



October 1, 2019 - September 30, 2020

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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

<b>Blue Springs Land Bank Trust Agency - Statement of Changes in Net Position</b>					
<b>Additions</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
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		
<b>Total additions</b>	<b>295,167</b>	<b>1,028,631</b>	<b>180,764</b>	<b>300,051</b>	<b>330,234</b>
<b>Deductions</b>					
Administrative expenses	18,168	62,645	4,769	4,768	630
Remittance of special assessment collections to Sewer Fund	686,931	538,102	74,513	70,783	349,039
Loss on sale of capital assets	53,112	71,379	133,214	9	-
<b>Total deductions</b>	<b>758,211</b>	<b>672,126</b>	<b>212,496</b>	<b>75,560</b>	<b>349,669</b>
<b>Change in net position</b>	<b>(463,044)</b>	<b>356,505</b>	<b>(31,732)</b>	<b>224,491</b>	<b>(19,435)</b>
Net position, beginning	795,867	439,362	471,094	246,603	266,038
<b>Net position, ending</b>	<b>\$ 332,823</b>	<b>\$ 795,867</b>	<b>\$ 439,362</b>	<b>\$ 471,094</b>	<b>\$ 246,603</b>

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

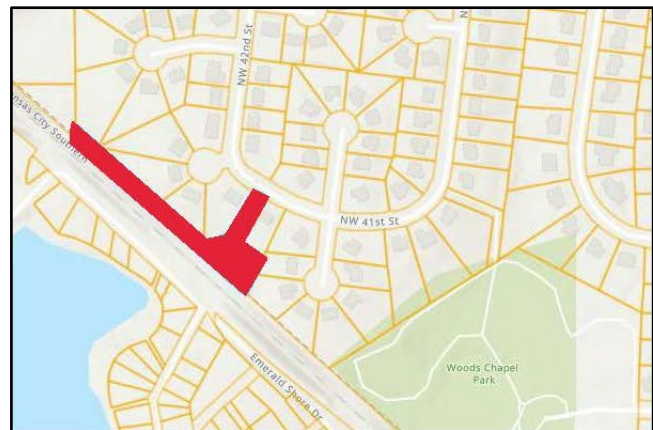
### SOLD

The Land Bank of Blue Springs has sold two properties in FY 2019-20. 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
<b>Total</b>			<b>\$232,000</b>

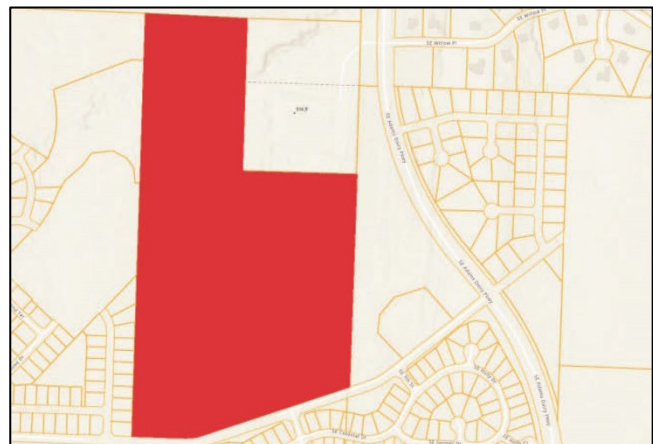
#### 2013-20-820-20-17-00-0-00-000

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 2020

## 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.