

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION authorizing the Trustees of the Land Trust of Jackson County to convey a parcel of real property located in Kansas City, Missouri, to 100 Men of Blue Hills, for rehabilitation and redevelopment of the urban core in accordance with section 141.750.2 RSMo, 2000.

RESOLUTION #17526, March 7, 2011

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 conveyed the authority to its Director of Neighborhood and Community Services Department to approve blighted properties held by Land Trust of Jackson County for donation 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 1837 E. 52nd St., Kansas City, MO, legally described in the attached Exhibit A, be conveyed to 100 Men of Blue Hills, a Missouri non-profit corporation to support the construction and rehabilitation of residential properties as well as the implementation of other strategies to curb blight within the urban core; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the Land Trust Trustees be allowed to convey the property listed on Exhibit A, for an amount of less than two-thirds market value, to the 100 Men of Blue Hills, 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 #17526 of March 7, 2011, was duly passed on March 14, 2011 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 8

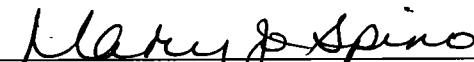
Nays 0

Abstaining 0

Absent 1

3.15.11

Date



Mary Jo Spino, Clerk of Legislature

EXHIBIT A

BROOKWOOD

E 21.26' OF N 20' OF TH PT OF LOT 174 ADJ ON S & E 42' OF LOT 179
30-710-10-02

DEED INSTRUMENT NO. 2010E0068209

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REQUEST FOR LEGISLATIVE ACTION


Completed by County Counselor's Office:

Res/~~Ord~~ No.: 17526

Sponsor(s): Scott Burnett

Date: March 7, 2011

<p>SUBJECT</p>	<p>Action Requested <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: Administration requests the donation of the Land Trust Property at 1837 E. 52nd St, Kansas City , Missouri to 100 Men of Blue Hills in Kansas City, Missouri.</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>\$0</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$0</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$0</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$0</td> </tr> <tr> <td>Source of funding (name of fund) and account code number; FROM / TO</td> <td>FROM ACCT 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 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:	\$0	Amount previously authorized this fiscal year:	\$0	Total amount authorized after this legislative action:	\$0	Amount budgeted for this item * (including transfers):	\$0	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): 17509 Feb. 14, 2011</p>										
<p>CONTACT INFORMATION</p>	<p>RLA drafted by Sandy Aguirre Mayer, Special Projects Coordinator for the County Executive Office, 881-3282</p>										
<p>REQUEST SUMMARY</p>	<p>100 Men of Blue Hills wishes to have the property at 1837 E. 52nd St donated from the Land Trust to them. A letter requesting donation is attached.</p> <p>100 Men of Blue Hills is a non profit that received COMBAT funding of \$12,500 in 2011 and \$15,000 in 2010, for a program named Oasis that provides mentoring/coaching to help participants build life skills and make self-attitude adjustments to successfully re-enter their communities. Referrals consisted of parolees who were evaluated and had a history of drug use and were at risk of reoffending. The Kansas City Crime Commission's Metropolitan Community Service Program partnered with the group for this grant. A letter from Barry Mayer, Vice President of KCMCC was written as a recommendation for the grant and is attached.</p> <p>The 100 Men of Blue Hills plans to utilize the property at 1837 E. 52nd St. to teach youth the skills of rehabbing a house and will be mentored by contractors during the rehabilitation process. After the house is completed, they plan to sell the property and use a portion of the proceeds to reinvest in the neighborhood.</p> <p>The City of Kansas City has recommended this group for donation of the subject property after their evaluation</p>										

	<p>process and due diligence. Our approval of this request will provide consent of two of the three Land Trust appointing authorities to convey a property for less than 2/3 of the appraised value of said real estate, as required by the statute. Donation of this property will put the property back on the tax rolls and into a productive use in the community.</p> <p>Kansas City's resolution is attached. The County supported the City's resolution by passing Resolution 17509 on February 14th, a copy of which is attached.</p>	
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	<p>Letter from 100 Men of Blue Hills requesting donation Letter from Barry Mayer of Metropolitan Crime Commission Kansas City, Missouri Resolution No. 110072 Resolution 17509 of the Jackson County Legislature supporting the efforts of Kansas City, Missouri's Resolution number 110072</p>	
REVIEW	Department Director:	Date:
	Finance (Budget Approval): <i>If applicable</i>	Date:
	Division Manager: 	Date: 12/15/11
	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.

