

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 18738

Sponsor(s): Frank White, Jr.

Date: February 23, 2015

<p>SUBJECT</p>	<p>Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Authorizing the County Executive to execute a deed in a form approved by the County Counselor to transfer park property at 2522 Chestnut Avenue in Kansas City, Missouri to the Land Bank of Kansas City, Missouri.</u></p>																		
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td></td> <td>\$</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td></td> <td>\$</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td></td> <td>\$</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT</td> <td></td> </tr> <tr> <td></td> <td>TO ACCT</td> <td></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	
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<p>PRIOR LEGISLATION</p>	<p>Prior ordinances and (date):</p> <p>Prior resolutions and (date):</p>																		
<p>CONTACT INFORMATION</p>	<p>RLA drafted by (name, title, & phone): Mark Trosen, Deputy Director of Parks, 503-4803</p>																		
<p>REQUEST SUMMARY</p>	<p>We are requesting that the County Executive be authorized to execute a deed to transfer park property at 2522 Chestnut Avenue in Kansas City, Missouri to the Land Bank of Kansas City, Missouri. The property is 0.15 acres in size and is legally described as Lot 24 and the East ½ of vacated alley west of and adjoining, Block 4, PROSPECT PARK, a subdivision in Kansas City, Jackson County, Missouri. This property transfer is authorized under Chapter 11 of the Jackson County Code.</p> <p>The county purchased the property in 1969 for the purpose of establishing a vest pocket park. Over the years because of declining population and housing units in the area, the park is not used and is essentially a vacant lot. The Land Bank of Kansas City was asked to take ownership of this property as a donation. The Land Bank has possession of the adjoining properties north and south of 2522 Chestnut. This property will enhance the ability of the Land Bank to promote redevelopment in this area. The Land Bank Board voted to accept the property with the condition that a Phase 1 Environmental Site Assessment be conducted on the property.</p> <p>The Parks Department retained the services of Kansas City Testing & Engineering to perform the Assessment.</p>																		

	Kansas City Testing and Engineering found no evidence of recognized environmental conditions with this property. The Kansas City Land Bank reviewed the report and provided a letter stating they are willing to accept property.	
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	Legal Description, Site Map, Photographs, Executive Summary of Phase I Environmental Site Assessment, Letter from Theodore T. Anderson Executive Director – Land Bank of Kansas City, Missouri	
REVIEW	Department Director: Michele Newman <i>Michele Newman</i>	Date: 2-11-15
	Finance (Budget Approval): <i>If applicable</i>	Date:
	Division Manager: <i>208</i>	Date: 2-12-15
	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.

