



LAND BANK BOARD MEETING

October 18, 2021 3:00 p.m.

Training Room 210

City Hall, 903 W Main Street

Blue Springs, Missouri 64015

PLEASE NOTE:

Face coverings are required pursuant to Order of the Jackson County Executive dated August 6, 2021 and subsequent extensions. Any persons wishing to attend the meeting in person should abide by the County's mask requirement at all times while within City buildings, including the Council Chambers.

1. Approval of the August 16, 2021 Land Bank Board Meeting Minutes
2. Quarterly Financial Statements
3. Presentation of Land Bank Annual Report FY 2020-21
4. Executive Session – Discussion relating to real estate pursuant to Sections 610.021(2) RSMo

Posted Wednesday, October 13, 2021 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
AUGUST 16, 2021**

A meeting of the Land Bank of Blue Springs, Missouri was held on Monday, August 16, 2021 at 3:00 p.m. with Chairman Johnson presiding.

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

Eric Johnson, Chair
James May, Vice Chair

Tracy White-Baldrige
Kirk Sampson
Jim Fairbanks

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

CALL TO ORDER

Chairman Johnson called the Land Bank meeting to order at 3:02 p.m.

**APPROVE BOARD
MINUTES**

Commissioner May moved to approve the minutes of the July 19, 2021 meeting of the Land Bank of Blue Springs. Motion seconded by Commissioner Fairbanks and carried with the following votes:

May – Aye
Sampson – Aye
White-Baldrige – Aye

Fairbanks – Aye
Johnson – Aye

**LAND BANK FY2020-21
BUDGET AMENDMENT
AND FY2021-22 ANNUAL
BUDGET**

Karen Van Winkle, Director of Finance for the City of Blue Springs, presented the Fiscal Year 2020-21 Budget Amendment and the Fiscal Year 2021-22 budget. The FY 2020-21 Budget Amendment and FY 2021-22 Annual Budget summary are attached to these Minutes. Commissioner Fairbanks moved to approve the FY 2020-21 Budget Amendment and the FY 2021-22 Land Bank Budget. The motion was seconded by Commissioner May and carried with the following votes:

May – Aye
Sampson – Aye
White-Baldrige – Aye

Fairbanks – Aye
Johnson – Aye

2021 TAX SALE UPDATE

Jackie Sommer, attorney, gave an update on the 2021 Jackson County Tax Sale.

All properties in Blue Springs that were scheduled for the 2021 Jackson County Tax Sale have either been redeemed through payment or by entering a payment agreement with Jackson County. These results are still unofficial and will be confirmed prior to the next Land Bank meeting on September 20, 2021.

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 – AYE

Fairbanks – Aye
Johnson – Aye

Eric Johnson, Chair

Julia Porter, Board Secretary

DRAFT

**CITY OF BLUE SPRINGS
BALANCE SHEET - LAND
BANK
FISCAL YEAR 2020-21**

FOR THE PERIOD ENDED - SEPTEMBER 30, 2021

CATEGORY	LAND BANK
ASSETS	
Cash and investments	\$ 86,963
Receivables (net of allowances)	
Taxes	-
Accounts	
Accrued interest	-
Interfund receivables	-
Land	243,504
Prepaid items	-
TOTAL ASSETS	\$ 330,467
LIABILITIES	
Accounts payable	\$ 10,000
Accrued liabilities	-
Interfund payable	-
Long term debt	-
TOTAL LIABILITIES	\$ 10,000
FUND BALANCES	
Reserved for:	
Encumbrances	-
Unassigned	320,467
TOTAL FUND BALANCES	\$ 320,467
TOTAL LIABILITIES AND FUND BALANCE	\$ 330,467

CITY OF BLUE SPRINGS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - LAND BANK FISCAL YEAR 2020-21	
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FOR THE PERIOD ENDED - SEPTEMBER 30, 2021
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CATEGORY	LAND BANK
REVENUES:	
Farm Lease	\$ 5,600
Sale of Land	980,203
Property Taxes	111,848
Interest	6,541
Contributed Capital - Land	-
Other	-
TOTAL REVENUES	\$ 1,104,192
EXPENDITURES:	
Current:	
Personal Services	-
Materials & Supplies	-
Contractual Services	1,085,537
Capital Outlay	-
Capital Improvements	-
Debt service:	
Principal retirement	-
Interest and fiscal charges	-
TOTAL EXPENDITURES	\$ 1,085,537
Excess of revenues over (under) expenditures	<u>\$ 18,655</u>
OTHER FINANCING SOURCES (USES):	
Issuance of bonds	-
Discount on bond issuance	-
Loss on sale of asset	(52,901)
Transfers in	-
Transfers (out)	-
TOTAL OTHER FINANCING SOURCES (USES)	\$ (52,901)
NET CHANGE IN FUND BALANCES	(34,246)
FUND BALANCES - OCTOBER 1, 2020	\$ 354,712
FUND BALANCES - SEPTEMBER 30, 2021	\$ 320,467

Land Bank Annual Report

October 1, 2020 – September 30, 2021



Purpose of the Land Bank

The purpose of the Land Bank of Blue Springs is to return non-revenue-generating and non-tax-producing land to usefulness.