February 16, 2011

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

Re: Donation by Land Trust of Jackson County of 1837 E. 52nd Street, Kansas City, MO

Dear County Executive Sanders:

On behalf of 100 Men of Blue Hills, a Missouri non-profit corporation ("100 Men of Blue Hills"), we are requesting that the Jackson County Legislature adopt a resolution authorizing the Land Trust of Jackson County ("Land Trust") to donate to such non-profit certain property located at **1837 E. 52nd Street**, Kansas City, Missouri, legally described as:

All of the East 42 feet of Lot 179 and the East 21.26 feet of the North 20 feet of the part of Lot 174, which adjoins Lot 179 on the South, BROOKWOOD, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof (the "Property").

The Property was conveyed to the Land Trust by the Court Administrator's Deed entered into on July 16, 2010, and recorded on July 19, 2010 as Instrument No. 2010E0068209 in the Office of the Recorder of Deeds for Jackson County. Such Property was specifically described at page 39, of such 63 page deed.

Representatives of and our agents have entered the Property, with the permission of the Land Trust, and evaluated its interior and exterior condition.

100 Men of Blue Hills has also evaluated the abutting property located at **5200 Euclid**, which was one of the initial thirteen properties identified by the City of Kansas City, Missouri receivership process for vacant properties. The current owners of record have expressed an interest in executing a consent judgment as a part of the receivership and/or executing a donation quit-claim deed, the latter of which could be more expeditious, if certain title and lien issues can be resolved. They signed a Consent to Inspection to allow access to the interior, and myself, and contractors as agent for 100 Men of Blue Hills have been inside and are developing estimates for the rehabilitation, but the initial indications are that those estimates are in the \$30,000 - \$40,000 range.

The City asked the 100 Men of Blue Hills, that the Land Trust consider a donation of the property at 1837 E. 52nd Street, in conjunction with the City's efforts to acquire the abutting property located at 5200 Euclid. This was a very timely request, because the City is also developing a pilot project to provide funding for receivers for the property acquired through the City's efforts, and similar efforts. That pilot project is being shaped by Troy Schulte, the City Manager, John Wood, an Assistant City Manager, and NCSA Director David Park, along with assistance from the Office of the City Attorney. It would be a great way to jumpstart both of these projects, by approaching these two properties in tandem, and having a broader impact than just one isolated property.

100 Men of Blue Hills is committed to strengthening the Blue Hills Neighborhood. It has demonstrated that commitment over a number of years since its founding in 1997. One aspect of our organization is

that it works with the neighborhood's youth, and providing them marketable skills. The rehabilitation of these houses will be a part of that effort, as youth will be mentored by contractors during the rehabilitation process. Another example of the efforts of 100 Men of Blue Hills is the Oasis Program that has received COMBAT funding. Through that program, it works with parolees, referred by the Kansas City Crime Commission and its Metropolitan Community Service Program. The goal of that program is to provide parolees with life skills to re-enter their communities.

Please favorably consider our request for the donation of the Property from the Land Trust.

Sincerely,

100 Men of Blue Hills, Inc.

By: 

Mark Porter, President

Cc: The Honorable Scott Burnett, Chair
Jackson County Legislature Finance & Audit Committee

Shelley Temple-Kneuvean, Deputy Chief Administrative Officer
Office of the Jackson County Executive

RESOLUTION NO. 110072

Consenting to the transfer by Land Trust of vacant property to be designated by the Director of the Neighborhood and Community Services Department for repair, rehabilitation and redevelopment.

