

**IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI**

**A RESOLUTION** authorizing the Trustees of the Land Trust of Jackson County to convey two parcels of real property located in Kansas City, Missouri, to the Pendleton Heights Neighborhood Association of Kansas City, MO, for rehabilitation and redevelopment of the urban core in accordance with section 141.750.2, RSMo 2000.

**RESOLUTION #17935**, June 25, 2012

**INTRODUCED BY** Scott Burnett, County Legislator

WHEREAS, section 141.750.2, RSMo 2000, authorizes the Trustees of the Land Trust of Jackson County to convey title in fee simple for consideration less than two-thirds of the appraised value of a property, only after the consent of at least two of the Trustees' appointing authorities; and,

WHEREAS, the City of Kansas City, Missouri, by its Resolution 110072, approved February 10, 2011, has delegated the authority to its Director of Neighborhood and Community Services Department to approve the transfer of blighted properties held by Land Trust of Jackson County to neighborhood-based non-profit corporations for rehabilitation; and,

WHEREAS, by Resolution 17509, dated February 14, 2011, the Legislature did express its support for these efforts of the City Council and staff of the City of Kansas City to reduce blight in the city's urban core; and,

WHEREAS, the City of Kansas City, Missouri Director Neighborhood and Community

Services Department has recommended that the property located at 2119 Lexington and the property located at the intersection of Minnie and Brooklyn, both in Kansas City, MO, legally described on the attached Exhibit A, be conveyed to Pendleton Heights Neighborhood Association of Kansas City (Jackson County), MO, a Missouri non-profit corporation, for a community garden and a park; now therefore,

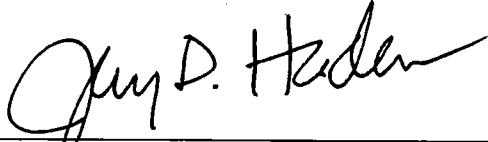
BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the Land Trust Trustees be authorized to convey the parcel described in Exhibit A, located at 2119 Lexington and the parcel located at the intersection of Minnie and Brooklyn, in Kansas City, MO, for an amount of less than two-thirds market value, to the Pendleton Heights Neighborhood Association, a Missouri non-profit corporation, for the purpose of better maintaining this property and revitalizing the area in which it is located; and,

BE IT FURTHER RESOLVED that the County Legislature of Jackson County, Missouri, encourages the Land Trust Trustees to include and enforce reversionary clauses in the conveyances regarding redevelopment of the properties within a prescribed time frame; and,

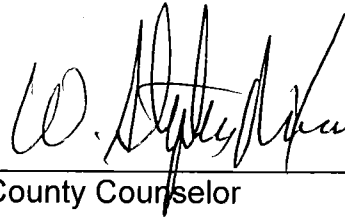
BE IT FURTHER RESOLVED that Land Trust Trustees are hereby authorized to execute any and all necessary documents to convey the above-described property for less than two-thirds market value.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:



Chief Deputy County Counselor



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution #17935 of June 25, 2012, was duly passed on June 25, 2012 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

6/25/12  
Date

  
Mary Jo Spino, Clerk of Legislature

# EXHIBIT A

<u>Address</u>	<u>Parcel Number</u>	<u>Legal Description</u>
2119 Lexington Kansas City, MO 64124	12-740-22-01-00-0-00-000	Lexington Place W 45.32' of Lot 3
No address assigned, located at the intersection of Minnie and Brooklyn	12-740-27-01-00-0-00-000	Mathews & Hill's Addition, Lots 10 & 11 & TH W 20.78' of Lot 12 BLK 4

## REQUEST FOR LEGISLATIVE ACTION

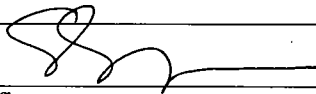
Completed by County Counselor's Office:

Res/~~Ord~~ No.: 17935

Sponsor(s): Scott Burnett

Date: June 25, 2012

SUBJECT	<p>Action Requested  <input checked="" type="checkbox"/> Resolution  <input type="checkbox"/> Ordinance</p> <p>Project/Title: Request authorization to donate vacant lots owned by the Land Trust at the intersection of Minnie and Brooklyn, and 2119 Lexington in Kansas City, Missouri to the non-profit Pendleton Heights Neighborhood Association for community gardens and private park space.</p>												
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> </tr> <tr> <td></td> <td>TO ACCT</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input checked="" type="checkbox"/> No budget impact (no fiscal note required)  <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract:              Department:                                  Estimated Use: \$</p> <p>Prior Year Budget (if applicable):          Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$	Amount previously authorized this fiscal year:	\$	Total amount authorized after this legislative action:	\$	Amount budgeted for this item * (including transfers):	\$	Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT		TO ACCT
Amount authorized by this legislation this fiscal year:	\$												
Amount previously authorized this fiscal year:	\$												
Total amount authorized after this legislative action:	\$												
Amount budgeted for this item * (including transfers):	\$												
Source of funding (name of fund) and account code number; FROM / TO	FROM ACCT												
	TO ACCT												
PRIOR LEGISLATION	Prior ordinances and (date):  Prior resolutions and (date): R. #17509, 2/14/2011												
CONTACT INFORMATION	RLA drafted by: Sandy Aguirre Mayer, Special Projects Coordinator for County Executive's Office, 881-3282												
REQUEST SUMMARY	The administration requests donation of the Land Trust vacant lots at the intersection of Minnie and Brooklyn, and 2119 Lexington in Kansas City, Missouri in order to place community gardens and green space in the neighborhood. This neighborhood of 3000 residents, of which half are low-income living in large apartment complexes, and houses with tiny yards for their dogs. Pendleton Heights sees the uses of gardening and park space for the community as a great way of improving the healthy eating styles of families and sees a place where residents can be outside together as contributing to the safety of the area, This neighborhood association anticipates funding these projects with neighborhood funds a, grants and private donations. All												

	documents are attached that the county requires for approval.	
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
ATTACHMENTS	Application page Letter of Request Letters of Support State of Missouri Articles of Incorporation as a registered Missouri non-profit for tax exempt status Listing of Board Members Narrative of plans for property and similar projects and outcomes Description of funding sources	
REVIEW	Department Director:	Date:
	Finance (Budget Approval): <i>If applicable</i>	Date:
	Division Manager: 	Date: 6/14/12
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the \_\_\_\_\_ Fund in \_\_\_\_\_.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # \_\_\_\_\_
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- x This legislative action does not impact the County financially and does not require Finance/Budget approval.

**NON-PROFIT SUMMARY FOR REQUEST OF DONATION  
OR REDUCED PURCHASE PRICE OF LAND TRUST PROPERTY**

NAME OF ORGANIZATION     Pendleton Heights Neighborhood Association

ADDRESS                     P.O. Box 240196 Kansas City, Mo. 63124

CITY, STATE, ZIP           Kansas City, MO. 64124

CONTACT PERSON           Jessica Ray

PHONE \_\_\_\_\_ 1-816-225-3778

EMAIL                        Jessica@Pendletonheights.org

HOW LONG HAS YOUR ORGANIZATION BEEN OPERATING? (MINIMUM 5 YEARS REQUIRED) 13 years  
Incorporated as a not for Profit on July 1, 1988 under the name Garfield Heights, but later changed our name to Pendleton Heights. (name change paperwork included)

WHAT IS THE MISSION OF YOUR ORGANIZATION?

**MISSION STATEMENT**

PHNA is a member-driven organization dedicated to actively promoting a heightened sense of community within the geographical boundaries of Pendleton Heights We strive to provide an ongoing, proactive administrative structure that will meet the needs of neighborhood sustainment and governance.

1. Communicate the message of pride in neighborhood and sense of community.
2. Provide programs and forums to meet members' needs.
3. Create, provide and increase opportunities to improve neighborhood infrastructure.

PLEASE PROVIDE THE FOLLOWING ATTACHMENTS (1 PAGE EACH) AND CHECK IF ATTACHED:

  X   COVER LETTER TO:

MICHAEL D. SANDERS, COUNTY EXECUTIVE

CC: SHELLEY KNEUVEAN, DEPUTY CHIEF ADMINISTRATIVE OFFICER

CC: SCOTT BURNETT, CHAIR OF FINANCE AND AUDIT COMMITTEE

  X   **EXPLANATION WHY YOU NEED A DONATION OR PURCHASE FOR LESS THAN 2/3 APPRAISED VALUE OF PROPERTY (IES) (see below)**

Why a donation?: Pendleton Heights is a non-profit established to benefit the community. We are funded by membership dues, fundraisers & grants. Our dues are very low, set at \$20 per member in order to involve as many residents as possible and we do encompass a large population of low income housing. We must remain excellent stewards of our funds. While we have the monies to care for & improve the lots, we request Jackson County support us in our efforts by donating the lots.