Land Bank Commissioners

MAYORAL APPOINTEES:

Eric Johnson, May 2013 – August 2021

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

Tracy White-Baldrige, May 2016 – Present

SCHOOL DISTRICT APPOINTEE:

Kirk Sampson, August 2018 – Present, Treasurer

COUNTY APPOINTEE:

James Fairbanks, January 2017 - Present

Land Bank Financials

The Land Bank is audited as a part of
the City's annual audit.

Financial statements are prepared
and presented to the board
quarterly

Parcels Sold

The Land Bank sold five parcels in FY
2020-21.

The total purchase price for all five
properties was

\$990,203

for approximately

94 Acres



Parcels Sold – 2014-03

2014-03-54-410-99-10-00-0-00-000

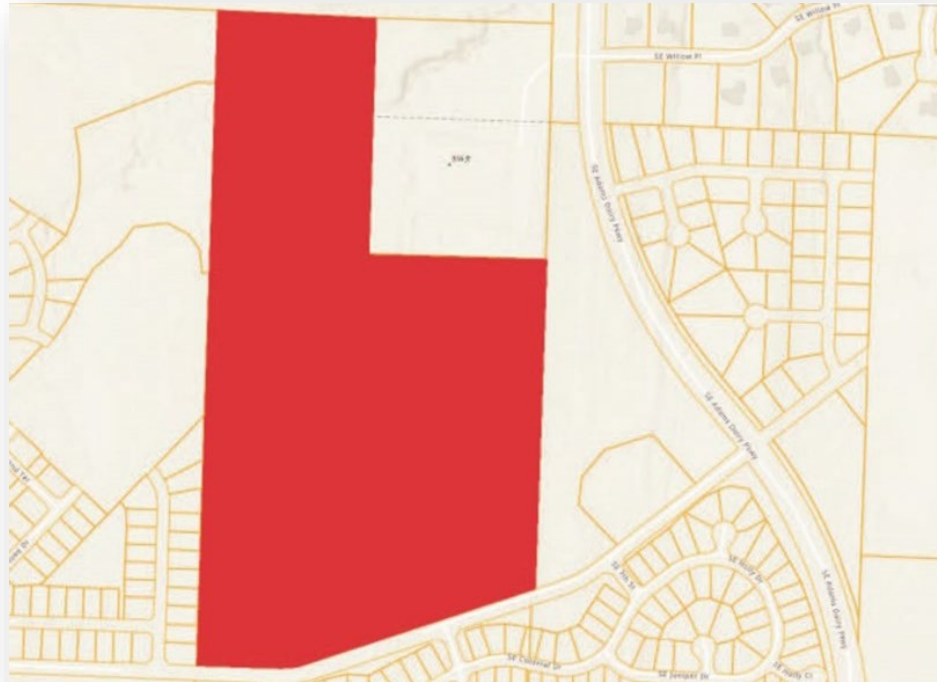
- **Purchaser:** GAP Construction LLC
- **Area:** Chapman Farms
- **Purchase Price:** \$51,705
- **Size:** 3.83 Acres
- **NID Assessment:** \$4,695 annually through and including year 2029
- **Sold on March 31, 2021**



Parcels Sold – 2014-04 & 2014-05

**2014-04-54-420-06-99-00-0-00-000 &
2014-05-54-420-98-03-01-0-00-000**

- **Purchaser:** DAK Realty Devco
- **Area:** Chapman Farms
- **Purchase Price:** \$375,000
- **Size:** 29.33 Acres
- **NID Assessment:** \$37,280 annually through
and including year 2029
- **Sold on April 30, 2021**



Parcels Sold – 2016-06

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

- **Purchaser:** Rausch Coleman Homes dba Kansas LD, LLC
- **Area:** Chapman Farms
- **Purchase Price:** \$428,498
- **Size:** 40.79 Acres
- **NID Assessment:** \$67,764 through and including the year 2029
- **Closed on May 27, 2021**

*2016-06 was purchased in two sections with the first 20 Acres purchased on July 1, 2021, and the remaining 40 Acres outlined above



