



LAND BANK BOARD MEETING

August 15, 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 July 18, 2022 Land Bank Meeting Minutes
4. Staff Update on Parcel 2013-28-36-940-15-01-01-0-00-000
5. Approval of Intergovernmental Agreement with the City of Blue Springs
6. Approval of 2021-2022 Budget Amendment and 2022-2023 Annual Budget
7. 2022 Tax Sale Staff Update
8. Visitors
9. Adjourn

Posted Friday, August 12, 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
JULY 18, 2022**

A meeting of the Land Bank of Blue Springs, Missouri was held on Monday, July 18, 2022 at 3:00 p.m. with Chairman May presiding.

COMMISSIONERS IN ATTENDANCE

James May, Chair
Jennifer Irej
Rodney Hill

Tracy White-Baldrige
Kirk Sampson - ABSENT

Also present were Staff Liaisons Christine Cates, Karen Van Winkle, Chris Sandie, 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 3:00 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 June 21, 2022 Meeting of the Land Bank of Blue Springs. Motion seconded by Commissioner Irej and carried with the following votes:

Sampson – ABSENT	Irej– Aye
White-Baldrige - Aye	Hill - Aye
	May – Aye

INTRODUCTION OF NEW COMMISSIONER

Chairman May welcomed new Commissioner, Rodney Hill to the Land Bank.

STATUS UPDATE ON PARCEL 2013-28

Board Secretary Julia Porter gave the staff update for the City Code violation on Land Bank Parcel 2013-28-36-940-15-01-01-0-00-000.

Ms. Porter reviewed the updates included in the Memo, having been previously made available to the public as an attachment to the meeting agenda.

LAND BANK QUARTERLY FINANCIAL STATEMENTS

Christine Cates presented the Land Bank Quarterly Financial Statements for the Third Quarter of Fiscal Year 2021-22. The Financial Statements were previously made available to the public as an attachment to the meeting agenda.

2022 TAX SALE UPDATE

City Attorney Jaqueline Sommer notified the Board that there are currently three properties located in Blue Springs that are included in the upcoming Jackson County Delinquent Land Tax Sale for 2022.

EXECUTIVE SESSION

At 3:11 p.m., Commissioner Irej 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 White-Baldrige and carried with the following votes:

Sampson – ABSENT
White-Baldrige - Aye

Irey– Aye
Hill - Aye
May – Aye

Julia Porter, Board Secretary

James May, Chair



MEMORANDUM

DATE: August 11, 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. Recipients were asked to return the survey by Friday, July 22, 2022.

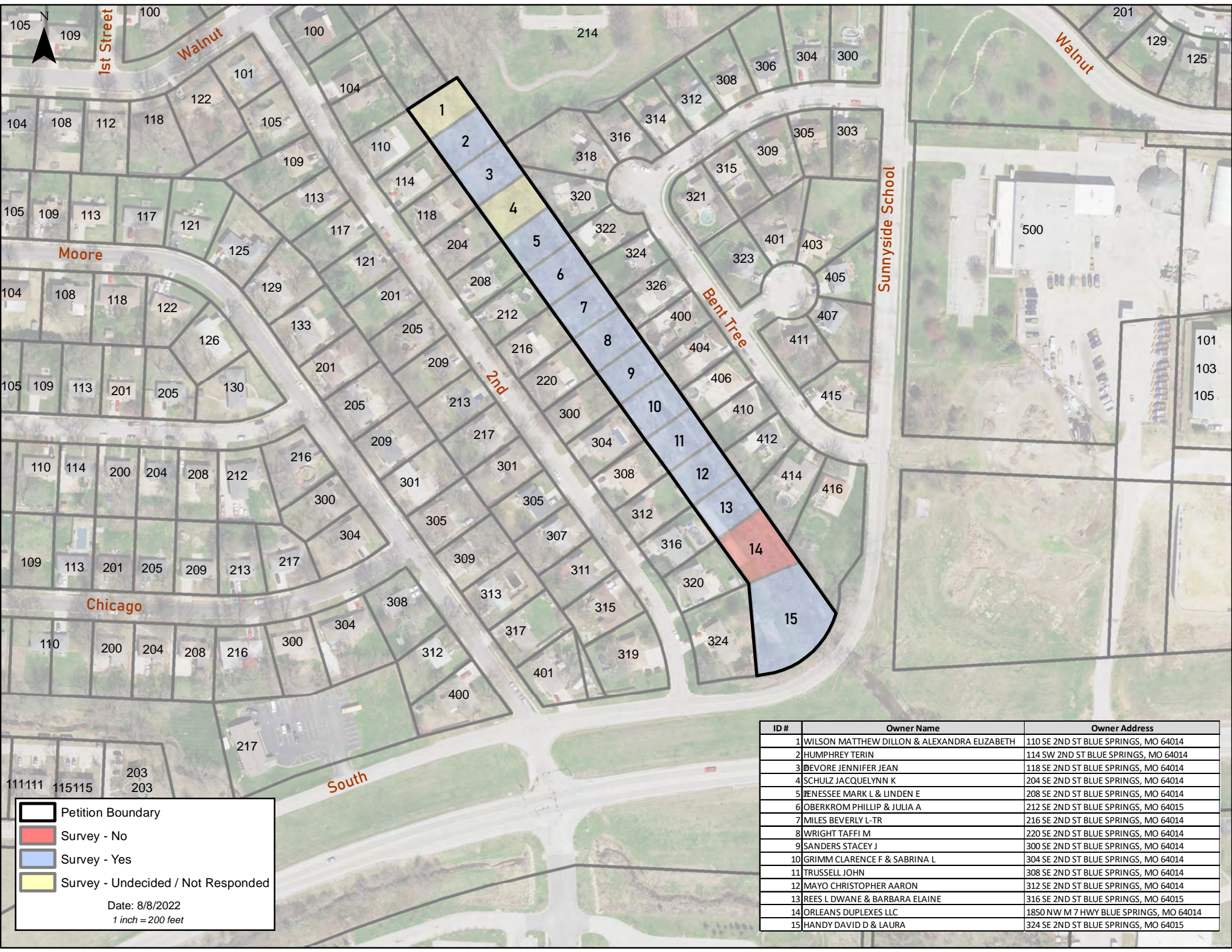
The thirteen of the fifteen property owners have responded as of August 11, 2022:

Name	Address	Response
Matthew and Alexandra Wilson	110 SE 2nd Street	Still Reviewing
Terin Humphrey	114 SE 2nd Street	Interested in Property
Jennifer Devore	118 SE 2nd Street	Interested in Property *Interested in neighboring property
Jacquelyn and David Schultz	204 SE 2nd Street	No 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
Stacey Nethicumara	300 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
Orleans Duplexes LLC	320 SE 2nd Street	Not Interested in Property
Laura Handy	324 SE 2nd Street	Interested in Property

A map of the properties with the survey responses is attached.

Once all of the surveys are returned, staff has identified the following as next steps:

- Conveyance Plat
 - The City's contractor will prepare a conveyance plat to create the separate tracts
 - The Land Bank will need to execute the conveyance plat as the property owner and staff will obtain city signatures
 - Staff will record the conveyance plat with Jackson County
- Preliminary and Final Plats
 - The City's contractor will prepare a preliminary and final plat to merge the new properties
 - Lot owners will need to sign the plat
 - Plats will grant drainage easement to City



Petition Boundary
 Survey - No
 Survey - Yes
 Survey - Undecided / Not Responded

Date: 8/8/2022
 1 inch = 200 feet

ID #	Owner Name	Owner Address
1	WILSON MATTHEW DILLON & ALEXANDRA ELIZABETH	110 SE 2ND ST BLUE SPRINGS, MO 64014
2	HUMPHREY TERIN	114 SW 2ND ST BLUE SPRINGS, MO 64014
3	BEVORE JENNIFER JEAN	118 SE 2ND ST BLUE SPRINGS, MO 64014
4	SCHULZ JACQUELYNN K	204 SE 2ND ST BLUE SPRINGS, MO 64014
5	JENESSEE MARK L & LINDEN E	208 SE 2ND ST BLUE SPRINGS, MO 64014
6	OBERKROM PHILLIP & JULIA A	212 SE 2ND ST BLUE SPRINGS, MO 64015
7	MILES BEVERLY L-TR	216 SE 2ND ST BLUE SPRINGS, MO 64014
8	WRIGHT TAFFI M	220 SE 2ND ST BLUE SPRINGS, MO 64014
9	SANDERS STACEY J	300 SE 2ND ST BLUE SPRINGS, MO 64014
10	GRIMM CLARENCE F & SABRINA L	304 SE 2ND ST BLUE SPRINGS, MO 64014
11	RUSSELL JOHN	308 SE 2ND ST BLUE SPRINGS, MO 64014
12	MAYO CHRISTOPHER AARON	312 SE 2ND ST BLUE SPRINGS, MO 64014
13	REES L DWANE & BARBARA ELAINE	316 SE 2ND ST BLUE SPRINGS, MO 64015
14	ORLEANS DUPLEXES LLC	1850 NW M 7 HWY BLUE SPRINGS, MO 64014
15	HANDY DAVID D & LAURA	324 SE 2ND ST BLUE SPRINGS, MO 64015