  X   MAP SHOWING THE PROPERTY YOU ARE REQUESTING WITH SURROUNDING, LABELED STREETS  
(attached separately)

  X   COPY OF YOUR 501 c (3) LETTER (attached separately)

  X   LISTING OF BOARD MEMBERS WITH CONTACT INFORMATION

Jessica Ray-President	<u>Jessicaray@pendletonheights.org</u>	Phone: 816-225-3778
Christy Maddux-Vice President	<u>Christy@pendletonheights.org</u>	Phone: 816-686-6816
Kristin Johnson-Secretary	<u>Kristin@pendletonheights.org</u>	Phone: 816-305-3563
Andrew Ray -Treasurer	<u>Andrew@pendletonheights.org</u>	Phone: 816-489-8805

Eric Bellamaganya-Board member [Eric@pendletonheights.org](mailto:Eric@pendletonheights.org)  
Billie Robleado: Board member [Billie@pendletongheights.org](mailto:Billie@pendletongheights.org)

Phone: 816-529-7171  
Phone: 816-878-3031

NA LISTING OF STAFF MEMBERS, IF ANY

NARRATIVE OF YOUR PLANS FOR THE PROPERTY, INCLUDING: (see below)

Plan for property: Community garden and private park space. We have 3000 residents in Pendleton Heights - about half are low-income living in large apartment complexes. Most of the houses in the neighborhood have tiny yards, with dogs, so an outside community garden is the only choice for many residents who would like a garden. Our goal is to develop a community garden allowing residents access who would not otherwise be able to grow their own vegetables. Our goal is to improve our sense of community and promote healthy eating. This community garden would also keep our neighborhood competitive with other urban areas to entice new homebuyers to fill our vacant houses.

**1. PREVIOUS SIMILAR PROJECTS AND THEIR OUTCOMES**

Previous similar projects: PH residents care for and invest heavily in our community. We adopted two of our parks (Kessler park and Independence Plaza) and residents work cleaning and cutting brush, etc on a regular basis. In addition, we have organized and implemented a successful Holiday Homes Tour for the past five years. We have a beautification committee that cleans streets each Saturday, routinely removes graffiti, and does yard work for disabled neighbors. We believe a community garden is the next step in caring for our community.

**2.) HOW THIS PROPOSED PROJECT WILL BENEFIT THE NEIGHBORHOOD AND/OR GENERAL PUBLIC**

**The project will benefit the neighborhood in many ways. Garden owners will develop a better sense of community with their neighbors, families will learn about gardening and healthy eating. Having our neighbors outside, together, is also a key element in improving the safety of our community. Community features, such as a garden, can entice homebuyers to our area as well, decreasing the number of vacant houses in our area.**

LETTERS OF SUPPORT FOR THE PROJECT YOU PLAN TO UNDERTAKE WITH THE PROPERTY

DESCRIPTION OF FUNDING OR RESOURCES TO CARRY OUT PROJECT. ARE PUBLIC FUNDS INVOLVED? (see below)

Funding: funding will come from a combination of neighborhood funds, grants and private donations. Pendleton Heights has about \$9k in available funds with our largest fundraiser of the year still to come. In addition, we have applied for two grants for garden funding and one for a lawn tractor which will be used on the lots as well as around the neighborhood.

COPY OF WEBPAGE [WWW.PendletonHeights.org](http://WWW.PendletonHeights.org)

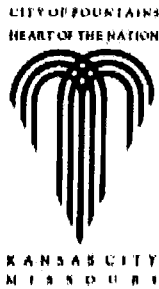
#3 LEGISLATIVE DISTRICT We are legislative district number 3.

HOW LONG HAS THIS PROPERTY BEEN IN LAND TRUST? Since 2012

PLEASE EMAIL ALL DOCUMENTS TO: [smayer@jacksongov.org](mailto:smayer@jacksongov.org)

Call Sandy Mayer at 816 881-3282 with questions





Office of the City Attorney

28<sup>th</sup> Floor, City Hall  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106

(816) 513-3129  
Fax: (816) 513-3133

June 7, 2012

The Honorable Michael D. Sanders  
Jackson County Executive  
Jackson County Courthouse  
415 E. 12<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Kansas City, Missouri 64106

Re: Donation by Land Trust of Jackson County to Pendleton Heights Neighborhood Association  
2119 Lexington Avenue/Lot in the Southwest Corner of Minnie & Brooklyn

Dear County Executive Sanders:

On behalf of Pendleton Heights Neighborhood Association, a Missouri non-profit corporation ("Pendleton Heights"), the City of Kansas City, through David Park, as Deputy Director of Neighborhoods and Housing Services Department, has determined that it is appropriate to authorize the Land Trust of Jackson County ("Land Trust") to donate to such non-profit certain property located in the Pendleton Heights area of Kansas City. Accordingly, we are requesting that the Jackson County Legislature consider and adopt an authorizing resolution also allowing a donation for two unimproved lots, being 2119 Lexington [Jackson County Parcel No. 12-740-22-01-00-0-00-000], being in the southwest corner of the intersection of Lexington and Brooklyn Avenues, and a lot to which no address is assigned by either the City or the County, but which is Jackson County Parcel No. 12-740-27-01-00-0-00-000], being located in the southwest corner of the intersection of Minnie Street and Brooklyn Avenue.