Parcels Sold – 2017-05-A

2017-05-A-54-200-01-08-01-0-00-000

- **Purchaser:** Proverbs Holdings
- **Area:** Chapman Farms
- **Purchase Price:** \$135,000
- **Size:** 20 Acres
- **NID Assessment:** \$22,401 annually through and including year 2029
- **Sold on May 6, 2021**

Current Inventory

Status	Number of Properties
For Sale	4
Available to Neighboring Lot Owners	16
Not for Sale	11
Total:	31

The Land Bank did not acquire any new parcels in FY 2020-21

South Area
Sewer
Neighborhood
Improvement
District

Total unpaid NID assessments on
Land Bank property as of
September 30, 2021:

\$2,117,822

This is a decrease of \$561,976
from the previous year.

Other Actions by the Board

Farm Leases:

Three parcels were bid out for a Farm Lease in February 2021 and the lease was awarded to Chapman Farms Partnership, LLC on April 19, 2021. The details are outlined the table below:

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 –
2017-04-54-100-02-03-00-0-00-000	Acres	Acres		12/31/2022
2017-05-54-200-01-08-00-0-00-000				

Other Actions by the Board

Realtor Contract:

The Land Bank's Contract for Real Estate Services with Lance Dillenschneider was set to end in April 2021.

The request for proposals was published on February 25, 2021 and again on March 17, 2021.

The contract was awarded to Lance Dillenschneider on April 19, 2021 for a term of one year with two automatic renewals

Questions?

Full report is available at
LandBankBlueSprings.com and in the
meeting Agenda packet.

Contact the Land Bank

903 W. Main Street, Blue Springs, MO 64015
(816) 220-4596 | contact@landbankbluesprings.com
www.landbankbluesprings.com



October 1, 2020 - September 30, 2021

James May
Acting 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, 2020 through September 30, 2021.

COMMISSIONERS

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

COUNTY APPOINTEE: James Fairbanks, January 2017 - Present

MAYORAL APPOINTEES:

Eric Johnson, May 2013 – August 2021

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	2021	2020	2019	2018	2017
Property taxes	\$ 111,848	\$ 48,835	\$ 106,408	\$ 78,820	\$ 74,986
Contributions and donations from private sources	980,203	283,763	890,000	93,731	224,676
Gain on sale of capital assets	-	-	-	-	-
Interest income	6,541	1,444	11,613	993	389
Other income	5,600	12,864	7,772	7,220	-
Total additions	1,104,192	346,906	1,015,793	180,764	300,051
Deductions					
Administrative expenses	67,876	18,168	62,645	4,769	4,768
Remittance of special assessment collections to Sewer Fund	1,017,661	686,931	538,102	74,513	70,783
Loss on sale of capital assets	52,901	70,123	71,379	133,214	9
Total deductions	1,138,438	775,222	672,126	212,496	75,560
Change in net position	(34,246)	(428,316)	343,667	(31,732)	224,491
Net position, beginning	354,713	783,029	439,362	471,094	246,603
Net position, ending	\$ 320,467	\$ 354,713	\$ 783,029	\$ 439,362	\$ 471,094

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 2020-21.

PARCELS SOLD OR TRANSFERRED

SOLD

The Land Bank of Blue Springs sold five properties in FY 2020-21. Below is a summary of each property sold:

Land Bank Parcel Number	Purchaser	Size/ Price per Acre	Purchase Price
2014-03-54-410-99-10-00-0-00-000	GAP Construction LLC	3.83 Acres / \$13,500	\$51,705
2014-04-54-420-06-99-00-0-00-000 & 2014-05-54-420-98-03-01-0-00-000	DAK Realty Devco	29.33 Acres / \$12,786	\$375,000
2016-06-41-940-99-01-01-0-00-000	Rausch Coleman Homes dba Kansas LD, LLC	40.79 Acres / \$10,505	\$428,498
2017-05-A-54-200-01-08-01-0-00-000	Proverbs Holdings	20 Acres / \$6,750	\$135,000
Total		93.95 Acres	\$990,203

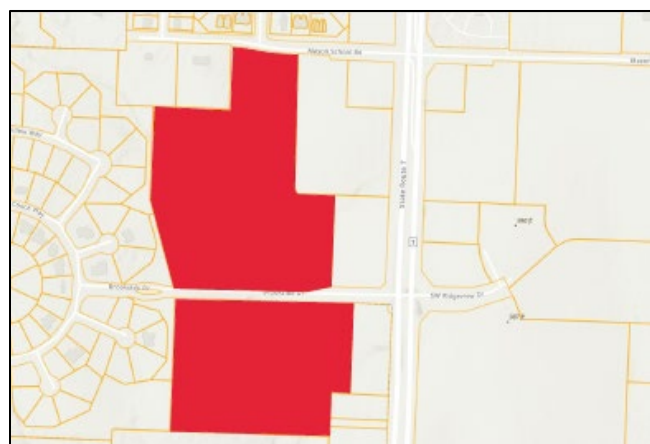
2014-03-54-410-99-10-00-0-00-000

Purchaser: GAP Construction LLC
 Area: Chapman Farms
 Purchase Price: \$51,705
 Sold on March 31, 2021
 NID Assessment: \$4,695 annually through and including year 2029