**INTERGOVERNMENTAL COOPERATIVE AGREEMENT
BETWEEN
LAND BANK OF BLUE SPRINGS, MISSOURI
AND THE CITY OF BLUE SPRINGS, MISSOURI**

THIS AGREEMENT, made as of this _____ day of _____, 2022~~19~~ by and between Land Bank of Blue Springs, Missouri, a public body corporate and politic, hereinafter referred to as “Land Bank,” and the City of Blue Springs, Missouri, a constitutionally chartered municipal corporation, hereinafter referred to as “City.”

WHEREAS, ~~Revised Missouri Statutes Section 141.980~~Sec. 141.980 RSMo. et seq. permitted the City to establish by ordinance a land bank agency for the management, sale, transfer, and other disposition of interests in real estate owned by such land bank agency; and

WHEREAS, on March 4, 2013, the City passed Bill No. 4250, Ordinance No. 4429 establishing the Land Bank (“Authorizing Ordinance”); and

WHEREAS, the City and Land Bank entered into an Intergovernmental Cooperative Agreement on August 5, 2013 and approved a new Intergovernmental Cooperative Agreement on October 7, 2019; and

WHEREAS, a number of the properties within the City have become vacant, dilapidated, and non-revenue generating; and

WHEREAS, some of the properties contain violations of health, nuisance and property maintenance ordinances, contribute to the blight and deterioration of the City, and impose an economic burden upon the City; and

WHEREAS, some of these properties will be transferred to the Land Bank; and

WHEREAS, some properties in the Neighborhood Improvement Districts (NIDs) within the City have become or will become property of the Land Bank as a result of economic downturns; and

WHEREAS, it is in the best interests of the health, safety, welfare and economic viability of the citizens of City to efficiently and effectively support the Land Bank and to enter into this Intergovernmental Cooperative Agreement to achieve that interest;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, Land Bank and City agree as follows¹:

1. **SCOPE OF AGREEMENT.** This agreement outlines the terms and conditions by which the City will support and undertake administrative and operational staffing, and other services for the Land Bank. Specific operational policies and procedures

¹ All Authorizing Ordinance Section Numbers are now codified in Chapter 120 Commissions, Boards, and Committees, Article IX, Blue Springs Land Bank Agency, Code of Ordinances, City of Blue Springs, Missouri.

will be developed by the Land Bank to govern its operations, within the limitations of the Authorizing Ordinance.

2. PAYMENT. On October 1, 20~~22~~¹⁹, and on October 1 of each year thereafter that this Agreement is in effect, the City's annual contribution, if any, will be determined as a part of the City's budget process, and is not an ongoing obligation, and is subject in all respects to appropriated funds. For the fiscal year beginning October 1, 20~~22~~¹⁹, and each fiscal year thereafter that this Agreement remains in effect, the maximum amount that the City will budget for the implementation, support, and operation of the Land Bank is an amount not to exceed \$10,000, allocated in accordance with the direction from the City Administrator, as initially set forth in its budget for that fiscal year. The Land Bank will adopt a line item budget in conformity with the final allocation approved by the City, and thereafter will make modifications to such budget if changes are made to appropriate funds, and are less than anticipated. The Land Bank acknowledges that pursuant to Section 800.140 of the Authorizing Ordinance, the City is not obligated to contribute amounts to the Land Bank's annual budget, and that contributions or the incurring of expenses by the City on behalf of the Land Bank shall be reimbursed to the City from sale proceeds consistent with Section 800.120.A.3 and 800.120.B.4 of the Authorizing Ordinance. Any amounts budgeted by the City for the benefit of the Land Bank will be accounted for in a separate fund maintained by the City.
3. TERM. The term of this Agreement shall be for approximately three years, commencing on the effective date of the City's Resolution authorizing the execution of this Agreement by the Mayor on behalf of the City, and terminating on September 30, 20~~25~~²², subject to sufficient appropriations by the City as set out in Section 17 hereof. On or before June 1, 20~~25~~²² the City will provide to the Land Bank a list of proposed modifications, if any, for a renewal form of this Agreement. Upon the Land Bank's receipt of the proposed modifications, then the Land Bank may prepare and provide to the City its proposed modifications by September 1, 20~~25~~²². Thereafter, the Land Bank and the City will enter into negotiations for a renewal form of this Agreement. The goal for the parties in those negotiations is to reach an agreement, if any, simultaneous with the submission of the City's budget for the fiscal year commencing on October 1, 20~~25~~²². The parties hereto agree that there may modifications during the term hereof consistent with Section 8.
4. BASIC SERVICES. In consultation with the Land Bank, the City will allocate and provide staff to serve as the Land Bank's administrative and operational personnel as needed to implement and support the Land Bank, subject to the budget allocations. Pursuant to such consultation, the Land Bank ~~will~~^{may} from time to time adopt resolutions appointing an executive director as recommended by the City and delegate to such executive director such authority it deems prudent and consistent with the Authorizing Ordinance, and the Land Bank's own bylaws and policies. ~~Such core staff provided by the City shall initially include an executive director, counsel, administrative assistants and code enforcement~~