It may be helpful to the County in its consideration of this donation request of these two unimproved lots, to have background information specific to each property, which the City also considered when approving this donation request.

2119 Lexington

The property located at 2119 Lexington Avenue previously had a commercial structure. There have been a series of Certificates of Existence of Dangerous Building filed of record on this property filed while owned by the immediately prior owner, the first of which being *an order to repair* filed in 1995 [Instrument No. 1995 K1178493] and the last of which was *an order to demolish*, filed in 2009 [Instrument No. 2009 E0047505]. The City's records indicate that the commercial structure was demolished at its expense in the amount of \$19,400. It was treated as

Letter to Jackson County Executive Sanders  
June 7, 2012  
Page 2 of 2

an emergency demolition case because of the rear back wall was crumbling and falling down, with homes directly behind such wall. The detrimental neighborhood impact from this former structure is evidenced by the series of requests for services over the years, before and after the structure was demolished. A map of the unimproved lot is attached.

The property was recently conveyed into the Land Trust by the Court Administrator's Deed recorded March 26, 2012, as Instrument No. 2012 E0031238 [see page 3 of same]. The 2012 market value determined by Jackson County for tax purposes is \$3,547. Although it is zoned multi-family, the land area is small, consisting of 3,471.12 square feet, making its future use for that purpose unlikely, as long as the existing structures on its west and south remain, land locking this parcel on a visible corner location. Pendleton Heights Neighborhood Association's plan for this property is to reclaim this corner with as a neighborhood owned and maintained park, a nucleus for gathering of its residents.

Southwest Corner of Minnie Street and Brooklyn  
[No Address Assigned]

The property was also recently conveyed into the Land Trust by the Court Administrator's Deed recorded March 26, 2012, as Instrument No. 2012 E0031238 [see page 3 of same]. The 2012 market value determined by Jackson County for tax purposes is \$9,394. It is zoned multi-family with a land area that consists of 16,952.826 square feet. It too is in a highly visible corner location. Pendleton Heights Neighborhood Association's plan for this property is to establish a community garden for its residents, enhancing their quality of life and encouraging healthy eating. At some point there was a structure, as I found notes of a roof in disrepair at a likely address fronting Minnie, but the trail ended there, so I haven't been able to verify when and at what expense a structure was demolished. A map of the unimproved lot is attached.

I have confirmed that Pendleton Heights Neighborhood Association is both a Missouri non-profit corporation, and a current 501(c) (3) tax exempt entity. The Association is listed online by the IRS as an entity eligible to receive charitable contributions, a successor verification process in lieu of Publication No. 78, formerly maintained by the IRS.

Please favorably consider our request for the donation of this property to Pendleton Heights Neighborhood Association from the Land Trust.

Sincerely,

  
Amelia McIntyre, Assistant City Attorney

Cc: The Honorable Scott Burnett, Chair  
Jackson County Legislature Finance & Audit Committee  
Shelley Temple-Kneuvean, Chief Operations Officer  
Office of the Jackson County Executive



# Property Account Summary

Links: [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

Parcel Number	12-740-27-01-00-0-00-000	Property Address	NO ADDRESS ASSIGNED BY CITY , KANSAS CITY, MO
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### General Information

Property Description	MATHEWS & HILL'S ADD LOTS 10 & 11 & TH W 20.78' OF LOT 12 BLK 4
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	001

### Property Characteristics

Property Class	1000
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### Parties

Role	Percent	Name	Address
Taxpayer	100	LAND TRUST OF JACKSON COUNTY MISSOURI	C/O C/O PROPERTY AND RELOCATION DIVISION, 414 E 12TH ST FL 16, KANSAS CITY, MO 64106
Owner	100	LAND TRUST OF JACKSON COUNTY MISSOURI	C/O C/O PROPERTY AND RELOCATION DIVISION, 414 E 12TH ST FL 16, KANSAS CITY, MO 64106

### Property Values

Value Type	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008
Market Value Total	9,394	9,394	9,394	9,394	12,695
Taxable Value Total	0	1,785	1,785	1,785	2,412
Assessed Value Total	1,785	1,785	1,785	1,785	2,412

### Active Exemptions

E04 (land trust)	
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No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

**NOTICE:** Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County). There will be no one available to answer calls on **Saturday, December 31, 2011.**

### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - KANSAS CITY	0.000000
JACKSON COUNTY	0.000000
KANSAS CITY LIBRARY	0.000000
KANSAS CITY SCHOOL #33	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
STATE BLIND PENSION	0.000000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
03/30/2007 07:01	4647284	740.24	740.24	740.24	0.00

