



LAND BANK BOARD MEETING
October 19, 2020 3:00 p.m.
Public Telephone Conference
(816) 743-4875 - Conference ID: 381 112 577#

PLEASE NOTE:

Pursuant to Jackson County Executive Order dated March 12, 2020 and subsequent amendments requiring residents to stay at home and limiting public gatherings, this meeting will be conducted by taking safe social distancing measures as required by the Order. For this meeting, the public may attend via telephone conference **(816-743-4875, Conference ID: 381 112 577#)** as provided in Section 610.020(4) RSMo. Members of the Land Bank will be participating via telephone conference as provided in Section 610.020(1) RSMo.

1. Approval of the September 21, 2020 Land Bank Board Meeting Minutes
2. Quarterly Financial Statements
3. 2020-21 Land Bank Annual Report
4. Executive Session – Discussion relating to real estate pursuant to Sections 610.021(2) RSMo

Posted Friday, October 16, 2020 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
SEPTEMBER 21, 2020**

A meeting of the Land Bank of Blue Springs, Missouri was held on Monday, September 21, 2020 at 3:00 p.m. with Chairman Johnson presiding.

A State of Emergency for Jackson County, Missouri was declared on March 12, 2020 and subsequent amendments by Jackson County Executive Order requiring residents to stay at home and limiting public gatherings to reduce the spread of the COVID-19 virus. As provided in Sections 610.020(1) and 610.020(4) RSMo., the Land Bank Commissioners participated in this meeting via telephone conference to ensure safe social distancing measures were taken. The public was able to attend via telephone conference.

**CONFIRMATION OF A
QUORUM –
COMMISSIONERS IN
ATTENDANCE**

Eric Johnson	Kirk Sampson
James May	Jim Fairbanks
Tracy White-Baldrige - ABSENT	

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

CALL TO ORDER

Chairman Johnson called the Land Bank meeting to order at 3:00 p.m.

**APPROVE BOARD
MINUTES**

Commissioner May moved to approve the minutes of the August 17, 2020 meeting of the Land Bank of Blue Springs. Motion seconded by Commissioner Fairbanks and carried with the following votes:

May – Aye	Fairbanks – Aye
Sampson – Aye	Johnson – Aye
White-Baldrige – ABSENT	

**LAND BANK FY2019-20
BUDGET AMENDMENT
AND FY2020-2021
ANNUAL BUDGET**

Karen Van Winkle, Director of Finance for the City of Blue Springs, presented the FY 2019-20 Budget Amendment and the FY 2020-21 Annual Budget. The FY 2020-21 Annual Budget summary is attached to these Minutes.

**VOTE ON LAND BANK
FY 2019-20 BUDGET
AMENDMENT**

Commissioner May moved to approve the Amendment to the FY 2019-20 Land Bank Budget. The motion was seconded by Commissioner Fairbanks and carried with the following votes:

May – Aye	Fairbanks – Aye
Sampson – Aye	Johnson – Aye
White-Baldrige – ABSENT	

**VOTE ON LAND BANK
FY 2020-21 ANNUAL
BUDGET**

Commissioner May moved to approve the FY 2020-21 Land Bank Budget. The motion was seconded by Commissioner Fairbanks and carried with the following votes:

May – Aye	Fairbanks – Aye
Sampson – Aye	Johnson – Aye

White-Baldrige – ABSENT

EXECUTIVE SESSION

At 3:06 p.m., Commissioner May 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 Fairbanks and carried with the following votes:

May – Aye

Sampson – Aye

White-Baldrige – ABSENT

Fairbanks – Aye

Johnson – Aye

Eric Johnson, Chair

Julia Porter, Board Secretary

**CITY OF BLUE SPRINGS
BALANCE SHEET - LAND
BANK
FISCAL YEAR 2019-20**

FOR THE PERIOD ENDED - SEPTEMBER 30, 2020

CATEGORY	LAND BANK
ASSETS	
Cash and investments	\$ 343,802
Receivables (net of allowances)	
Taxes	-
Accounts	
Accrued interest	-
Interfund receivables	-
Land	261,677
Prepaid items	-
TOTAL ASSETS	\$ 605,479
LIABILITIES	
Accounts payable	\$ 28,170
Accrued liabilities	-
Interfund payable	-
Long term debt	-
TOTAL LIABILITIES	\$ 28,170
FUND BALANCES	
Reserved for:	
Encumbrances	-
Unassigned	577,309
TOTAL FUND BALANCES	\$ 577,309
TOTAL LIABILITIES AND FUND BALANCE	\$ 605,479