~~officers, some of which will fill the positions only to the extent necessary to accomplish the work needed. Beyond the core staff, additional~~ City staff will assist the Land Bank with additional functions, as assigned and coordinated by the City Administrator with advice and support from the ~~executive director~~ Land Bank as follows:

- Administrative and operational staffing for public contact, distribution and process of application for purchase and donation of real properties, review and evaluation of offers for suitability of acceptance, and marketing properties;
- Field task staffing for inspection, evaluation, cleaning and securing properties in the Land Bank inventory or offered to the Land Bank, and ongoing monitoring of Land Bank properties as to changes in conditions;
- Maintenance or demolition of properties, to the extent of available and budgeted resources for that purpose, including mowing, cleaning, boarding, demolition, and limited repair, however, the primary responsibility for such maintenance will remain the liability of the Land Bank, and such an undertaking of assistance by the City will not be deemed an assumption of any liability for failure to maintain the Land Bank's property; and
- Financial support activities, including, but not limited to, processing of invoices, payments, receipt of funds, use of the City's accounting system, handling payroll of staff,

Such staff may have other duties as assigned by the City, and such duties shall not be deemed to be a conflict of interest with their undertakings on behalf of the Land Bank. The City agrees that all personnel costs associated with supporting and staffing the Land Bank, including salaries and benefits, will be paid by the City, and portions of that cost will be paid from the funds allocated by the budget established by the City for the Land Bank, as affirmed by the line item budget of the Land Bank.

Any amendments to the Land Bank Rules of Procedure shall be approved by the City Council.

The Land Bank will separately contract with the City's auditing firm for an annual audit consistent with Section 800.140 of the Authorizing Ordinance.

5. CLAIM SERVICES. Subject to budget allocations from the City to the Land Bank, for the term of this Agreement, for matters not otherwise covered by the insurance, the City, through its Law Department, under the direction of the City Attorney, hereby agrees to: a) handle the legal defense of all lawsuits for tort claims filed in the State of Missouri against the Land Bank, in which the City is not also a defendant, b) administer, evaluate and provide servicing of claims against the Land Bank that have not yet been filed as law suits and provide legal advice and assistance on claims once made to the Land Bank during the term of this Agreement.

For those lawsuits in which both the City and Land Bank are named a party, in which neither are covered by insurance, the Law Department will provide, as soon as practical, to the Land Bank, in closed session, the circumstances as then determined, that led to the claim, to enable the Land Bank to make an informed knowledgeable decision whether to waive the conflict of interest to enable the City Attorney to represent both the City and the Land Bank. The disclosure in closed session will occur at the next Land Bank meeting after service of the summons upon the lawsuit has been received by either the Land Bank or the City. The City shall advise the Land Bank board of commissioners by expeditious means, such as email, of the filing of any lawsuit to which the Land Bank is named as a party; and such electronic notice will be given as soon as practical, but not later than ten business days after receipt by the City of the summons in such lawsuit. Similarly, each commissioner of the Land Bank who individually receives a summons for any lawsuit related to their activities on behalf of the Land Bank, shall advise the City by expeditious means, such as email, of the filing of any lawsuit to which the commissioner is named as a party; and such electronic notice will be given as soon as practical, but not later than ten business days after receipt by such commissioner of the summons in such lawsuit.

In the event that the Land Bank does not have insurance and elects not to waive the conflict of interest, and desires to retain its own outside counsel, it shall so advise the City the earlier of i) five business days after the closed session in which the City advises the Land Bank of the circumstances of the lawsuit, or ii) ten business days before the answer on behalf of the City or the Land Bank needs to be filed in response to such lawsuit. If the Land Bank elects to retain independent counsel, then if requested by the Land Bank, the City will assist the Land Bank in engaging counsel. If funds budgeted by the City for the benefit of the Land Bank are proposed to be used for the purpose of retaining independent counsel, then the City has the right to object to any counsel selected by the Land Bank, and thereafter payment for such fees and services by the Land Bank will be limited to sale proceeds generated by its inventory.

