



LAND BANK BOARD MEETING

July 18, 2022 3:00 p.m.

Training Room 210

City Hall, 903 W Main Street

Blue Springs, Missouri 64015

Anyone wishing to address the Land Bank in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available [online](#) or located at the entrance of the conference room. After completion, the form is to be given to the Board Secretary prior to the start of the meeting.

1. Call to Order
2. Confirmation of a Quorum
3. Approval of the June 21, 2022 Land Bank Meeting Minutes
4. Introduction of New Commissioner – Rodney Hill
5. Staff Update on Parcel 2013-28-36-940-15-01-01-0-00-000
6. Quarterly Financial Statements
7. 2022 Tax Sale Staff Update
8. Visitors
9. Executive Session – Discussion relating to real estate pursuant to Sections 610.021(2) RSMo

Posted Friday, July 15, 2022 at City Hall, 903 W Main Street, Blue Springs, MO and on the City's website. A quorum of the City Council may be in attendance, however no City Council votes will be taken.

Julia Porter
Board Secretary

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF LAND BANK MEETING
JUNE 21, 2022**

A meeting of the Land Bank of Blue Springs, Missouri was held on Tuesday, June 21, 2022 at 3:00 p.m. with Chairman May presiding.

COMMISSIONERS IN ATTENDANCE

James May, Chair
Jennifer Irej

Tracy White-Baldrige
Kirk Sampson

Also present were Staff Liaisons Christine Cates, Karen Van Winkle, Chris Sandie, Mike Mallon; Lance Dillenschneider, realtor and Board Secretary Julia Porter.

CALL TO ORDER AND CONFIRMATION OF A QUORUM

Chair May called the Land Bank meeting to order at 3:02 p.m. The Board Secretary confirmed a quorum of the Land Bank was present.

APPROVE BOARD MINUTES

Commissioner White-Baldrige moved to approve the minutes of the May 16, 2022 Meeting of the Land Bank of Blue Springs. Motion seconded by Commissioner Irej and carried with the following votes:

Sampson – Aye

Irej– Aye

White-Baldrige - Aye

May – Aye

STATUS UPDATE ON PARCEL 2013-28

Director of Public Works Chris Sandie gave the staff update for the City Code violation on Land Bank Parcel 2013-28-36-940-15-01-01-0-00-000. Mr. Sandie reported that the Preliminary Plat for Blue Springs Reserve has been prepared that identifies fifteen tracts to correspond with the fifteen existing lots. A draft letter and survey is being prepared to send to the neighboring lot owners to allow them to review the Preliminary Plat and to gauge their interest in acquiring the adjacent properties. Once the surveys are returned, staff's next step will be to schedule a neighborhood meeting to discuss the process for transferring and merging the properties.

LAND BANK RULES OF PROCEDURE

Board Secretary Julia Porter outlined the proposed Rules of Procedure and responded to questions from the Board.

Commissioner White-Baldrige moved to approve the Rules of Procedure. Motion seconded by Commissioner Irej and carried with the following vote:

Sampson – Aye

Irej– Aye

White-Baldrige - Aye

May – Aye

EXECUTIVE SESSION

At 3:18 p.m., Commissioner White-Baldrige moved that the Land Bank go into closed session pursuant to Section 610.021, subparagraph (2), Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel including real estate, and that any

minutes, documents and other records discussed or taken during the closed session remain closed, and that this body stand adjourned at the completion of such session. Motion seconded by Commissioner Irey and carried with the following votes:

Sampson – Aye

White-Baldrige - Aye

Irey – Aye

May – Aye

Julia Porter, Board Secretary

James May, Chair



MEMORANDUM

DATE: July 13, 2022
TO: Land Bank Commissioners
FROM: Julia Porter, Board Secretary
SUBJECT: Replat of Parcel 2013-28-36-940-15-01-01-0-00-000 – Blue Springs Reserve

Land Bank staff mailed letters to neighboring property owners of Parcel 2013-28-36-940-15-01-01-0-00-000 on June 24, 2022. The letter sent to the neighboring property owners notified them that a preliminary plat for Blue Springs Reserve had been prepared and asked them to fill out and return a survey gauging their interest in acquiring the additional property.