**REMINDER:** Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. **Click here to begin a search to see if a parcel was involved in a segregation or merge and to see a list of parent parcel(s) and child parcel(s) involved in such segregation or merge.**

**ATTENTION:** This website will close at 11:00 p.m. on December 31.



# Property Account Summary

Links: [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

Parcel Number	12-740-22-01-00-0-00-000	Property Address	2119 LEXINGTON AVE , KANSAS CITY, MO 64124
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### General Information

Property Description	LEXINGTON PLACE W 45.32' OF LOT 3
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	001

### Property Characteristics

Property Class	2010
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### Parties

Role	Percent	Name	Address
Taxpayer	100	LAND TRUST OF JACKSON COUNTY MISSOURI	C/O C/O PROPERTY AND RELOCATION DIVISION, 414 E 12TH ST FL 16, KANSAS CITY, MO 64106
Owner	100	LAND TRUST OF JACKSON COUNTY MISSOURI	C/O C/O PROPERTY AND RELOCATION DIVISION, 414 E 12TH ST FL 16, KANSAS CITY, MO 64106

### Property Values

Value Type	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008
Market Value Total	3,547	3,547	3,547	75,096	75,096
Taxable Value Total	0	674	674	14,268	14,268
Assessed Value Total	674	674	674	14,268	14,268

### Active Exemptions

E04 (land trust)	
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No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

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### Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - KANSAS CITY	0.000000
JACKSON COUNTY	0.000000
KANSAS CITY LIBRARY	0.000000
KANSAS CITY SCHOOL #33	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
STATE BLIND PENSION	0.000000

### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
03/26/2007 08:42	4643257	403.94	403.94	403.94	0.00

**REMINDER:** Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. **Click here to begin a search to see if a parcel was involved in a segregation or merge and to see a list of parent parcel(s) and child parcel(s) involved in such segregation or merge.**

**ATTENTION:** This website will close at 11:00 p.m. on December 31.



Pendleton Heights Neighborhood Association  
PO Box 240196, Kansas City, MO 64124  
www.pendletonheights.org

May 30, 2012

Michael D. Sanders  
County Executive  
415 E. 12<sup>th</sup> Street  
Kansas City, MO 64106

Dear Mr. Sanders,

Pendleton Heights Neighborhood Association, a 501(c)(3) organization, requests the donation of two lots from Jackson County Land Trust in order to develop and maintain community garden and park space. These two vacant lots, parcels 12-740-22-01-00-0-00-000 and 12-740-22-01-00-0-00-000, have been long neglected and oft-maintained by neighbors. In addition, they are centrally located in the neighborhood making them ideal for use as community space.

The Pendleton Heights Neighborhood includes a number of low-income apartment buildings and public housing. We believe the development of these lots will provide a unique way to bring neighbors together and to provide both green space and fresh, healthy food options to residents who otherwise struggle to garden without a community option.

We appreciate your support of this donation and look forward to bettering our neighborhood in

Executive Director/Administrative Officer  
Pendleton Heights Neighborhood Association

# Lot at Minnie & Brooklyn 12-740-27-01



While the City of Kansas City, Missouri makes every effort to maintain and distribute accurate information, no warranties and/or representations of any kind are made regarding information, data or services provided. In no event shall the City of Kansas City, MO, be liable in any way to the users of this data. Users of this data shall hold the City of Kansas City, MO harmless in all matters and accounts arising from the use and/or accuracy of this data. © 2006 City of Kansas City, Missouri.



Printed Date: 6/12/2012

# 2119 Lexington-12-740-22-01



While the City of Kansas City, Missouri makes every effort to maintain and distribute accurate information, no warranties and/or representations of any kind are made regarding information, data or services provided. In no event shall the City of Kansas City, MO, be liable in any way to the users of this data. Users of this data shall hold the City of Kansas City, MO harmless in all matters and accounts arising from the use and/or accuracy of this data. © 2012 City of Kansas City, Missouri.



Printed Date: 6/7/2012





11. This area used for park

12. This area used for community garden





Department of the Treasury  
Internal Revenue Service

P.O. Box 2508  
Cincinnati OH 45201

In reply refer to: 0248164798  
Dec. 08, 2011 LTR 4168C E0  
43-1484979 000000 00

00018972  
BODC: TE

PENDLETON HEIGHTS NEIGHBORHOOD  
ASSOCIATION  
% KENT T DICUS  
PO BOX 240196  
KANSAS CITY MO 64124-0196



013515

Employer Identification Number: 43-1484979  
Person to Contact: Mr Bayer  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Nov. 29, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in February 1995.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website [www.irs.gov/eo](http://www.irs.gov/eo) for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

0248164798  
Dec. 08, 2011 LTR 4168C E0  
43-1484979 000000 00  
00018973

PENDLETON HEIGHTS NEIGHBORHOOD  
ASSOCIATION  
% KENT T DICUS  
PO BOX 240196  
KANSAS CITY MO 64124-0196

If you have any questions, please call us at the telephone number  
shown in the heading of this letter.

