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COUNTY CLERK

4-20-22
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FRANK WHITE, JR.
Jackson County Executive

EXECUTIVE ORDER NO. 22-10

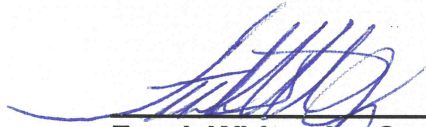
**TO: MEMBERS OF THE LEGISLATURE
CLERK OF THE LEGISLATURE**

**FROM: FRANK WHITE, Jr.
JACKSON COUNTY EXECUTIVE**

DATE: APRIL 20, 2022

RE: APPOINTMENT TO THE LAND BANK OF KANSAS CITY, MO

Pursuant to RSMo 141.981 and the Code of Ordinances of the City of Kansas City, Missouri, chapter 74, article IV, section 74-73.(a), I hereby appoint Jason T. Ormiston to the Land Bank of Kansas City, Missouri, for a term to expire on March 18, 2023 to fill the vacancy occasioned by the resignation of Ulysses Maurice Clayborn. A copy of Mr. Ormiston's resume is attached.



Frank White, Jr., County Executive

Date: 4/20/22





Jason T. Ormiston

Certified Residential Appraiser

Summary of Qualifications

Certified Residential Real Estate Appraiser in Missouri & Kansas with twenty-plus years of management and industry experience with specialties in condominium valuation and taxation as well as statistical valuation methods.

Areas of Expertise

- Condominium Valuation
- Statistical Methods
- Real Estate Valuation & Assessment
- Crises Management
- FHA & USDA Regulation Interpretation
- Distressed Asset Valuation

Professional Experience

Owner & Supervisory Appraiser, Todd Appraisal, Kansas City, MO – 1998 to Present

- Performing residential and commercial appraisals in Missouri and Kansas
- Teaching educational seminars for client staff and realtors
- Acquiring new accounts, developing and maintaining existing accounts
- Reviewing appraisals and training staff

Board Member, Terra-Val Appraisal Management, Prairie Village, KS – 2008 to Present

- Maintain compliant procedures for scope of work development, order engagement, underwriting and roster management.
- Maintain scalable infrastructure for clients and network of 400+ independent appraisers working on projects in three states.
- Direct reviews and provide final authority over wide variety of appraisals and valuations.
- Ensure compliance with Uniform Standards of Professional Appraisal Practice.

Consultant, Paradigm Tax Group, Gladstone, MO – 2020 to Present

- Provide tax planning & appeal services for commercial and residential property owners.
- Facilitate decision making throughout the tax appeal process, up to and including negotiation and litigation.
- Review Standard-6 mass appraisal valuation for big box retail and self-storage facilities.
- Coverage areas include Missouri, Kansas, Iowa and Nebraska.

Consultant, Xceligent, Independence, MO – 2010 to 2011

- Charged with exploring additional growth strategies related to changes in federal regulations.

Investor/Manager, Adams Lending, Kansas City, MO – 2003 to 2006

- Prospected for and prequalified remodelers and rehabbers suitable as borrowers.
- Valued properties, both prior to and post renovation.
- Identified riskier markets as well as those with wider margins for renovated properties.

Instructor, The Mortgage School, Kansas City, MO – 2003 to 2005

- Taught educational seminars for Realtors, lenders and appraisers.

Partner/Managing Appraiser, Pinnacle Appraisal, Kansas City, MO – 1994 to 1998

- Performed residential appraisals in Missouri and Kansas.
- Reviewed appraisals and trained staff.
- Taught educational seminars for client staff and Realtors.
- Acquired new accounts, developed and maintained existing accounts.

Assistant Estate Planner, IDS/AMEX Financial Services, Kansas City, MO – 1992 to 1994

- Coordinated and planned complicated estate plans to meet each specific client's needs.