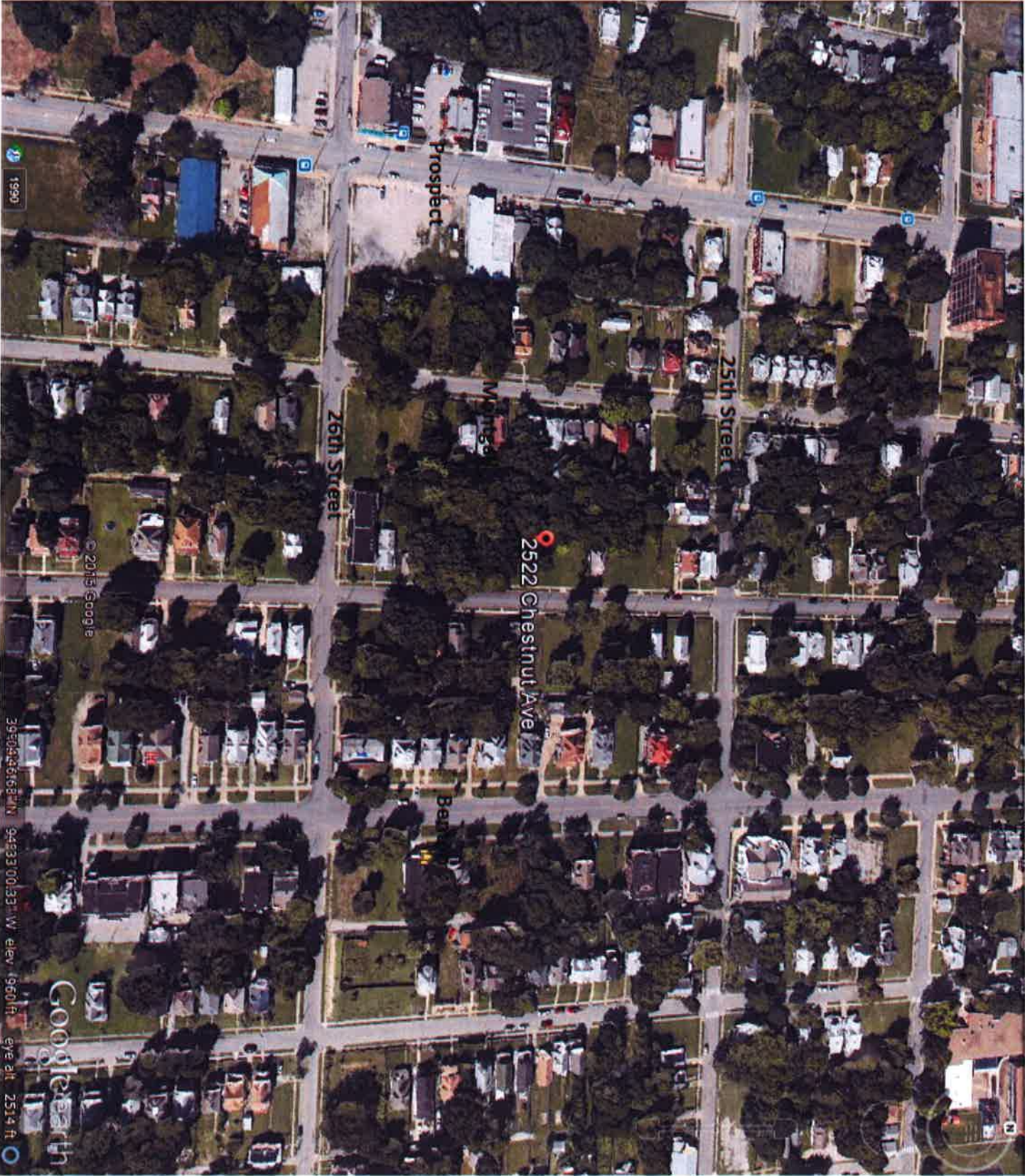
Account Number:	Account Title:	Amount Not to Exceed:

- 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.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

Legal Description for 2522 Chestnut:

Lot 24 and the East ½ of vacated alley west of and adjoining, and Lot 25 and the East ½ of vacated alley west of and adjoining, Block 4, PROSPECT PARK, a subdivision in Kansas City, Jackson County, Missouri.

Subject to restrictions, reservations, easements and covenants, if any, of record.



1990

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39°08'46.68"N 94°53'00.33"W elev 1960 ft eye alt 2514 ft

Google Earth

2522 Chestnut – (0.16 acres)





PHASE I ENVIRONMENTAL SITE ASSESSMENT

2522 Chestnut Avenue
Kansas City, MO 64127

Prepared For:

Jackson County Parks and Recreation
22807 Woods Chapel Road
Blue Springs, Missouri 64015

Prepared By:

Kansas City Testing & Engineering, LLC
1308 Adams Street
Kansas City, Kansas 66103
(913) 321-8100

December 15, 2014



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13.0 SIGNATURE OF ENVIROMENTAL PROFESSIONAL..... Error! Bookmark not defined.

APPENDICES

- Appendix A: Figure 1- Site Location Map
- Appendix B: User Questionnaire
- Appendix C: Title Paperwork
- Appendix D: Regulatory Review Report
- Appendix E: Historic Aerial Photographs
- Appendix F: Sanborn Maps
- Appendix G: Historic Topographic Maps
- Appendix H: City Directories
- Appendix I: Site Photos
- Appendix J: Fire Department Documentation



1.0 EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (Phase I ESA) was performed for the subject property, which is described as one currently vacant property lot, adjoined by residential land in all cardinal directions, located at 2522 Chestnut Avenue in Kansas City, Jackson County, Missouri. Generally, the property is located approximately 290 feet north of the intersection of East 26th Street and Chestnut Avenue in Kansas City, Missouri. The ESA was performed to identify recognized environmental conditions (REC) associated with the subject property, and consisted of a site reconnaissance, interviews and a review of available information in connection with the property and nearby properties. The term REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Visual Reconnaissance – The subject property was visited by Mr. Andrew Michael of Kansas City Testing & Engineering, LLC (KCTE) on December 9, 2014. The purpose of the site reconnaissance was to note visual evidence of recognized environmental conditions, and consisted of walking and observation of the subject property and surrounding sites. During the reconnaissance, no evidence of hazardous materials or petroleum products thought to be considered a REC to the subject property was observed. No evidence of any REC was identified during the visual reconnaissance. More detailed information regarding the site reconnaissance portion of this report can be found in Section 6.0.