Sincerely yours,



S. A. Martin, Operations Manager  
Accounts Management Operations

No. N00038681



# STATE OF MISSOURI

ROY D. BLUNT, Secretary of State

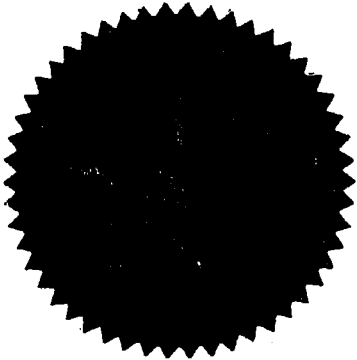
CORPORATION DIVISION

## Certificate of Amendment of a General Not For Profit Corporation

WHEREAS, PENDLETON HEIGHTS NEIGHBORHOOD ASSOCIATION (FORMERLY: GARFIELD NEIGHBORHOOD ASSOCIATION)  
a corporation organized under The General Not For Profit Corporation Law of Missouri has delivered to me duplicate originals of Articles of Amendment of its Articles of Incorporation and has in all respects complied with the requirements of law governing the amendment of Articles of Incorporation under The General Not For Profit Corporation Law of Missouri.

NOW, THEREFORE, I, ROY D. BLUNT, Secretary of State of the State of Missouri, do hereby certify that I have filed said Articles of Amendment as provided by law, and that the Articles of Incorporation of said corporation are amended in accordance therewith.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 12th day of March, 19 90.



Roy D. Blunt  
Secretary of State

Fee \$ 5.00



State of Missouri . . . Office of Secretary of State

ROY D. BLUNT, Secretary of State
CORPORATION DIVISION

Articles of Incorporation
of a
General Not For Profit Corporation

Filing Fee \$10.00

FILED AND CERTIFICATE OF
INCORPORATION ISSUED

JUL 01 1988

Roy D. Blunt

HONORABLE ROY D. BLUNT
SECRETARY OF STATE
STATE OF MISSOURI
P.O. BOX 778
JEFFERSON CITY, MO 65102

We the undersigned,

(Not less than three)

Table with 7 columns: Type or Print Name, Number, Street, City, State, Zip. Rows include Jeff Zillner, Jean Simonitsch, Louise Monaco.

being natural persons of the age of eighteen years or more and citizens of the United States, for the purpose of forming a corporation under the "General Not For Profit Corporation Law" of the State of Missouri, do hereby adopt the following Articles of Incorporation:

1. The name of the corporation is: Garfield Neighborhood Association

2. The period of duration of the corporation is: perpetual (Please state "perpetual" or a definite number of years)

3. The address of its initial Registered Office in the State of Missouri is: 521 Olive, Kansas City, Missouri 64124

and the name of its initial Registered Agent at said Address is: Jeff Zillner

4. The first Board of Directors shall be 3 (At least three required) in number, their names and addresses being as follows:

Table with 7 columns: Type or Print Name, Number, Street, City, State, Zip. Rows include Jeff Zillner, Jean Simonitsch, Louise Monaco.

5. The purpose or purposes for which the corporation is organized are: To promote and improve the neighborhood known as Garfield, and for all other legal powers permitted. General Not For Profit Corporations. The corporation is organized exclusively for charitable, educational, religious, or scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code. Inurement of Income: No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, directors, officers

or other private persons except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered.  
Legislative or Political Activities: No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation and the corporation shall not participate in or intervene (including the publishing or distribution of statements) in any political campaign on behalf of any candidate for public office.

Operational Limitations: Notwithstanding any other provisions of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future U.S. Internal Revenue Law) or (b) by a corporation; contributions to which are (cont'd on Attachment A)

(NOTE: Any special provision authorized or permitted by Statute to be contained in the Articles of Incorporation may be inserted above.)

(INCORPORATORS MUST SIGN BELOW)

Jeff Zillner  
Jean Simonitsch  
Louise Monaco

Incorporators

FILED AND CERTIFICATE OF  
INCORPORATION ISSUED

VERIFICATION

JUL 01 1988

STATE OF Missouri  
County of Jackson

ss.