Other Experience

Board Member, Foundation for Exceptional Warriors (The FEW), Prior, OK

- Established management structure, policies, and procedures to comply with the IRS definitions and requirements of 501(c)3 non-profit organization exemption status
- Provided guidance to manage a 100% Board of Directors turnover
- Facilitated a budget increase of 1,000% in two years



Specialized Appraisal Services Provided

- 2021: In response to excessive valuation, developed a valuation methodology for self-storage facilities throughout Midwest.
- 2020: Developed an algorithm to determine how Covid-19 affected retail establishments in areas with high vs low "lockdown" restrictions.
- 2018: Began training for a commercial certification.
- 2016-18: Consulted with a local investment fund regarding current portfolio values as well as future methodologies for ongoing portfolio management.
- 2015-16, 2018: Consulted with the Federal Bureau of Investigation in a wide-ranging inquiry into potential malfeasance among builders, Realtors, lenders and appraisers taking place from 2005-2008.
- 2014-16: Developed and implemented first assessment of condominiums in Jackson County since 2006. The responsibilities included all aspects of USPAP Standard 6 mass appraisal, including, but not limited to:
- Initial inspection and interviews of stakeholders
 - Development of seven different algorithms and regression models
 - Public relations and communications with homeowners, investors, public officeholders and the press
 - Valuation
 - Board of Equalization and State Tax Commission planning and management
- 2015: Consulted with a local municipality in regard to data loss
- 2014: Consulted with the USDA in writing the first continuing education course for the new USDA handbook HB-1-3555. Taught the first class in Wichita in August 2014.
- 2013: Worked with a local Assessment Office in managing a crisis involving statistical outliers which resulted in unsupported values for 54,000 properties. Developed a solution which could be completed within a five-week period, then wrote an algorithm used to 'curb' unwarranted valuation changes from the 2011 to the 2013 reassessment.
- 2010-13: Worked with a pharmacy in Mississippi to locate and identify proper locations for store expansion. Engaged a network of appraisers to confidentially identify both hospitals and malls that could support a retail full-service pharmacy.
- 2009-11: Consulted with a large construction firm in the evaluation and purchase of several mixed-use development projects in the Midwest.
- 2009: Following the 2008 real estate collapse, provided services to an investment advisor to package over one hundred single-family distressed properties with multiple pending code violation suits and complex title chains with problematic ownership filings. To advance the project, it was necessary to negotiate an agreement with the management company and the city to satisfy all outstanding city liens in return for the release of all pending code-based suits, thus freeing the properties for packaging and sale. All properties were located in the Kansas City metropolitan area.
- 2007: Valued and recommended marketing strategies for fifty distressed single family and several commercial lots in Topeka, Kansas.
- 2006: Worked with a local municipality for a grant to create downtown revitalization. Challenges included a declining tax base, low occupancy and an older population with ownership held by individual retail owners who had rejected earlier redevelopment attempts. To realize the city goals and properly utilize the state grant money, after careful analysis I recommended condo-style ownership in conjunction with 1031 exchange programs to relocate the small businesses to a nearby updated mall area.

Education

Bachelor of Science in Communications, University of Central Missouri 1994

- Adjustment Support
- Appraising the Oddball
- Appraisal Analysis & Application
- Commercial Advanced Appraisal IV
- Commercial Advanced Appraisal V
- Construction Design & Systems
- The Cost Approach
- Demographic and Economic Overview
- Demographics for Appraising
- Developing the Income Approach
- Divorce and Estate Appraisals
- Elements of Disclosures and Disclaimers
- Environmental Pollution and Mold
- Environmental Issues for Appraisers
- Fair Housing for the Appraiser
- Federal Land Acquisitions
- FHA Handbook 4000.1
- FHA Home Inspection
- FHA Update
- Foundations of Real Estate Appraisal
- Green Building for Appraisers
- Income Approach I & II
- Land and Site Valuation
- Land Valuation Development and Support
- Limited Appraisal and Reporting Options
- Limited Residential Appraisal Reports
- Mortgage Fraud and Effects
- Owner-Occupied Commercial Properties
- Physical Inspection and the Appraiser
- Principles of Real Estate Property Appraisal
- REO & Short Sales Appraisal Guidelines
- REO and Foreclosure Properties
- Real Estate Finance for Appraisers
- Red Flags in Property Inspection
- Relocation Report Writing Review and Update
- Restricted Appraisal Reporting
- Small Apartment Properties
- Statistics Modeling and Finance
- Survey of the Cost Approach
- National USPAP Updates