commissioner Burnette seconded the motion it was approved by voice vote.

8112 Paseo – This offer is to be held until the next meeting to obtain additional information.

Ratification of prior sales

514 W 98th Street- Commissioner Gauthier approved the prior sale and Commissioner Burnette seconded the motion it was approved by roll call vote with 5 ayes.

4619 Olive Street- Commissioner Gauthier approved the prior sale and Commissioner Moore seconded the motion it was approved by roll call vote with 5 ayes.

Consideration of Property donations

The donations from HM Properties was held until the next meeting.

Real Estate Sales Contract

1905 Vine-Land Trust had a listing agreement with Greg Patterson and Associates, with Forestine Beasley as the real estate agent. Land Trust did not intend to transfer this property to the Land Bank because of this agreement, but it slipped through and was transferred. Ms. Beasley has already expended considerable effort in marketing and showing the property to prospective purchasers. So, Mr. Park recommended that the Land Bank Commissioners authorize an assignment of the listing agreement, which expires August 19, 2013, and allow Ms. Beasley to continue to market this property. Ms. McIntyre asked Ms. Beasley if she would be willing to accept a lower offer than is listed on the agreement as a selling price. Ms. Beasley commented it

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would be whatever price the Board decided to go with. Commissioner Masters moved to give Mr. Park signature authority on the contract through August 19, 2013 to the broker designated Greg Patterson. Commissioner Moore seconded the motion and approved by voice vote.

Discussion of other items pertaining to the startup of the land bank operation

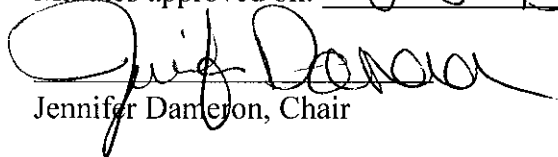
Claude Page with City Planning and Development came to the meeting to discuss how the Planned Industrial Expansion Authority (PIEA) would like to work with Land Bank in purchasing property at the tax sale and then signing them over to the PIEA. PIEA will then market those properties for redevelopment. They think this will be a better way to get the properties revitalized in the neighborhoods. There is a lot of paperwork involved and it is no cost to Land Bank other than the time but Mr. Page believes it will be a positive result. Ms. McIntyre said this will be the first time the Land Bank is able to purchase property at the tax sale. She said the Land Bank will get credit for the delinquent taxes but will need to pay the amount of the bid that exceeds the owed amount. Commissioner Masters wanted to know what the City's intentions are with the properties they want Land Bank to purchase, because one of Land Bank's priorities is to support the neighborhoods' priorities the best they can. General discussion indicated the Commissioners would be willing to hear further discussion at the next meeting.

Mr. Park said he is working on analysis forms for side lots and donations. He suggested holding off on donations until the forms and a streamlined process are ready. Mr. Park said he wants to streamline and simplify the information packets that are given to the Commissioners in order to cut back on paperwork and to speed up the process. Mr. Park also added that we just got 743 new properties and if our goal is to stay even, we would have to sell 743 properties in the next year. This means about 30 properties per meeting need to be sold. He said a streamlined process will be needed to accomplish that goal.

Chair Dameron would like to switch the September meetings to the 9th and the 23rd. Commissioners are to check their schedules for availability.

Meeting adjourned

Commissioner Gauthier moved to adjourn and Commissioner Masters seconded the motion. The motion was approved by voice vote and the meeting adjourned at 4:29 p.m.

Minutes approved on: 8-5-13

Jennifer Dameron, Chair