

Land Bank of Kansas City, Missouri

Minutes of the meeting of:

May 21, 2018.

Location of meeting:

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

<u>Commissioners Present:</u>	<u>Staff Present:</u>
Mark Molner, Chair	Ted Anderson, Executive Director
Kevin Masters, Vice Chair	Michael Patillo, Operations Director
Howard Townsend	Shurlonda Eason, Customer Service
Mishelle Martinez (on phone)	Nelson Munoz (City Attorney's Office)

Others Present:

A sign-in sheet listing guests/visitors in attendance is on file in the Land Bank offices.
Commissioner Anderson is absent with notice.

Meeting called to order

The meeting was called to order at 10:05 a.m. A quorum was confirmed.

Approval of Minutes

Mr. Anderson sent proposed minutes from the last meeting (April 30, 2018) to each of the commissioners prior to the meeting. There was a question as to whether John and Christopher Thurston were identified accurately. It was determined they were. Commissioner Masters moved to approve the meeting minutes as drafted, both open and closed. Commissioner Townsend seconded, and the motion was approved by voice vote 4-0.

Executive Director's Report - For information only, no vote was taken

- A. Report on sale of properties- Mr. Anderson discussed property sales with his written report. A copy is available in the Land Bank Offices. It was specifically noted that the property sales have steadily increased over the years from 83 in 2013-14 to 520 in 2017-18.
- B. Publicity/Engagements- Mr. Anderson had available an article from the Kansas City Star which was comparing a sale in Chicago that was similar to the \$1 sale the KCMO Land Bank had a few years ago.

Guest Speakers

None.

New Business

- A. 6005 Troost- Mr. Anderson discussed this sold property. The Land Bank buyers, CASA Development (“CASA”), has received an offer to purchase the property from Catholic Charities, who have an immediate need for the property for low income housing. Mr. Anderson stated that CASA is not flipping the property, or making a profit. He also stated that CASA does not need Land Bank permission to sell the property, but that they want to make sure the Land Bank is okay with it because they want to purchase other Land Bank property in the future. There was some discussion as to how our deed of trust would work under these circumstances. Mr. Anderson stated it would run with the property and so Catholic Charities would operate under the deed of trust, unless they asked Land Bank to remove it. If they do, Mr. Anderson stated that would be a Board decision. The Board had some further discussion and were comfortable with the transaction before moving on.
- B. 414 E. Bannister. Continued discussion of new use for the property. Discussed in closed session. Following the discussion, the Board voted to approve Christopher Thurston’s new use, with these instructions;
1. That there be a new contract; and
 2. That there be a new timeline starting at execution; and
 3. That there be as usual a Land Bank deed of trust on the property; and
 4. That there be a condition that the applicant needs to follow up with, and be in compliance with, City Planning requirements; and
 5. That it be specifically mentioned in these minutes that the Board is granting in this case an exception to the requirements in the Land Bank policies regarding a non-conforming use. In this case, there will not be an approved non-conforming use in place prior to the transfer of real estate.

Commissioner Masters so moved, second was made by Commissioner Townsend, and the motion was approved by voice vote, 4-0.

Policy, Procedures, and Resolutions

Policy 2018-003 Neighborhood Notification. Mr. Anderson had this on the agenda because he neglected to get the Chair to sign the version which was approved at the previous meeting. He summarized the policy. There was no further discussion and the policy was signed.

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.

Consideration of the sale of properties.

The Commissioners returned to open session

Sales of Properties

Commissioners

Mark Molner ("MM")
 Kevin Masters ("KM")
 Howard Townsend ("HT")
 Mishelle Martinez ("MM²")
 Julie Anderson ("JA")

Consent Agenda

Several items were tabled by the Chair because proper notice to the neighborhoods was not provided. These were items 4, 5, 10, and 11 from the Consent Agenda. MM² moved to approve the remainder of the consent agenda. HT seconded, and the motion was approved by voice vote, 4-0.

Presentation Agenda

	Address	Name	Motion Action	Movant	Second	Vote
1	538 Blue Ridge	Sanchez	Deny	MM ²	HT	Voice 4-0
2	538 Blue Ridge	Willingham	Approve	MM ²	HT	Voice 4-0
3	1307 Monroe	Yos	Deny	HT	MM ²	Voice 4-0
4	1331 Monroe	Yos	Deny	HT	MM ²	Voice 4-0
5	1332 Monroe	Yos	Deny	HT	MM ²	Voice 4-0
6	1420 Askew	Howell	Approve	MM ²	KM	Voice 4-0
7	2027 Agnes	Soto	Approve	HT	KM	Voice 4-0
8	2029 Agnes	Soto	Approve	HT	KM	Voice 4-0
9	2031 Agnes	Soto	Approve	HT	KM	Voice 4-0
10	2033 Agnes	Soto	Approve	HT	KM	Voice 4-0
11	3009 E. 20 th Ter.	Soto	Approve	HT	KM	Voice 4-0
12	3120 Chestnut	Tunley	Approve	KM	MM ²	Voice 4-0
13	3122 Chestnut	Tunley	Approve	KM	MM ²	Voice 4-0
14	3122 Chestnut	Wiley	Deny	KM	MM ²	Voice 4-0
15	3124 Chestnut	Tunley	Approve	KM	MM ²	Voice 4-0
16	5729 Woodland	Walker	Approve	KM	HT	Voice 4-0
17	7800 E. 49 th	Liggans	Table-notice			
18	7800 E. 49 th	Veal	Table-notice			

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Tabled Applications

	Address	Name	Motion Action	Movant	Second	Vote
1	1401 Spruce	Carpio	Table			
2	1405 Spruce	Carpio	Table			
3	1412 Kensington	Carpio	Table			
4	4305 E 14 th	Carpio	Table			

Donations

None.

Meeting Adjourned

HT moved to adjourn and KM seconded the motion. The motion was approved by voice vote.

Minutes approved on: 6/14/18



Mark Molner, Chair