WHEREAS, there is an increasing number of vacant buildings and vacant lots within the City of Kansas City, Missouri due to increased mortgage foreclosures, declining housing values, and abandonment; and

WHEREAS, the inventory of properties held by Land Trust of Jackson County, Missouri is increasing due to an increase in tax-delinquency; and

WHEREAS, there is a tremendous need to get these properties repaired, redeveloped and returned to productive use and returned to the tax rolls; and

WHEREAS, non-profit neighborhood based corporations can help address this need through repair and redevelopment activity; and

WHEREAS, Land Trust of Jackson County, Missouri can only convey property for less than two-thirds of appraised value with the consent of two of the three following appointing authorities: Jackson County, Missouri, Kansas City, Missouri School District and City of Kansas City, Missouri; and

WHEREAS, Jackson County and the City of Kansas City, Missouri, have identified and will continue to identify properties held by the Land Trust that satisfy the foregoing purposes; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City of Kansas City, Missouri ("City") hereby authorizes it's appointed land trustee and all other appointed land trustees that serve now or in the future on the Land Trust of Jackson County, Missouri ("Land Trust") to vote for the approval of donations as submitted to such trustee by the City's Director of Neighborhood and Community Services Department ("Director") and to consent to the transfer without consideration by Land Trust, those properties designated by the Director from within the Land Trust's inventory to neighborhood based non-profit corporations in good standing with the State of Missouri whose service areas include the property to be transferred, provided an acceptable plan and schedule for the repair and/or rehabilitation of such property is submitted to the Director in advance by such neighborhood based non-profit corporation. Such plan shall expressly provide for the maintenance of such properties and the proper disposition thereof that will result in the redevelopment of these properties, revitalization of the areas in which they are located and use in a manner that is consistent with the best interests of the community, all of which shall be as determined as acceptable by the Director. The Director, in the submission of properties for consideration as donations by the Land Trust shall provide to the City's appointed trustee

RESOLUTION NO. 110072

on the Land Trust information on the property and the plan for the property. Without limiting the foregoing, any vacant lots classified as residential property transferred pursuant to this authorization shall be governed by the time periods and limitations of RSMo, 141.765, and the plans shall be in conformity with this statutory requirement.

Section 2. That the City hereby authorizes it's appointed land trustee and all other appointed land trustees that serve on the Land Trust now or in the future to vote for the approval of donation as submitted to such trustee by such Director and to consent to transfer, without consideration, by the Land Trust unimproved vacant properties designated by such Director within the Land Trust's inventory provided that such transfers are solely to abutting property owners, who reside in and occupy such abutting properties, meeting criteria as deemed appropriate by the Director. At a minimum that criteria shall include the Director's determination that such abutting owner does not have any outstanding delinquent real property taxes for any property owned within the City, is current on all installments of special assessment for public improvements then due and owing, does not have any outstanding special assessments or liens imposed by the City for municipal services and/or property maintenance violations, and does not have any pending property maintenance violations or any unsatisfied fines for previously issued administrative citations as issued by the City. A condition of the Director submitting for the City's and other land trustee's approvals for a donation shall be a certification by the Director of such determination. It is the intent of the City, by passage of this Resolution, that an abutting property owner's residential use of that occupied and improved property will be deemed extended to the donated vacant property for the purposes of satisfying any statutory requirements of Section 141.765 of the RSMo. and that there shall be no time period during which improvements are required to otherwise be made, and any agreement with the Land Trust imposed as a part of such transfer shall confirm such intention. For the purposes of this process, residential use shall be deemed to include open space for the benefit of the abutting property owner to whom the donation is made.

Section 3. That the Mayor and Council urge the other taxing jurisdictions in Kansas City, Missouri, holding any interest in the properties held by Land Trust to relinquish the same in the public interest and to support the transfer for such consideration of the Land Trust's interest to neighborhood-based non-profit corporations or abutting property owners as approved on a case by case basis by the Director, for the purposes herein stated.

Section 4. The City hereby authorizes the Land Trust to attach to any deed to property the transfer of which was approved by Director, a duly certified copy of this Resolution as evidence of the City's consent, as required by RSMo. 141.750.2. The Land Trust may rely upon this Resolution until written notice is given of its revocation and withdrawal.



Authenticated as Passed


Mark Funkhouser, Mayor


Vickie Thompson-Carr, City Clerk

~~NOV 10 11 08 14~~
2-10-11
Date Passed