The Land Bank agrees to pay the City for such legal and investigative services from its budgeted funds upon submission of invoices outlining those services. All other actual expenses associated with defending claims, such as costs of depositions and court reporters, preparation of trial exhibits, or outside counsel whenever required, will be chargeable to the various case files and submitted to the Land Bank for its payment.

The parties hereto agree that the City Attorney will have settlement authority up to an amount of One Thousand Dollars (\$1,000) on all claims or cases where no insurance is available to the Land Bank without the approval of the Land Bank board, and may rely upon the Land Bank's ~~executive director's~~ verification of the source of funding for such payment from the Land Bank's budget.

6. TECHNOLOGY. Subject to the budget allocation, City shall provide access to an integrated computer system and hardware to track Land Bank inventory. Land Bank may enter into a contract for software, and software maintenance coverage, and assure connectivity to the City's computer system. City and Land Bank shall make a reasonable effort to create an interface between the existing City tracking software within the City's provided system with the software obtained by the Land Bank.
7. FACILITY and IMPROVEMENTS.
 - a. City will provide a portion of its facility at 903 W. Main Street in its Administration Department to house the Land Bank operations, but may relocate such operations if deemed necessary or convenient to the City to other municipal facilities provided such alternative facilities are equally accessible to the public.
 - b. City and Land Bank shall jointly participate in good faith in the coordination and management of the space available to house the Land Bank pursuant to the terms of this Agreement. All furnishings and fixtures provided by the City for the Land Bank's use shall remain the property of the City. Reusable and recycled furnishings, equipment, or supplies from existing City facilities may be utilized.
8. MODIFICATION. This Agreement shall not be amended, modified, or canceled without the written consent of both parties to this Agreement. The Land Bank Board of Commissioners and the City Administrator, or ~~his~~their designee, shall have authority to make modifications to the Agreement that do not change the compensation to be paid by the Land Bank to the City, from budgeted funds from the City allocated to the Land Bank operations, or affect the duration of the Agreement.
9. DEFENSE AND INDEMNIFICATION. No party to this Agreement shall assume any liability for the acts or omissions of any other party to this Agreement, its officers or employees. However, City shall add the Land Bank as an additional insured or add the Land Bank's name by endorsement upon the City's comprehensive general liability coverage similarly to other boards, commissions or entities affiliated with the City, and/or to which the Mayor or City Council make appointments to the extent the City is able to do so under its policy of insurance. The Land Bank acknowledges that the City is uninsured up to an amount, with that amount being determined from time to time by the City's risk manager, upon the advice of its insurance consultant. The Land Bank will maintain its own comprehensive general liability coverage, in at least an amount of \$500,000 combined single limit throughout the term of this Agreement. Both the City and the Land Bank preserve their own separate sovereign immunity, and acknowledge that such immunity will be asserted in any actions related to those activities undertaken by City staff on behalf of the Land Bank, and that each will submit claims to their respective policies, with rights of subrogation to the other's policy. To the extent permitted by law and subject to sufficient appropriations by

the City Council, and further the City's obligations under this Section with respect to this indemnification for acts or omissions, including negligence of the City shall be limited to the coverage and limits of insurance maintained by the City, the City will indemnify, defend and hold Land Bank harmless from any and all claims, liabilities, damages and costs (including reasonable attorney's fees directly related thereto) including but not limited to bodily injury to or death of any person and for damage to or destruction of property due to the actions or omissions of the City employees providing services to the Land Bank.