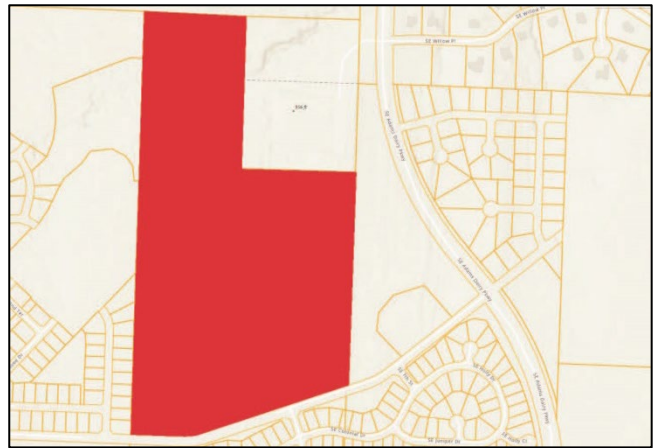
2014-04-54-420-06-99-00-0-00-000 & 2014-05-54-420-98-03-01-0-00-000

Purchaser: DAK Realty Devco
 Area: Chapman Farms
 Purchase Price: \$375,000
 Sold on April 30, 2021
 NID Assessment: \$37,279.81 annually through and including year 2029



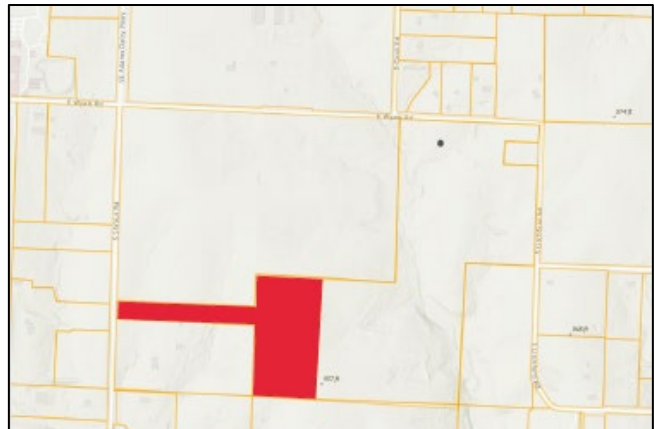
2016-06-41-940-99-01-01-0-00-000

Purchaser: Rausch Coleman Homes dba Kansas LD, LLC
Area: Chapman Farms
Purchase Price: \$428,498
Closed on May 27, 2021
NID Assessment: \$67,763.77 through and including the year 2029
*2016-06 was purchased in two sections with the first 20 Acres purchased on July 1, 2021, and the remaining 40 Acres outlined above



2017-05-A-54-200-01-08-01-0-00-000

Purchaser: Proverbs Holdings
Area: Chapman Farms
Purchase Price: \$135,000
Sold on May 6, 2021
NID Assessment: \$22,400.57 annually through and including year 2029



TRANSFERRED

The Land Bank of Blue Springs did not transfer property in FY 2020-21.

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, 2021, are \$2,117,822. The assessments as of September 30, 2020 were \$2,679,798.

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 2020-21:

FARM LEASES

The following parcels were bid for a Farm Lease, the Bid Invitation was published on February 25, 2021 and remained open until 2:00 p.m. on March 11, 2021. Parcels 2017-03, 2017-04, and 2017-05 were bid together because all of the parcels border each other and have been farmed together in the past. The lease for all three properties was awarded to Chapman Farms Partnership, LLC on April 19, 2021.

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 – 12/31/2022
2017-04-54-100-02-03-00-0-00-000	Acres	Acres		
2017-05-54-200-01-08-00-0-00-000				

REALTOR CONTRACT

The Land Bank's contract for Real Estate Services with Lance Dillenschneider was set to end in April 2021. The request for proposals for real estate services was published on February 25, 2021 and remained open until March 11, 2021. No proposals were received during that time, so the request was published again on March 17, 2021 and remained open until April 8, 2021. The contract for real estate services was awarded to Lance Dillenschneider on April 19, 2021 for a term of one year with two automatic renewals.