



**LAND BANK BOARD MEETING**

**October 17, 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 September 19, 2022 Land Bank Meeting Minutes
4. Staff Update on Parcel 2013-28-36-940-15-01-01-0-00-000
5. Quarterly Financial Statements
6. Land Bank Annual Report FY 2021-22
7. Visitors
8. Executive Session – Discussion relating to real estate pursuant to Sections 610.021(2) RSMo

Posted Friday, October 14, 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  
SEPTEMBER 19, 2022**

A meeting of the Land Bank of Blue Springs, Missouri was held on Monday, September 19, 2022 at 3:00 p.m. with Chairman May presiding.

<b>COMMISSIONERS IN ATTENDANCE</b>	James May, Chair Jennifer Irey – ABSENT Rodney Hill	Tracy White-Baldrige Kirk Sampson
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Also present were Staff Liaisons Christine Cates, Sarah Carnes, Jackie Sommer, Adam Hilgedick, 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 3:03 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 August 15, 2022 Meeting of the Land Bank of Blue Springs. Motion seconded by Commissioner Hill and carried with the following votes:

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

**STATUS UPDATE ON PARCEL 2013-28** Board Secretary Julia Porter gave the staff update on the replat of 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.

**CLOSED SESSION** At 3:08 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 for 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 Hill and carried with the following votes:

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

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Julia Porter, Board Secretary

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James May, Chair



# MEMORANDUM

**DATE:** October 14, 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

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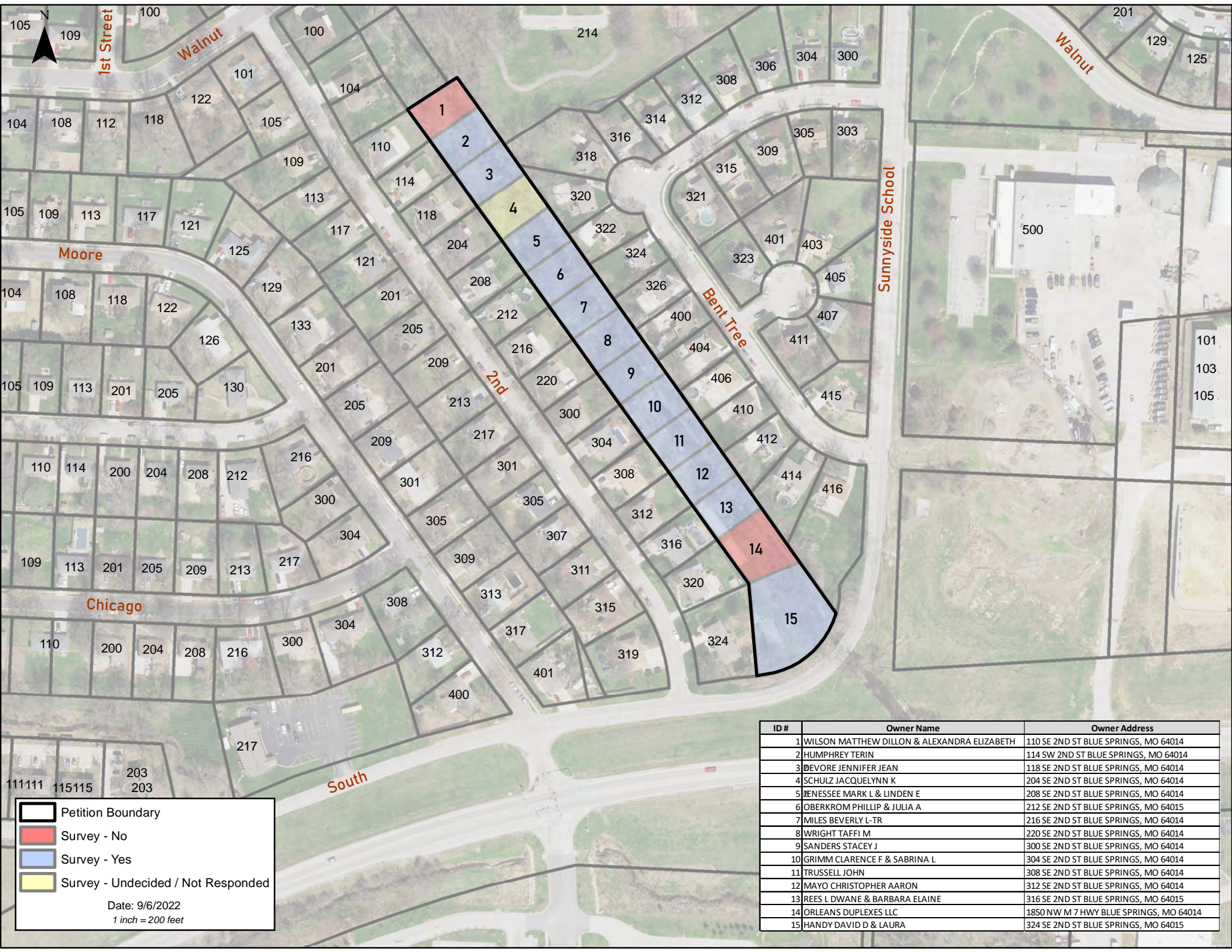
A map of the properties with the survey responses is attached.