10. ASSIGNMENT. This Agreement, or any part thereof, shall not be assigned without the prior written consent of the City and/or the Land Bank. Any attempt to assign without such consent shall be void and confer no rights on any third parties.
11. GOVERNING LAW. This Agreement shall be construed and governed in accordance with the laws of the State of Missouri. The parties submit to the jurisdiction of the courts of the State of Missouri and waive venue.
12. WAIVER. Waiver of any of the provisions of this Agreement or any breach of this Agreement shall not thereafter be deemed to be a consent by the waiving party to any further waiver, modification or breach by the other party, whether new or continuing, of the same or any other covenant, or breach by the party, whether new or continuing, of the same or any other covenant, condition or provision of this Agreement. Failure by one of the parties of this Agreement to assert its rights for any breach of this Agreement shall not be deemed a waiver of such rights.
13. SEVERABILITY. If any covenant or other provision of this Agreement shall be construed to be invalid, or incapable of being enforced, by reason of any rule of law or public policy, all other provisions and conditions of this Agreement shall nevertheless remain in full force and effect, and no covenant or provision shall be deemed dependent upon any other covenant or provision unless so expressed herein.
14. CONFLICTS OF INTEREST. City and Land Bank warrant as to their respective officers or employees of the City or Land Bank, whether elected or appointed, shall not in any manner whatsoever be interested in or receive any benefit from the profits or emoluments of this Agreement, except City employees may receive their salaries, wages and benefits otherwise due them. Both the City and the Land Bank will take such steps that are reasonable to assure that the conflicts of interest and ethics provisions contained in Section 800.170 of the Authorizing Ordinance are complied with by their respective employees or the individual commissioners of the Land Bank.
15. COMPLIANCE WITH LAW. City and Land Bank must comply with all applicable laws, ordinances and codes, and regulations of the federal, state and local governments in performing any of the work embraced in this Agreement.

16. TERMINATION.

- a. Notice. City or Land Bank may terminate this Agreement at any time by giving sixty days' notice in writing to the other party.
- b. If the Agreement is terminated by the Land Bank, the City will be paid for all services and associated costs up to the date of termination, from budgeted funds allocated by the City to the Land Bank, and any unexpended budgeted amounts allocated by the City will revert to the City. Subsequent to termination the Land Bank shall not have any right to funds derived from or traceable back to the budget allocated by the City to the Land Bank.

17. NON-APPROPRIATION. The parties recognize that City intends to satisfy its financial obligation to Land Bank hereunder out of funds annually appropriated for that purpose by the City, from which in turn it is anticipated that the Land Bank will reimburse the City for services provided for its benefit. In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable by any means whatsoever in any fiscal year for payments due hereunder, City shall immediately notify Land Bank of this occurrence. Land Bank and City agree:

- a. That any funds authorized or appropriated for the operation of the Land Bank in any fiscal year shall be applied to the payments hereunder consistent with this Agreement, and upon termination consistent with Section 16.b. above.
- b. The City Administrator through the Director of Finance will use their reasonable efforts to obtain authorization and appropriation of such funds including, without limitation, the inclusion in the City's annual budget for each fiscal year during the term of this Agreement, a request for adequate funds to operate the Land Bank in a reasonable manner.

18. NOTICE. Any notices or other communication required or permitted to be given hereunder must be in writing and will be deemed given three (3) days after posting in the United States mail, regular mail, postage prepaid, or upon receipt by personal ~~or telefaesimile~~ delivery, addressed to:

If to City: City Administrator
903 W. Main Street
Blue Springs, MO 64015

With a courtesy copy to:
City Attorney
903 W. Main Street
Blue Springs, MO 64015

If to Land Bank:

Chair of Land Bank of Blue Springs, Missouri
903 W. Main Street
Blue Springs, MO 64015

19. WARRANTY. City and Land Bank warrant that each has authority to enter into this Agreement and that all necessary approvals have been given.

20. INCORPORATION. This Agreement incorporates the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, Land Bank and the City have each caused this Agreement to be executed by its duly authorized representative effective as of the date first above written.

CITY OF BLUE SPRINGS, MISSOURI
a Constitutionally Charter Municipal
Corporation of the State of Missouri

LAND BANK OF BLUE SPRINGS,
MISSOURI, a Public Body Corporate and
Politic of the State of Missouri

By _____
Carson Ross, Mayor

By _____
~~Eric Johnson~~ James May, Chairman

APPROVED AS TO FORM:

Julia Porter, Board Secretary

By _____
City Attorney

ATTEST:

By _____
City Clerk



The Land Bank Board is being asked to approve an increase in expenditures and revenues for fiscal year 2022. Transfers for Neighborhood Improvement District debt will include all revenues associated with NID properties until all past due assessments are fully reimbursed.

Fiscal Year 2022 Land Bank Budget Amendment		
Account	Description	Amount
Revenue		
Sale of Land & Buildings	Sales:	\$ 100
	Total Revenue	\$ 100
Expenditures		
Professional Services	Fees associated with 'No Trespassing' signs	\$ 2,252
Tax Assessment Services	Tax assessment fee of 0.6%	\$ 105
	TOTAL	\$ 2,357

The FY2023 budget is being submitted for your review and approval. Included in this budget is a transfer to the City's general fund for property tax and NID special assessment for those Land Bank post-sale parcels that are in the NID. Although there are a few pending contracts for the sale of Land Bank property that may finalize in FY 2023, those funds are not included in the budget. Once the sale is completed, a request for an amended FY 2023 budget will be submitted.