<p>CITY OF BLUE SPRINGS</p> <p>STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - LAND BANK</p> <p>FISCAL YEAR 2019-20</p>
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<p>FOR THE PERIOD ENDED - SEPTEMBER 30, 2020</p>

CATEGORY	LAND BANK
REVENUES:	
Farm Lease	\$ 12,839
Sale of Land	232,024
Property Taxes	48,835
Interest	1,444
Contributed Capital - Land	-
Other	25
TOTAL REVENUES	\$ 295,167
EXPENDITURES:	
Current:	
Personal Services	-
Materials & Supplies	-
Contractual Services	447,774
Capital Outlay	-
Capital Improvements	-
Debt service:	
Principal retirement	-
Interest and fiscal charges	-
TOTAL EXPENDITURES	\$ 447,774
Excess of revenues over (under) expenditures	<u>\$ (152,608)</u>
OTHER FINANCING SOURCES (USES):	
Issuance of bonds	-
Discount on bond issuance	-
Loss on sale of asset	(53,112)
Transfers in	-
Transfers (out)	-
TOTAL OTHER FINANCING SOURCES (USES)	\$ (53,112)
NET CHANGE IN FUND BALANCES	(205,720)
FUND BALANCES - OCTOBER 1, 2019	\$ 783,029
FUND BALANCES - SEPTEMBER 30, 2020	\$ 577,309



October 1, 2019 - September 30, 2020

Eric Johnson
Chairman

Julia Porter
Board Secretary

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*Land Bank Parcel Number refers to the year and order in which the Land Bank acquired the parcel. The first four digits are the year the parcel was received. The next two digits were assigned by the Land Bank for easier tracking. The rest of the number is the Parcel Number assigned by Jackson County.

LAND BANK OF BLUE SPRINGS

The purpose of the Land Bank of Blue Springs is to return non-revenue-generating and non-tax-producing land to usefulness. The land bank agency is composed of a Board of Commissioners consisting of five members, all of whom are residents of Blue Springs. Three commissioners are appointed by the Mayor of Blue Springs, one commissioner is appointed by Jackson County, and the other commissioner is appointed by the School District.

Missouri Land Bank Legislation, which became effective August 28, 2012, authorized any municipality located within a county that had a land trust operating on January 1, 2012, to create a land bank agency. That legislation also provided that any property owned by the county's land trust would be transferred to the newly created land bank agency as soon as possible after its formation.

On March 4, 2013, the City of Blue Springs passed Ordinance No. 4429 creating the Land Bank of Blue Springs. Properties in Blue Springs held by the Jackson County Land Trust due to non-payment of back taxes were transferred to the Land Bank of Blue Springs. All properties sold for back taxes where the bid was not sufficient to pay the judgment are transferred to the Land Bank rather than the Jackson County Land Trust.

The Board adopted Policies and Procedures for the Acquisition and Disposal of properties. These guidelines are used to determine which properties are offered for sale, the requirements for offers and how offers are evaluated.

The Land Bank entered into an Intergovernmental Agreement with the City of Blue Springs on August 5, 2013 with the initial term of the Agreement ending on September 30, 2016. Since this time, the City and Land Bank have been operating based on the terms of this agreement. The Land Bank Board of Commissioners approved a new Intergovernmental Agreement on September 16, 2019 with the term of the Agreement ending on September 30, 2022.

The South Area Sewer Neighborhood Improvement District (NID) was formed after the annexation of approximately 1,500 acres of undeveloped property into the corporate limits of the City of Blue Springs. The purpose of the NID is to provide funding to build sewer infrastructure that would enable the area to be developed. The City issued 20-year NID Bonds in 2009 to be repaid through special assessments on the properties. Growth and development in the NID decreased significantly when the recession started in 2008. In some cases, the taxes and NID special assessments went unpaid and the properties were transferred to the Land Bank.

