

Land Bank of Kansas City, Missouri

Minutes of the meeting of:

November 3, 2014

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
Vincent Gauthier, Treasurer

Staff Present:

Ted Anderson
Michael Patillo
Amelia McIntyre
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 11:35 a.m. by Jennifer Dameron, Chair. A quorum was confirmed.

At ED Anderson's request, Ms. Tammy Queen, City Treasurer, attended and gave an overview of the debt for the city of Kansas City.

Commissioner Gauthier moved to approve the open and closed minutes from the meeting October 20, 2014, Commissioner Townsend seconded the motion and it was approved by voice vote.

Closed Session

Commissioner Gauthier 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 0 nays.

The Commissioners returned to open session

Minutes of the meeting of, November 3, 2014, continued.

Sales of Properties

Commissioner Masters moved to approve for 2503 E 77th Street to be transferred to the Kansas City Water Department for public use. Commissioner Townsend seconded the motion and it was approved by roll call vote 4 ayes and 0 nays.

Presentation Agenda

Commissioner Masters moved to approve 2625 2627 E 7th Street to Tanya Lewis as submitted. Commissioner Gauthier seconded the motion and it was approved by voice vote.

Chair Dameron tabled applications 2302, 2304 and 2306 Jackson submitted by Mr. Paroya, for one month to get more analysis and more input from the neighborhood.

Commissioner Gauthier moved to approve 707 E 34th Street to Dominique Chiney with the rehabilitation period of 180 days. Commissioner Townsend seconded the motion and it was approved by voice vote.

Commissioner Gauthier moved to approve 5019 Euclid to Gerald Oliver and Lee Harris with the rehabilitation period of 180 days to be submitted in the Deed of Trust. Commissioner Masters seconded the motion and it was approved by voice vote.

Commissioner Masters moved to approve 4014 E 67th Ter. to Tracie Cole as submitted. Commissioner Townsend seconded the motion and it was approved by voice vote.

Executive Director's Report

A. Report on sales of properties

Mr. Anderson passed out the report of sale on the properties and went through it with the Board. Mr. Anderson told the Board how the AA's are quality controlling one another's applications before going in front of the Board.

B. Board of Advisor update

Mr. Anderson shared with the Board the meeting he and Commissioners Dameron and Masters had with the Board of Advisors Monday October 27, 2014, and 7 out of 8 showed up. Both Commissioners Dameron and Masters shared with them what they are looking for from them and to make their first order of business to make up their By Laws. The BOA talked amongst themselves, getting to know each other and were able to select a Chair and Co-chair Person, Joyce Lucas and Leslie Alford. The Board of Advisor's set up another meeting to discuss what they wanted in their By Laws.

C. Discussion of ED Plan Draft

Leadership Goals

Quality of Title

Mr. Anderson passed out his leadership goals to the Board and explained to them the quality of title issue. Mr. Anderson has given himself 3 months to get all the facts at hand.

Disposition Process

Mr. Anderson feels Land Banks documents for the vacant lots are still too bulky and needs to be streamlined where staff will be able to do the paperwork and close in a timely manner. Mr. Anderson said he has met with the City Manager, and City Attorney, with not a lot of progress but will continue to stay on it until he has progress. Mr. Anderson told the Board he believes it can be done if they use a reversionary clause instead of the deed of trust.

Kissick

Mr. Anderson explained that Kissick will do a pilot program with Land Bank in the Marlborough Neighborhood and if they like it they will try and get other demolition companies to come in and help. The City will agree to allow Kissick to not pay for permits when needed and Kissick will demolish the homes. The environmental work has already been done on the 5 homes selected for the pilot. Mr. Anderson has to have all paperwork turned in to Kissick by December 1, 2014.

Realtors

Mr. Anderson talked to the Board about some conversations he has had with some Realtors. Mr. Anderson thinks Land Bank should consider having realtors sell some of the properties and if they do decide to do so Mr. Anderson think's Land Bank should have their own listings and contract forms. Commissioners Townsend and Gauthier had questions about realtors selling Land Bank properties.

Budget

Chair Dameron asked Mr. Anderson if he got in contact with Scott Huizeng from finance to come to the Land Bank meeting. Mr. Anderson emailed him and copied Chair Dameron for him to come to the Land Bank meeting to discuss their financing.

The mowing bills got paid through the board up and trees account. Mr. Anderson did talk to Mr. Woods about a supplemental budget request and Mr. Woods did not agree with that. Mr. Anderson is waiting for two bills to be paid then he will check to see what Land Bank has left in their budget.

The Commissioners expressed their concern and frustration with not receiving any responses from the City Finance Department. A resolution was passed for Chair Dameron to write a letter to the Mayor, City Manager and City Council members requesting the return of the \$130,000.00 that was taken from the LB funds without authority from anyone with authority to LB funds.

Commissioner Townsend as LB Treasurer will meet with E.D. Anderson and look at the budget together and will provide an update to the rest of the Commissioners. Chair Dameron asked ED Anderson if the issue with the 2 individuals from Neighborhoods under Stuart Bullington had been worked out given that their salaries were being paid out of LB funds. Anderson advised that the individuals were back to doing assessments for LB.

Minutes of the meeting of, November 3, 2014, continued.

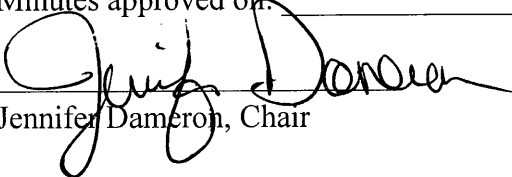
D. Report on speaking engagements

Mr. Anderson told the Board he spoke at a 5th district meeting a week ago on a Saturday and spoke to the NAACP two Saturday's ago at a church on Swope Parkway.

Meeting Adjourned

Commissioner Gauthier moved to adjourn and Commissioner Townsend seconded the motion. The motion was approved by voice vote and the meeting adjourned at 1:05 p.m.

Minutes approved on: _____

A handwritten signature in black ink, appearing to read "Jennifer Dameron", is written over a horizontal line. The signature is cursive and stylized.

Jennifer Dameron, Chair