Fiscal Year 2023 Land Bank Budget		
Account	Description	Amount
Revenue		
Property Tax	Three years of property taxes – post sale	\$ 225,784
Purchase Application Fee	Fee paid by potential buyers	\$ 25
Interest Income	Interest earned on cash in bank	\$ 1,500
	Total Revenue	\$ 227,309
Expenditures		
Tax Collection Services	Jackson County 1% collection fee	\$ 2,200
Tax Collection Services - LB	Jackson County 4% fee for costs related to LB	\$ 8,800
Tax Assessment Services	Jackson County 0.06% fee for assessing value	\$ 400
Insurance Premiums & Bond	Truss	\$ 500
Transfer to City for NID Debt	Net revenues associated with any NID property	\$ 213,500
	Total Expenditures	\$ 225,400

The 2023 budget does not include non-cash items such as Contributed Capital or Loss on the Sale of Assets. These items will be recorded when properties are either transferred to the Land Bank by the County or when the Land Bank sells a property.

Other Land Bank expenditures that are not included in the budget and that are paid by the City include office supplies, postage, and audit costs.

The proposed budget may be amended throughout the year if additional property sales occur or additional expenditures become necessary.

City of Blue Springs
Land Bank Fund Budget Summary
FY 2022-23 Annual Budget

LAND BANK FUND	2020-21 Actual	2021-22 Adopted/Amended Budget	2021-22 Year End Projection	\$ Change from 2022	% Change from 2022	2022-23 Budget Request	\$ Change from 2022	% Change from 2022
<u>REVENUES</u>								
Taxes	111,848	266,034	237,093	(28,941)	-10.88%	225,784	(40,250)	-15.13%
Charges for Service	-	25	-	(25)	-100.00%	25	-	0.00%
Interest	6,541	5,713	1,500	(4,213)	-73.74%	1,500	(4,213)	-73.74%
Sales & Rental	985,803	-	100	100	0.00%	-	-	0.00%
Other Income	-	-	-	-	0.00%	-	-	0.00%
TOTAL REVENUES	1,104,192	271,772	238,693	(33,079)	-12.17%	227,309	(44,463)	-16.36%
<u>EXPENDITURES</u>								
Supplies and Materials	-	-	-	-	0.00%	-	-	0.00%
Contractual Services	67,876	14,395	15,352	957	6.65%	11,900	(2,495)	-17.33%
Capital Outlay	52,901	-	-	-	0.00%	-	-	0.00%
TOTAL EXPENDITURES	120,777	14,395	15,352	957	6.65%	11,900	(2,495)	-17%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	983,415	257,377	223,341	(34,036)	-13%	215,409	(41,968)	1%
OTHER FINANCING SOURCES (USES):								
<u>OPERATING TRANSFERS IN</u>								
From General Fund	-	-	-	-	0%	-	-	0%
TOTAL OPERATING TRANSFERS IN	-	-	-	-	0%	-	-	0%
<u>OPERATING TRANSFERS OUT</u>								
	1,017,661	251,692	224,583	(27,109)	-11%	213,500	(38,192)	-15.17%
TOTAL OPERATING TRANSFERS OUT	1,017,661	251,692	224,583	(27,109)	-11%	213,500	(38,192)	-15.17%
TOTAL OTHER FINANCING SOURCES (USES)	(1,017,661)	(251,692)	(224,583)	27,109	-0.107707039	(213,500)	38,192	-15.17%
NET CHANGES IN FUND BALANCES	(34,246)	5,685	(1,242)			1,909		
FUND BALANCES - BEGINNING OF YEAR	354,712	320,466	320,466			319,224		
FUND BALANCES - END OF YEAR	320,466	326,151	319,224			321,133		
	2020-21 Actual	2021-22 Adopted/Amended Budget	2021-22 Year End Projection	\$ Change from 2022	% Change from 2022	2022-23 Budget Request	\$ Change from 2022	% Change from 2022