*[Signature]*

I, Gary K. Hoffman, a Notary Public,

do hereby certify that on the 27<sup>th</sup> day of February, 19 88,

Jeff Zillner, Jean Simonitsch, and Louise Monaco

Type or Print (Names of Incorporators)

personally appeared before me and being first duly sworn by me severally acknowledged that they signed as their free act and deed the foregoing document in the respective capacities therein set forth and declared that the statements therein contained are true, to their best knowledge and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Gary K. Hoffman  
(Notary Public)

NOTARIAL SEAL

My commission expires: Oct. 17, 1990

0248164798  
Dec. 08, 2011 LTR 4168C E0  
43-1484979 000000 00  
00018973

PENDLETON HEIGHTS NEIGHBORHOOD  
ASSOCIATION  
% KENT T DICUS  
PO BOX 240196  
KANSAS CITY MO 64124-0196

If you have any questions, please call us at the telephone number  
shown in the heading of this letter.

Sincerely yours,



S. A. Martin, Operations Manager  
Accounts Management Operations

ATTACHMENT A

Articles of Incorporation  
of  
Garfield Neighborhood Association

deductible under Section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future U.S. Internal Revenue Law).

Dissolution Clause: Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future U.S. Internal Revenue Law), as the board of Directors shall determine.

Any such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.



Department of the Treasury  
Internal Revenue Service

P.O. Box 2508  
Cincinnati OH 45201

In reply refer to: 0248164798  
Dec. 08, 2011 LTR 4168C EO  
43-1484979 000000 00

00018972  
BODC: TE

PENDLETON HEIGHTS NEIGHBORHOOD  
ASSOCIATION  
% KENT T DICUS  
PO BOX 240196  
KANSAS CITY MO 64124-0196



013515

Employer Identification Number: 43-1484979  
Person to Contact: Mr Bayer  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Nov. 29, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in February 1995.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

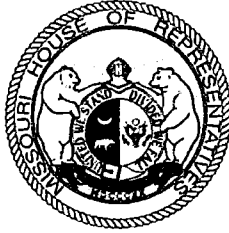
Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website [www.irs.gov/eo](http://www.irs.gov/eo) for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.



**CAPITOL OFFICE**

State Capitol  
201 West Capitol Avenue  
Jefferson City, MO 65101  
Tele: 573-751-3310  
E-mail:  
john.rizzo@house.mo.gov



**COMMITTEES**

Appropriations -  
Public Safety & Corrections  
Budget  
Economic Development  
Fiscal Review  
Local Government

**JOHN RIZZO**  
MISSOURI STATE REPRESENTATIVE  
DISTRICT 40

June 12, 2012

The Honorable Michael D. Sanders  
Jackson County Executive  
Jackson County Courthouse  
415 E. 12<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Kansas City, MO 64106

Land Trust of Jackson County  
City Hall, 16<sup>th</sup> Floor  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106

Re: Donation of Two Unimproved Land Trust Lots to Pendleton Heights Neighborhood Association

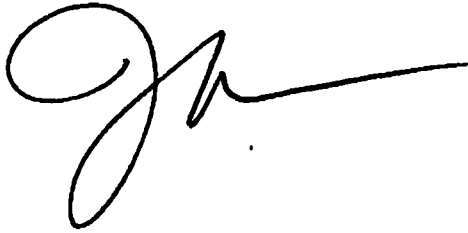
Dear County Executive Sanders and Trustees:

I am writing in support of the Pendleton Heights Neighborhood Association and their donation request for two unimproved lots from the Land Trust of Jackson County. The unimproved lots are proposed to be used as a neighborhood park and community garden. This Association's effort to receive a donation of these lots for these purposes should be commended.

The Pendleton Heights Neighborhood Association has worked hard to address the needs of this neighborhood, especially those affecting the quality of life of residents. Other neighborhoods have similarly utilized unimproved vacant lots for their residents, and there are benefits to their quality of life. Unimproved vacant lots breed problems, including increasing the potential for crime. Utilizing lots as parks and community gardens allows the neighborhood to remediate and reduce the risk from such problems.

It is my pleasure to recommend this donation request from Land Trust of Jackson County. If I may of any further assistance, please let me know.

Sincerely,

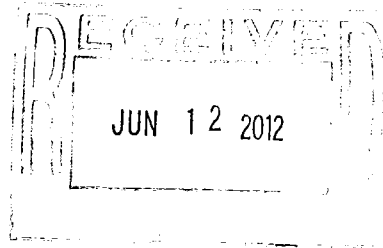
A handwritten signature in black ink, appearing to be 'JR' with a long horizontal flourish extending to the right.

