

**CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF LAND BANK MEETING
AUGUST 30, 2018**

A meeting of the Land Bank of Blue Springs, Missouri was held on Thursday, August 30, 2018 in the Council Executive Conference Room of the Howard L Brown Public Safety Building, 1100 SW Smith Street, Blue Springs, Missouri with Chairman Johnson presiding.

**COMMISSIONERS IN
ATTENDANCE**

Eric Johnson
Tracy White-Baldrige
Jim May

Kirk Sampson
Jim Fairbanks

Also present were Staff Liaisons Assistant City Administrator Christine Cates; City Attorney Jackie Sommer; Chris Sandie, Director of Public Works; Dennis Dovel, Director of Parks and Recreation; Tom Cole, Director of Community and Economic Development; Karen Van Winkle, Director of Finance; and Deputy City Clerk Julia Porter.

CALL TO ORDER

Chairman Johnson called the Land Bank meeting to order at 2:00 p.m.

**APPROVE BOARD
MINUTES**

Commissioner May moved to approve the minutes of the April 30, 2018 meeting of the Land Bank of Blue Springs. Motion seconded by Commissioner Fairbanks and carried unanimously.

**APPOINTMENT OF
BOARD SECRETARY**

Commissioner May moved to appoint Julia Porter as the Board Secretary of the Land Bank of Blue Springs. Motion seconded by Commissioner Fairbanks and carried unanimously.

**RATIFICATION OF A
CONTRACT WITH JW
LARKIN PROPERTIES,
LLC (2016-03 AND 2016-
04)**

Commissioner White-Baldrige moved to approve the ratification of the real estate contract with JW Larkin Properties, LLC for Land Bank Parcels 2016-03-41-800-03-02-01-5-00-000 and 2016-04-41-820-04-09-00-0-00-000. Motion seconded by Commissioner May and carried unanimously.

**RATIFICATION OF A
CONTRACT WITH
CLAYTON PROPERTIES
GROUP, INC. (2015-03
AND 2015-04)**

Commissioner Fairbanks moved to approve the ratification of the real estate contract with Clayton Properties Group, Inc. for Land Bank Parcels 2015-03-54-330-97-03-00-0-00-000 and 2015-04-54-330-98-02-01-0-00-000. Motion seconded by Commissioner White-Baldrige and carried unanimously.

**AUTHORITY TO
NEGOTIATE AND
EXTEND CLOSING
DATES**

Commissioner May moved to authorize the Chairman to negotiate purchase contracts, and to negotiate and execute amendments or addendums to any purchase contract approved by the Land Bank that is not a substantial or material change to the contract or a change to the purchase price. Motion seconded by Commissioner Fairbanks and carried unanimously.

**TITLE REPORT
EXCEPTIONS**

Attorney Jackie Sommer presented a Memo on Title Company Exceptions to Land Bank Sales.

LAND BANK QUARTERLY FINANCIAL STATEMENTS

Christine Cates presented the Land Bank Quarterly Financial Statements for Fiscal Year 2018-19.

REVIEW OF 2017 AND 2018 LAND BANK PARCELS

Christine Cates advised that there is a staff meeting on September 7 to discuss the best uses for the six parcels received in the 2017 Tax Sale.

Attorney Jackie Sommer advised that there will not be any properties transferred to the Land Bank of Blue Springs from the 2018 Tax Sale.

LAND BANK PARCEL 2013-02

Chairman Johnson spoke about giving Land Bank Parcel 2013-02-35-230-03-64-00-0-00-000 back to Sunny Pointe Home Owners Association (HOA). Attorney Jackie Sommer appealed the assessed value of the parcel to Jackson County. The new assessed value of Parcel 2013-02 is \$10 and will be tax exempt.

Board Secretary Julia Porter reached out to Sunny Pointe HOA and as of today has not received an application.

Commissioner May moved to give Parcel 2013-02 to Sunny Pointe HOA. Motion seconded by Commissioner White-Baldrige and carried unanimously.

EXECUTIVE SESSION


At 2:27 p.m., Commissioner White-Baldrige moved that the Land Bank go into executive 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 relating to real estate, and that any minutes, documents, and other records discussed or taken during the executive session remain closed, and that this body stand adjourned at the completion of such session. Motion seconded by Commissioner Fairbanks can carried with the following votes:

Tracy White-Baldrige – Aye
Jim May – Aye
Kirk Sampson – Aye

Jim Fairbanks – Aye
Eric Johnson – Aye




Julia Porter, Board Secretary


Eric Johnson, Chair