Prior to the Land Bank meeting on September 19, 2022, staff contacted Ms. Humphrey after confirming that Mr. Wilson was not interested in the property adjacent to his existing property. Ms. Humphrey has since confirmed that she is interested in acquiring the additional property.

As outlined in the staff update presented at the Land Bank meeting on September 19, 2022 the City's contractor and staff are working to finalize the conveyance plat that will create fifteen separate tracts along the existing property lines.

Next steps:

- Conveyance Plat
  - 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
- Neighborhood meeting
  - Sign preliminary and final plats
  - Q&A session
- 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: 9/6/2022  
 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

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

**FOR THE PERIOD ENDED - SEPTEMBER 30, 2022**

CATEGORY	LAND BANK
<b>ASSETS</b>	
Cash and investments	\$ 112,176
Receivables (net of allowances)	
Taxes	-
Accounts	
Accrued interest	-
Interfund receivables	-
Land	243,504
Prepaid items	-
<b>TOTAL ASSETS</b>	<b>\$ 355,680</b>
<b>LIABILITIES</b>	
Accounts payable	\$ 35,100
Accrued liabilities	-
Interfund payable	-
Long term debt	-
<b>TOTAL LIABILITIES</b>	<b>\$ 35,100</b>
<b>FUND BALANCES</b>	
Reserved for:	
Encumbrances	-
Unassigned	320,580
<b>TOTAL FUND BALANCES</b>	<b>\$ 320,580</b>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 355,680</b>

<p><b>CITY OF BLUE SPRINGS</b></p> <p><b>STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - LAND BANK</b></p> <p><b>FISCAL YEAR 2021-22</b></p>
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<p><b>FOR THE PERIOD ENDED - SEPTEMBER 30, 2022</b></p>
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CATEGORY	LAND BANK
<b>REVENUES:</b>	
Farm Lease	\$ -
Sale of Land	100
Property Taxes	237,133
Interest	2,385
Contributed Capital - Land	-
Other	-
<b>TOTAL REVENUES</b>	<b>\$ 239,618</b>
<b>EXPENDITURES:</b>	
Current:	
Personal Services	-
Materials & Supplies	-
Contractual Services	239,504
Capital Outlay	-
Capital Improvements	-
Debt service:	
Principal retirement	-
Interest and fiscal charges	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 239,504</b>
Excess of revenues over (under) expenditures	\$ 114
<b>OTHER FINANCING SOURCES (USES):</b>	
Issuance of bonds	-
Discount on bond issuance	-
Loss on sale of asset	-
Transfers in	-
Transfers (out)	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ -</b>
NET CHANGE IN FUND BALANCES	114
<b>FUND BALANCES - OCTOBER 1, 2021</b>	<b>\$ 320,467</b>
<b>FUND BALANCES - SEPTEMBER 30, 2022</b>	<b>\$ 320,580</b>



October 1, 2021 - September 30, 2022

James May  
Chairman

Julia Porter  
Board Secretary

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[www.landbankbluesprings.com](http://www.landbankbluesprings.com)

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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. In 2019, the Land Bank Board of Commissioners approved an Intergovernmental Agreement with the City ending on September 30, 2022. A new Intergovernmental Agreement was approved by the Land Bank and the City in 2022 with a term ending on September 30, 2025.

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, 2021 through September 30, 2022.