This report includes a summary of the actions taken by the Land Bank of Blue Springs from October 1, 2019 through September 30, 2020.

COMMISSIONERS

SCHOOL DISTRICT APPOINTEE: **Kirk Sampson**, August 2018 – Present, Treasurer

COUNTY APPOINTEE: **James Fairbanks**, January 2017 - Present

MAYORAL APPOINTEES:

Eric Johnson, May 2013 – Present, Chair

James (Jim) May, May 2013 – Present, Vice Chair

Tracy White-Baldrige, May 2016 - Present

FINANCIAL SUMMARY

Blue Springs Land Bank Trust Agency - Statement of Changes in Net Position					
Additions	2020	2019	2018	2017	2016
Property taxes	\$ 48,835	\$ 106,408	\$ 78,820	\$ 74,986	\$ -
Contributions and donations from private sources	-	890,000	93,731	224,676	
Gain on sale of capital assets	232,024	-	-	-	330,234
Interest income	1,444	11,613	993	389	
Other income	12,864	20,610	7,220		
Total additions	295,167	1,028,631	180,764	300,051	330,234
Deductions					
Administrative expenses	18,168	62,645	4,769	4,768	630
Remittance of special assessment collections to Sewer Fund	429,607	538,102	74,513	70,783	349,039
Loss on sale of capital assets	53,112	71,379	133,214	9	-
Total deductions	500,886	672,126	212,496	75,560	349,669
Change in net position	(205,720)	356,505	(31,732)	224,491	(19,435)
Net position, beginning	795,867	439,362	471,094	246,603	266,038
Net position, ending	\$ 590,147	\$ 795,867	\$ 439,362	\$ 471,094	\$ 246,603

The Land Bank is audited as part of the City's annual audit and is reported as a Trust Fund within the City's financial statements. Each year, a budget is prepared and presented to the Board for adoption. Throughout the year, quarterly financial statements are reviewed by the Board and included on the meeting agendas for discussion.

Properties that are transferred to the Land Bank from Jackson County are recorded at the market value the County has listed at the time of the transfer. The gain or loss on sale of property is calculated as the difference between the property's sales price and the market value of the property as determined by the County.

PARCELS ACQUIRED BY THE LAND BANK

No parcels were acquired by the Land Bank in FY 2019-20.

PARCELS SOLD OR TRANSFERRED

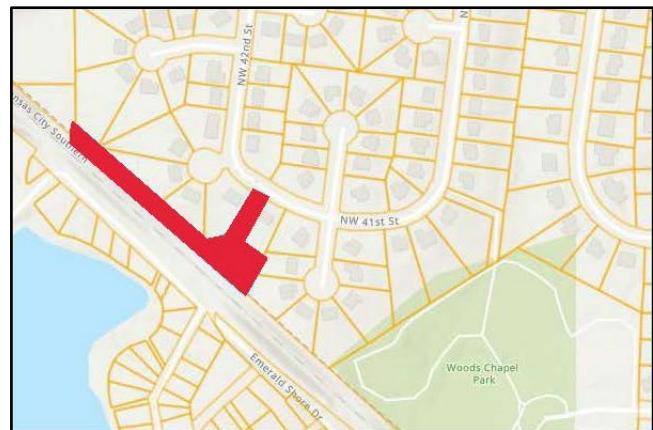
SOLD

The Land Bank of Blue Springs has sold two properties in FY 2018-19. Below is a summary of each property sold:

Land Bank Parcel Number	Purchaser	Size/ Price per Acre	Purchase Price
2013-20-35-820-20-17-00-0-00-000	Sarah Paradis	32,372 Sq. Ft / \$2,691.21	\$2,000
2016-06-41-940-99-01-01-0-00-000	Rausch Coleman Homes dba Kansas LD, LLC	20 Acres / \$11,500	\$230,000
Total			\$232,000