Revenue Budget Summary
Land Bank

Account	Account Description	2018-19 Actual	2019-20 Actual	2020-21 Actual	2021-22 Adopted Budget	2021-22 Year-End Projection	2022-23 Budget Request	\$ Change from 2022	% Change from 2022
770.00000.401100.000	PROPERTY TAX - CURRENT	106,408	48,355	111,848	266,034	237,093	225,784	(40,250)	-38%
Total Taxes		106,408	48,355	111,848	266,034	237,093	225,784	(40,250)	-38%
Total Licenses and Permits		-	-	-	-	-	-	-	0%
Total Intergovernmental		-	-	-	-	-	-	-	0%
770.00000.430100.000	PURCHASE APPLICATION FEE	75	25	-	25	-	25	-	0%
Total Charges for Service		75	25	-	25	-	25	-	0%
Total Fines and Penalties		-	-	-	-	-	-	-	0%
770.00000.450100.000	INTEREST INCOME	11,613	1,444	6,541	5,713	1,500	1,500	(4,213)	0%
770.00000.450521.000	INTEREST - DELINQUENT PROPERTY TAX	-	-	-	-	-	-	-	0%
Total Interest Earnings		11,613	1,444	6,541	5,713	1,500	1,500	(4,213)	-36%
770.00000.460300.000	SALE OF LAND & BUILDINGS	890,000	232,024	980,203	-	100	-	-	0%
770.00000.460610.000	CHAPMAN FARM LEASE	7,697	12,839	5,600	-	-	-	-	0%
Total Sales & Rentals		897,697	244,863	985,803	-	100	-	-	0%
770.00000.480999.000	CONTRIBUTED CAPITAL - LAND BANK	-	51,739	-	-	-	-	-	0%
Total Other Income		-	51,739	-	-	-	-	-	0%
Total Operating Transfers In		-	-	-	-	-	-	-	0%
TOTAL LAND BANK REVENUES		1,015,793	346,401	1,104,192	271,772	238,693	227,309	(44,463)	-4.38%

**Expenditure Budget Summary
Land Bank**

Account	Account Description	2018-19 Actual	2019-20 Actual	2020-21 Actual	2021-22 Adopted/Amended Budget	2021-22 Year End Projection	2022-23 Budget Request	\$ Change from 2022	% Change from 2022
770.00000.520100.000	OFFICE SUPPLIES	-				-	-	-	0%
770.00000.520300.000	POSTAGE	-				-	-	-	0%
Total Supplies and Materials		-				-	-	-	0%
770.00000.530100.000	PROFESSIONAL SERVICES	56,551	15,196	61,526	-	2,252	-	-	0%
770.00000.530120.000	LEGAL SERVICES	-	-	-	-	-	-	-	0%
770.00000.530150.000	AUDIT SERVICES	-	-	-	-	-	-	-	0%
770.00000.530200.000	TAX COLLECTION SERVICES	1,064	2,442	5,746	2,660	2,400	2,200	(460)	-43%
770.00000.530201.000	TAX COLLECTION SERVICES - LAND BANK 4%	4,256	-	-	10,640	9,500	8,800	(1,840)	-43%
770.00000.530210.000	TAX ASSESSMENT SERVICES	274	30	104	595	700	400	(195)	-71%
770.00000.530300.000	TRAINING AND EDUCATION	-	-	-	-	-	-	-	0%
770.00000.530330.000	MEETING & BUSINESS EXPENSES	-	-	-	-	-	-	-	0%
770.00000.530350.000	DUES & MEMBERSHIPS	-	-	-	-	-	-	-	0%
770.00000.530410.000	INSURANCE PREMIUMS & BONDS	500	500	500	500	500	500	-	0%
770.00000.530415.000	INSURANCE DEDUCTIBLES	-	-	-	-	-	-	-	0%
770.00000.530700.000	PRINTING & DUPLICATING	-	-	-	-	-	-	-	0%
770.00000.530750.000	ADVERTISING & PROMOTION	-	-	-	-	-	-	-	0%
770.00000.530800.000	LICENSES, FEES & PERMITS	-	-	-	-	-	-	-	0%
Total Contractual Services		62,645	18,168	67,876	14,395	15,352	11,900	(2,495)	-4%
770.00000.540100.000	LAND	-	-	-	-	-	-	-	0%
770.00000.54900.000	GAIN/LOSS ON SALE OF LAND	71,379	70,123	52,901	-	-	-	-	0%
Total Capital Outlay		71,379	70,123	52,901	-	-	-	(71,379)	-100%
770.00000.550100.000	TRANSFER TO CITY FOR NUISANCE VIOLATIONS	-	-	-	-	-	-	-	0%
770.00000.550470.000	TRANSFER TO CITY FOR DS PAYMENTS - NID	538,102	686,931	1,017,661	251,692	224,583	213,500	(38,192)	-7%
Total Operating Transfers Out		538,102	686,931	1,017,661	251,692	224,583	213,500	(38,192)	-7%
TOTAL LAND BANK EXPENSES		672,126	775,222	1,138,438	266,087	239,935	225,400	(40,687)	-11%