**John Rizzo**  
**Missouri State Representative**



**NORTHEAST  
COMMUNITY CENTER**

544 Wabash Ave. Kansas City, MO 64124  
phone) 816-231-7738 fax) 816-231-5181



**June 11, 2012**

**The Honorable Michael D. Sanders  
Jackson County Executive  
Jackson County Courthouse  
415 E. 12<sup>th</sup> Street 2<sup>nd</sup> Floor  
Kansas City MO 64106**

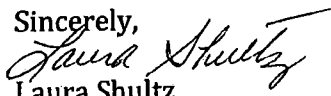
**Land Trust of Jackson County  
City Hall, 16<sup>th</sup> Floor  
414 E. 12<sup>th</sup> Street  
Kansas City MO 64106**

**Re: Donation of Two Unimproved Land Trust Lots to Pendleton Heights  
Neighborhood Association**

**Dear County Executive Sanders and Trustees:**

I am writing in support of the Pendleton Heights Neighborhood Association and their donation request for two unimproved lots from the Land Trust of Jackson County. These lots are proposed to be used as a neighborhood park and community garden. This Association's effort to receive a donation of these lots for these purposes should be highly commended.

The Pendleton Heights Neighborhood Association has worked hard to address the needs of this neighborhood, especially those affecting the day to day quality of life of their residents. The members of this association have been an impressive and dedicated group. We have observed that other neighborhoods have similarly utilized such unimproved vacant lots for their residents and the results have been extraordinarily beneficial. As you know, these lots otherwise breed problems which potentially increase crime. Utilizing lots as parks and community gardens allows the neighborhood to remediate and reduce the risk from such problems. We at the Northeast Community Center are grateful to the Pendleton Heights Association for their continued and impressive dedication to our neighborhood. Because we house a Charter School and a Church, we have serious interest in the care and safety of the surrounding territory. Thus we wholeheartedly support this request.

Sincerely,  
  
Laura Shultz  
Executive Director, Northeast Community Center

June 6, 2012

Mike Sanders  
Jackson County Courthouse  
415 E. 12th Street  
Kansas City, MO 64106

Mr. Sanders,

As a resident of Pendleton Heights, I look forward to the addition of community garden space. I fully support my neighborhood association in the implementation of this project and believe that it will benefit our community. As a result, I ask that Jackson County support PHNA's request for the donation of two Land Trust parcels.

Thank you for your consideration.

Sincerely,



512 Wabash #1

Address:

KC, MO 64124

Kansas City, MO 64124

June 6, 2012

Mike Sanders  
Jackson County Courthouse  
415 E. 12th Street  
Kansas City, MO 64106

Mr. Sanders,

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Thank you for your consideration.

Sincerely, *Jamila Pree*

JAMILA PREE  
400 GARFIELD AVE

Address:

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Kansas City, MO 64124

June 6, 2012

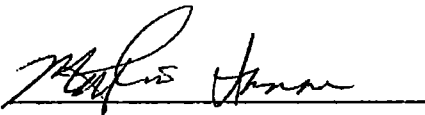
Mike Sanders  
Jackson County Courthouse  
415 E. 12th Street  
Kansas City, MO 64106

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Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Melissa Ann", is written over a horizontal line.

Address:  
319 Park Avenue  
Kansas City, MO 64124

June 6, 2012

Mike Sanders  
Jackson County Courthouse  
415 E. 12th Street  
Kansas City, MO 64106

Mr. Sanders,

As a resident of Pendleton Heights, I look forward to the addition of community garden space. I fully support my neighborhood association in the implementation of this project and believe that it will benefit our community. As a result, I ask that Jackson County support PHNA's request for the donation of two Land Trust parcels.

Thank you for your consideration.

Sincerely,

*Adam Lopez*

508 Garfield Ave

Address:

\_\_\_\_\_  
Kansas City, MO 64124

June 6, 2012


Mike Sanders  
Jackson County Courthouse  
415 E. 12th Street  
Kansas City, MO 64106

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As a resident of Pendleton Heights, I look forward to the addition of community garden space. I fully support my neighborhood association in the implementation of this project and believe that it will benefit our community. As a result, I ask that Jackson County support PHNA's request for the donation of two Land Trust parcels.

Thank you for your consideration.

Sincerely,

340 Park Ave 

Address:

340 Park Ave  
Kansas City, MO 64124



June 6, 2012

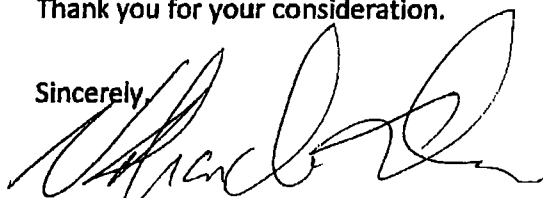
Mike Sanders  
Jackson County Courthouse  
415 E. 12th Street  
Kansas City, MO 64106

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Thank you for your consideration.

Sincerely,



Nathaniel Fried  
2417 Alma St

Address:

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Kansas City, MO 64124