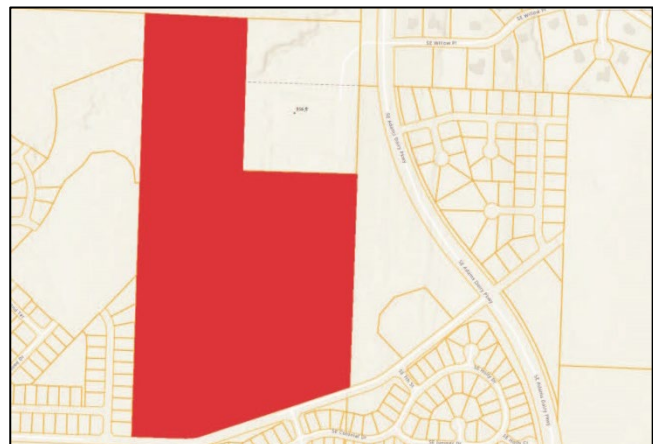
2013-20-820-20-17-00-0-00-000

Purchaser: Sarah Paradis
 Area: Apple Valley Subdivision
 Purchase Price: \$2,000
 Sold on May 28, 2020
 NID Assessment: N/A



2016-06-41-940-99-01-01-0-00-000

Purchaser: Rausch Coleman Homes dba Kansas LD, LLC
 Area: Chapman Farms
 Purchase Price: \$230,000
 Closed on July 1, 2020
 NID Assessment: \$67,763.77 through and including the year 2029
 *2016-06 was purchased in two sections with the first 20 Acres outlined above, and the remaining 40 Acres set to close in FY 2020-21



TRANSFERRED

The Land Bank of Blue Springs did not transfer property in 2019

CURRENT INVENTORY

There are currently eight parcels in the Land Bank inventory that are listed as For Sale, there are 16 parcels that are available to neighboring lot owners, and there are ten parcels listed as Not for Sale.

PARCELS AVAILABLE FOR SALE

Land Bank Parcel Number	Status	Area	Size
2013-06-35-440-05-42-00-0-00-000	For Sale	Creek Side Estates	1.01 Acres
2014-03-54-410-99-10-00-0-00-000	For Sale	Chapman Farms – NID	3.83 Acres
2014-04-54-420-06-99-00-0-00-000	For Sale	Chapman Farms – NID	12.14 Acres
2014-05-54-420-98-03-01-0-00-000	For Sale	Chapman Farms – NID	17.19 Acres
2017-03-41-700-03-03-00-0-00-000	For Sale	Chapman Farms – NID	29.63 Acres
2017-04-54-100-02-03-00-0-00-000	For Sale	Chapman Farms – NID	38.73 Acres
2017-05-54-200-01-08-00-0-00-000	For Sale	Chapman Farms – NID	94.59 Acres
2017-06-54-200-04-10-00-0-00-000	For Sale	Chapman Farms – NID	58.28 Acres

PARCELS AVAILABLE TO NEIGHBORING LOT OWNERS

Land Bank Parcel Number	Status	Area	Size
2013-01-35-140-11-02-01-0-00-000	Available to Neighboring Lot Owners	Heatherwood	3,521 Sq. Ft
2013-03-35-410-11-04-00-0-00-000	Available to HOA - Storm Detention Tract	Nantucket	16,141 Sq. Ft
2013-04-35-430-03-39-00-0-00-000	Available to Neighboring Lot Owners	Kingsridge West	9,296 Sq. Ft
2013-07-35-510-06-12-01-0-00-000	Available to Neighboring Lot Owners	Blue Springs Ford, 1st Plat	10,445 Sq. Ft
2013-08-35-540-01-01-01-0-00-000	Available to Neighboring Lot Owners	Kingsridge	10,315 Sq. Ft
2013-09-35-610-04-68-00-0-00-000	Available to Neighboring Lot Owners or HOA	Weatherstone West	8,223 Sq. Ft
2013-22-36-240-08-69-00-0-00-000	Available to Neighboring Lot Owners or HOA	The Moors	24,085 Sq. Ft
2013-23-36-320-09-78-00-0-00-000	Available to Neighboring Lot Owners or HOA	Sherwood Village	2,766 Sq. Ft