The nine of the fifteen property owners have responded as of July 13, 2022:

Name	Address	Response
Mark and Linden Jenessee	208 SE 2nd Street	Interested in Property
Phillip and Julia Oberkrom	212 SE 2nd Street	Interested in Property
Beverly Miles, Trustee	216 SE 2nd Street	Interested in Property
Taffi Wright	220 SE 2nd Street	Interested in Property
Clarence and Sabrina Grimm	304 SE 2nd Street	Interested in Property
John Trussell	308 SE 2nd Street	Interested in Property
Christopher Mayo	312 SE 2nd Street	Interested in Property
Dwane and Elaine Rees	316 SE 2nd Street	Interested in Property *Included note that they are interested in Tract B as well
Laura Handy	324 SE 2nd Street	Interested in Property

Recipients have been asked to return the survey by Friday, July 22, 2022.

**CITY OF BLUE SPRINGS
BALANCE SHEET - LAND
BANK
FISCAL YEAR 2021-22**

FOR THE PERIOD ENDED - JUNE 30, 2022

CATEGORY	LAND BANK
ASSETS	
Cash and investments	\$ 228,537
Receivables (net of allowances)	
Taxes	-
Accounts	
Accrued interest	-
Interfund receivables	-
Land	243,504
Prepaid items	-
TOTAL ASSETS	\$ 472,041
LIABILITIES	
Accounts payable	\$ 45,100
Accrued liabilities	-
Interfund payable	-
Long term debt	-
TOTAL LIABILITIES	\$ 45,100
FUND BALANCES	
Reserved for:	
Encumbrances	-
Unassigned	426,941
TOTAL FUND BALANCES	\$ 426,941
TOTAL LIABILITIES AND FUND BALANCE	\$ 472,041

	CITY OF BLUE SPRINGS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - LAND BANK FISCAL YEAR 2021-22	
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FOR THE PERIOD ENDED - JUNE 30, 2022

CATEGORY	LAND BANK
REVENUES:	
Farm Lease	\$ -
Sale of Land	100
Property Taxes	114,224
Interest	1,034
Contributed Capital - Land	-
Other	-
TOTAL REVENUES	\$ 115,357
EXPENDITURES:	
Current:	
Personal Services	-
Materials & Supplies	-
Contractual Services	8,883
Capital Outlay	-
Capital Improvements	-
Debt service:	
Principal retirement	-
Interest and fiscal charges	-
TOTAL EXPENDITURES	\$ 8,883
Excess of revenues over (under) expenditures	<u>\$ 106,475</u>
OTHER FINANCING SOURCES (USES):	
Issuance of bonds	-
Discount on bond issuance	-
Loss on sale of asset	-
Transfers in	-
Transfers (out)	-
TOTAL OTHER FINANCING SOURCES (USES)	\$ -
NET CHANGE IN FUND BALANCES	106,475
FUND BALANCES - OCTOBER 1, 2021	\$ 320,467
FUND BALANCES - JUNE 30, 2022	\$ 426,941

Julia Porter

From: Jackie Sommer
Sent: Tuesday, July 12, 2022 11:05 AM
To: Julia Porter; Christine Cates
Subject: 2022 Tax Sale Update

There are now 3 properties in Blue Springs still scheduled for the annual Court Administrator's Delinquent Land Tax Foreclosure Sale. The Independence portion of the tax sale begins on August 15. Because they are all existing homes, I believe that it's likely they will either be redeemed prior to the sale, or will sell during the sale.

I'll continue to check the status to report to Land Bank.

Jackie

Jacqueline Sommer
City Attorney

City of Blue Springs, Missouri
903 W. Main Street
Blue Springs, MO 64015

Office: (816) 220-4583
Email: jsommer@bluespringsgov.com



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