Historical Information – Based upon a review of appropriate documents and information provided by the current owner, the subject property has historically been developed since as early as 1909. Sometime between 1896 and 1909, the subject property transitioned from being undeveloped land to a developed residential property. The subject property remained residential in use from as early as 1909 through sometime between 1963 and 1969. In 1969, Jackson County, Missouri purchased the property for the purpose of establishing a vest-pocket park, which is a small park that is accessible to the general public, frequently created on a single vacant building lot, which provides greenery, a place to sit outdoors and sometimes a playground or another recreational use. In 1980, Jackson County Parks and Recreation received an Urban Parks and Recreation Recovery grant to rehabilitate this vest-pocket park. From that grant, park benches were added for the public to enjoy and a half-court basketball court with one hoop was installed. In the mid-1990s, with declining population and housing units in the area, the neighbors in that area asked that the park be closed because of the type of people it attracted and the activities taking place. While the benches and the concrete basketball slab remain, since the mid-1990s the subject property has been considered vacant land and no longer has the designation as a park. At the current time, the subject property remains vacant and serves no specific purpose to the current owner, Jackson County, Missouri.

Database Onsite and Off Site – A current review of regulatory databases found that the subject property was not listed in any of the databases examined for this report. In total, there were 19 identified database listings for facilities that could be mapped within the search radius, as well as 13 database listings for “non-geocoded” or “orphan” facilities that, because of poor or inadequate address information, could not be mapped. Upon review of the available resources acquired by KCTE in regards to these facilities, it has been determined that none of these sites poses a REC to the subject property. These sites are detailed further in Section 5.0 of this report.

Evaluation - KCTE has performed a Phase I ESA in accordance with the requirements of the All Appropriate Inquiries Rule, established by the USEPA and set forth in 40 C.F.R. Part 312, the ASTM Standard Practice for Environmental Site Assessments: Phase I for Environmental Site Assessments Process, Designation E 1527-13, for the subject property which is described as one vacant property lot located within a residential area at the address of 2522 Chestnut Avenue in Kansas City, Jackson County, Missouri. Any exceptions to, or deletions from, this practice are described in Sections 2.3 and 9.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, with all the qualifications and considerations mentioned therein. Details of our evaluation and recommendations are discussed in the following sections and in the appendices of this report.



KANSAS CITY, MISSOURI

LAND BANK OF KANSAS CITY, MISSOURI

4900 Swope Parkway, 2nd floor
Kansas City, Missouri 64130

December 18, 2014

Jackson County Parks and Recreation
Mark A. Trosen, Deputy Director
22807 Woods Chapel Road
Blue Springs, MO 64015

Re: County park at 2522 Chestnut

Dear Mark:

Thanks to you and Ed Stoll for your continued work on this property. As I recall its been a couple of months since Ed called and asked if the land Bank of Kansas City, Missouri would take a donation of this piece of Jackson County land. Since then I have put that question to our Board. They voted for taking allowing me to take the donation, as long as there was a clean Phase One environmental study done on the property prior to the conveyance.

The Phase One has been completed by KC Testing . It recommends no further testing be done and is a "clean" report to my satisfaction. It is my understanding the County will soon consider a resolution to grant that property to the City. Please assure your legislature that we are ready, willing and able to accept the property.

I also want to thank you and Ed for your professionalism and diligence in seeing this through. Please call if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Theodore T. Anderson".

Theodore T. Anderson
Executive Director

COMMISSIONERS

Jennifer Dameron, Chair
Kevin Masters, Vice-Chair
Vincent Gauthier, Treasurer
Howard Townsend

STAFF

Ted Anderson, Executive Director
Michael Patillo, Operations Manager
Shurlonda Eason, Assistant
Mae Caruthers, Assistant
Matthew Keeney, Inspector
Shawn Kirkwood, Inspector

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