2013-33-41-310-18-37-02-0-00-000	Available to Neighboring Lot Owners	Manor South	410 Sq. Ft
2013-36-42-120-08-49-00-0-00-000	Available to Neighboring Lot Owners	Plaza Estates West	459 Sq. Ft
2013-37-42-610-03-84-01-0-00-000	Available to Neighboring Lot Owners	Stonecreek	1 Sq. Ft
2015-01-36-130-26-04-00-0-00-000	Property has storm detention and a sewer lift station. When the station is abandoned it can be sold to an adjacent property owner or HOA	Summerfield East	7,378 Sq. Ft
2015-02-41-410-17-20-01-0-00-000	Available to Neighboring Lot Owners	Village Woods	5,266 Sq. Ft
2016-02-36-910-16-27-02-0-00-000	Available to Neighboring Lot Owners	Sunny Side Slopes	466 Sq. Ft
2017-01-35-610-03-17-00-0-00-000	Available to Neighboring Lot Owners	Weatherstone	436 Sq. Ft
2017-02-36-340-15-25-00-0-00-000	Detention Basin - could be sold to neighbors for green space	Brittany Place	30,492 Sq. Ft

PARCELS NOT FOR SALE

The Land Bank Board of Commissioners and staff reviewed parcels in the current inventory and determined that several parcels should be kept in the Land Bank. These parcels include detention basins and creek areas.

Land Bank Parcel Number	Status	Area	Size
2013-13-35-630-05-11-00-0-00-000	Detention Basin	Vesper Vale	8,812 Sq. Ft
2013-24-36-330-06-45-00-0-00-000	Detention Basin	Hunter's Dell East	10,135 Sq. Ft
2013-25-36-910-09-48-01-1-00-000	Creek area	East Lakeview Annex	10,639 Sq. Ft
2013-27-36-940-13-14-01-0-00-000	Creek area	East Lakeview Annex	6,568 Sq. Ft
2013-28-36-940-15-01-01-0-00-000	Creek area	East Lakeview Annex	2.87 Acres

2013-30-41-220-05-24-00-0-00-000	Detention area with overhead powerlines	Autumn Chase	41,729 Sq. Ft
2013-31-41-220-05-32-00-0-00-000	Detention area with overhead powerlines	Autumn Chase	13,387 Sq. Ft
2013-32-41-220-05-60-00-0-00-000	Detention area with overhead powerlines	Autumn Chase	1.01 Acres
2013-34-41-340-02-11-00-0-00-000	Detention Basin	Manor South	8,388 Sq. Ft
2013-35-41-340-25-33-00-0-00-000	Long strip behind several properties	Keystone Estates	10,477 Sq. Ft

SOUTH AREA SEWER NEIGHBORHOOD IMPROVEMENT DISTRICT

The sale proceeds of NID properties are transferred to the City's Sewer Fund to pay special assessments previously not collected on the property.

The total unpaid NID assessments on Land Bank property as of September 30, 2020, are \$2,679,798. The assessments as of September 30, 2019 were \$2,918,346.

OTHER ACTIONS BY THE BOARD

Periodically the Board will take other actions related to properties held in the Current Inventory. These actions include farm leases, easements, and miscellaneous action items. Below are actions taken by the Board in FY 2019-20:

FARM LEASES

The Board authorized the option to extend the following farm leases with Chapman Farms Partnership, LLC on September 16, 2019, for one additional year as set out in the lease agreement. There are no remaining renewal options under the current lease agreement

Land Bank Parcel Number	Tillable Acres	Total Acres	Cost to Rent	Effective Date
2014-05-54-420-98-03-01-0-00-000	3 Acres	17.24 Acres	\$181	03/20/2019 – 12/31/2020
2017-03-41-700-03-03-00-0-00-000 2017-04-54-100-02-03-00-0-00-000 2017-05-54-200-01-08-00-0-00-000 2017-06-54-200-04-10-00-0-00-000	123 Acres	226 Acres	\$10,086	03/20/2019 – 12/31/2020

AGREEMENT TO HAUL DIRT OFF OF PARCEL 2014-03

Rick Mentel signed a Release of Liability with the Land Bank on Parcel 2014-03-54-410-99-10-00-0-00-000 on June 28, 2015 to cover the Land Bank in case of any injury on the property. The Land Bank has a verbal agreement with Rick Mentel to remove dirt and debris off of the property for his personal use. There is no estimated timeline or completion date at this time.