

Land Bank of Kansas City, Missouri

Minutes of the meeting of:

September 12, 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	Martha Means
Mishelle Martinez	Shurlonda Eason
	Rachel Sweet (Mayor's Office) on phone

Others Present:

A sign-in sheet listing those in attendance is on file in the Land Bank offices.

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

August 15, 2016. It was moved by Commissioner Townsend that the minutes of the August 15, 2016 meeting be approved. The motion was seconded by Commissioner Martinez and approved by voice vote.

Executive Director's Report.

1. Report on Sales of property was given by Mr. Anderson, a copy of which is on file in the Land Bank Offices. For information only, no vote was taken.
2. Legislative update. Mr. Anderson asked if the Land Bank should have the power to condemn the lingering encumbrances off its own property. The City's legislative priorities are due soon. The Board wished to know the legal repercussions. Ms. Means to draft a legal memorandum on the issue for next meeting. For information only, no vote was taken.
3. Mowing program update. Mr. Anderson passed out a spreadsheet that showed that 3.5 mowing cycles or so were finished and about half of the mowing budget has been spent. For information only, no vote was taken.
4. Staffing Update. Mr. Anderson stated that Shawn Kirkwood has gone to work in another city capacity and that the request to fulfill his position has been approved. Further, Land Bank has the benefit of a partially disabled person from the city who is able to answer the phones and work the front desk after some training. For information only, no vote was taken.
5. Demolition program update. Mr. Anderson informed the Board that around 200 Land Bank houses will be demolished this year and that some may be used for rehab or deconstruction.

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He promised to update the Board further as talks progressed. For information only, no vote was taken.

6. Mr. Anderson presented draft flow charts on the application process and the mowing program. For information only, no vote was taken.
7. 3200 Gillham update. The four applicants will present to HPNA first and then come present at the Land Bank on September 26. For information only, no vote was taken.
8. Press/publications update. Mr. Anderson stated the land Bank did an interview with Channel 41, appeared in the Home Section of the Kansas City Star and has been chosen to present at a sustainable development conference in St Louis in February of 2017. For information only, no vote was taken.

Guest Speakers.

Mr. Dre Taylor and some associates presented on his Nile Valley Aquaponics program. They will be an applicant for some Land Bank property in the near future.

Kimiko Gilmore, Assistant City Manager, spoke in favor of the project, stating that food production like this is needed in many of the food deserts around Kansas City.

Kansas City Housing Hive. This project was on the agenda for a presentation but the group called and canceled due to illness of a key member.

New Business.

1. **Gregg Lombardi Agreement.** A brief discussion was had. Mr. Lombardi would like to volunteer to Quiet the Titles on Land Bank properties upon his retirement from Legal Aid. Commissioner Martinez made a motion to approve, which was seconded by Commissioner Townsend. The motion passed by voice vote.

Resolutions and Policies.

1. 16-002 Easement issue 414 E. Bannister. The issue was presented that our buyer for this property discovered in due diligence that the Land Trust had sold off the front of this property to a neighbor before they sent the property to us in 2013. So our property does not have access to the caves, which run under the majority of the property. The neighbor will give an access easement to the caves for \$40,000. Our buyer requests that we pay half that amount for the access easement, or \$20,000. Motion was made to approve by Commissioner Masters, and seconded by Commissioner Martinez. The item was approved by voice vote.
2. 16-003 Mowing Program. Mr. Anderson presented a resolution in accord with the City Auditor's recommendations from the recent performance audit. Commissioner Masters moved to approve and Ms. Martinez seconded. Motion was approved by voice vote.

Consideration of the sale of properties.

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 Martinez seconded the motion and it was approved by roll call vote, 4 ayes 0 nays.

The Commissioners returned to open session

Sales of Properties

Agenda

Mark Molner ("MM")

Kevin Masters ("KM")

Howard Townsend ("HT")

Michele Martinez ("MM2")

Consent Agenda

The Chair moved items 24 and 25 from the Consent Agenda to the Presentation Agenda. It was moved by MM2 that items numbered 1-23 and 26-27 of the Consent Agenda be approved. The motion was seconded by KM and approved by voice vote.

Presentation Agenda

Item 1. 8900 Raytown Road to KCMO Parks and Recreation Department. It was moved by HT that item 1 of the presentation agenda be approved to Mr. Lopez. The motion was seconded by MM2 and approved by voice vote.

Item 2. 415 Marsh to Pio Gasca. It was moved by MM2 that item 2 of the presentation agenda be denied to Pio Gasca because the offer was insufficient. The motion was seconded by KM and approved by voice vote.

Items 3. 619 Fremont to Alejandro Torres. It was moved by HT that item 3 of the presentation agenda be denied to Mr. Torres. The motion was seconded by KM and approved by voice vote.

Item 4. 1108 Tracy to Josh Hellmer. It was moved by MM2 that item 4 of the presentation agenda be approved to Mr. Hellmer. The motion was seconded by HT and approved by voice vote.

Item 5. 1108 Tracy to Robbie Medellin. It was moved by MM2 that item 5 of the presentation agenda be approved to Medellan. The motion was seconded by HT and approved by voice vote.

Item 6. 1109 Bannister to George Ehioba. It was moved by HT that item 6 of the presentation agenda be denied to Mr. Ehioba. The motion was seconded by MM2 and approved by voice vote.

Item 7. 1109 Bannister to Raymond Malone. It was moved by HT that item 7 of the presentation agenda be approved to Mr. Malone. The motion was seconded by MM2 and approved by roll call vote.

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Item 8. 1109 Bannister to William Gonzalez. It was moved by HT that item 8 of the presentation agenda be denied to Mr. Lopez. The motion was seconded by MM2 and approved by voice vote.

Item 9. 2612 Bellefontaine to Alejandro Torres. It was moved by HT that item 9 of the presentation agenda be approved to Mr. Torres. The motion was seconded by KM and approved by voice vote.

Item 10. 4334 Wayne to Janice Peterson. It was moved by KM that item 10 of the presentation agenda be approved to Ms. Petereson. The motion was seconded by MM2 and approved by voice vote.

Item 11. 4334 Wayne to Melissa Ward. It was moved by KM that item 11 of the presentation agenda be denied to Ms. Ward, because of the better offer already approved. The motion was seconded by MM2 and approved by voice vote.

Tabled Applications

Donations

Meeting Adjourned

Commissioner Martinez moved to adjourn and Commissioner Masters seconded the motion. The motion was approved by voice vote and the meeting adjourned at 12:07 p.m.

Minutes approved on: 9/26/16



Mark Molner, Chair