## COMMISSIONERS

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

**COUNTY APPOINTEE: James Fairbanks**, January 2017 – December 2021  
**Rodney Hill**, July 2022 - Present

### MAYORAL APPOINTEES:

**James (Jim) May**, May 2013 – Present, Chair  
**Tracy White-Baldrige**, May 2016 – Present, Vice Chair  
**Jennifer Irely**, January 2022 - Present

## FINANCIAL SUMMARY

### Blue Springs Land Bank - Statement of Changes in Net Position

<b>Additions</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Property taxes	\$ 237,133	\$ 111,848	\$ 48,835	\$ 106,408	\$ 78,820
Contributions and donations from private sources	-	980,203	283,763	890,000	93,731
Gain on sale of capital assets		-		-	-
Interest income	2,385	6,541	1,444	11,613	993
Other income	100	5,600	12,864	7,772	7,220
<b>Total additions</b>	<b>239,618</b>	<b>1,104,192</b>	<b>346,906</b>	<b>1,015,793</b>	<b>180,764</b>
<b>Deductions</b>					
Administrative expenses	15,308	67,876	18,168	62,645	4,769
Remittance of special assessment collections to Sewer Fund	224,196	1,017,661	686,931	538,102	74,513
Loss on sale of capital assets		52,901	70,123	71,379	133,214
<b>Total deductions</b>	<b>239,504</b>	<b>1,138,438</b>	<b>775,222</b>	<b>672,126</b>	<b>212,496</b>
<b>Change in net position</b>	<b>114</b>	<b>(34,246)</b>	<b>(428,316)</b>	<b>343,667</b>	<b>(31,732)</b>
Net position, beginning	320,467	354,713	783,029	439,362	471,094
<b>Net position, ending</b>	<b>\$ 320,581</b>	<b>\$ 320,467</b>	<b>\$ 354,713</b>	<b>\$ 783,029</b>	<b>\$ 439,362</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 2021-22.

## PARCELS SOLD OR TRANSFERRED

### SOLD

The Land Bank of Blue Springs did not sell properties in FY 2021-22.

### TRANSFERRED

The Land Bank of Blue Springs did not transfer property in FY 2021-22.

## CURRENT INVENTORY

There are currently four 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 11 parcels listed as Not for Sale.

### PARCELS AVAILABLE FOR SALE

Land Bank Parcel Number	Status	Area	Size
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-B-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
2013-06-35-440-05-42-00-0-00-000	Detention Basin	Creek Side Estates	1.01 Acres
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, 2022, are \$2,263,359.23. The assessments as of September 30, 2021, were \$2,117,822.

## 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 2021-22:

### FARM LEASES

The following parcels leased to LLS Chapman Farms LLC in 2021 for one term with an optional one-year renewal. The Farm Lease was not renewed at the end of the first term due to pending real estate sale contracts on the properties.

Land Bank Parcel Number	Tillable Acres	Total Acres	Cost to Rent	Effective Date
2017-03-41-700-03-03-00-0-00-000	70	105	\$5,600	03/20/2021 – 12/31/2021
2017-04-54-100-02-03-00-0-00-000	Acres	Acres		
2017-05-54-200-01-08-00-0-00-000				

## RULES OF PROCEDURE

The Land Bank approved Rules of Procedure on June 21, 2022, to match similar Rules of Procedure approved by the City Council for the other City Boards and Commissions in April 2022.

## PARCEL 2013-28 REPLATING

The Land Bank of Blue Springs mailed letters to impacted residents in March 2022 in response to a Code violation complaint received by the City of Blue Springs. The Land Bank Board heard the concerns of several neighboring property owners at the board meeting on April 18, 2022. In response to those concerns, the Land Bank Board met in Special Session on April 26, 2022 to approve reimbursement to the City of Blue Springs for a survey to divide Parcel 2013-28-36-940-15-01-01-0-00-000 into 15 parcels lining up with the adjoining properties and to discuss the process for transferring these properties to the neighboring lot owners. The Land Bank mailed another letter with a survey to the neighboring property owners in June 2022 to gauge their interest in acquiring the adjacent properties. This project was not completed during fiscal year 2021-22 and will continue into the next fiscal year.

## INTERGOVERNMENTAL AGREEMENT WITH CITY OF BLUE SPRINGS

The Land Bank entered into the original Intergovernmental Agreement with the City of Blue Springs on August 5, 2013, with the initial term ending on September 30, 2016. The City and Land Bank operated based on the terms of this agreement until the Land Bank Board of Commissioners approved an Intergovernmental Agreement on September 16, 2019, with the term of the Agreement ending on September 30, 2022.

The Land Bank Board approved a new Intergovernmental Agreement with the City of Blue Springs on August 15, 2022, with the term of the Agreement ending on September 30, 2025.