

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

**A RESOLUTION** authorizing the Trustees of the Land Trust of Jackson County to convey six parcels of real property located in Kansas City, Missouri, to Blue Hills Community Services of Kansas City, MO, for rehabilitation and redevelopment of the urban core in accordance with section 141.750.2, RSMo 2000.

**RESOLUTION #17825**, February 27, 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 properties located at 4939 Wabash, 4941 Wabash, 4943 Wabash, 5030 Wabash, 2045 E. 48<sup>th</sup> Street, and 2403 E. 49<sup>th</sup> Street, all located in Kansas City, MO, legally described in the attached Exhibit A, be conveyed to Blue Hills Community Service of Kansas City (Jackson County), MO, 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 authorized to convey the property listed on Exhibit A, for an amount of less than two-thirds market value, to the Blue Hills Community Services, a Missouri non-profit corporation, for the purpose of better maintaining this property and revitalizing the area in which it is located; and,

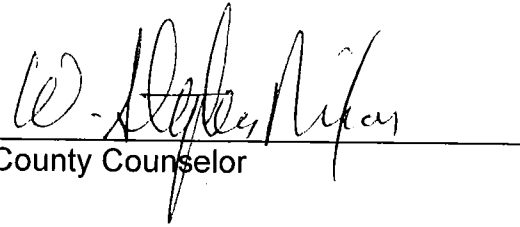
BE IT FURTHER RESOLVED that the County Legislature of Jackson County, Missouri, encourages the Land Trust Trustees to include and enforce reversionary clauses in the conveyances regarding redevelopment of the properties within a prescribed time frame; and,

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 #17825 of February 27, 2012, was duly passed on March 5, 2012 by the Jackson County Legislature. The votes thereon were as follows:

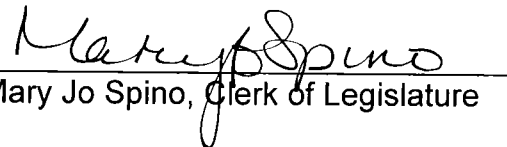
Yeas 9

Nays 0

Abstaining 0

Absent 0

3.7.12  
Date

  
Mary Jo Spino, Clerk of Legislature

## EXHIBIT A

<u>Address</u>	<u>Parcel Number</u>	<u>Legal Description</u>
4939 Wabash Ave. Kansas City, MO 64130	30-640-19-15-00-0-00-000	Prospect Hill Lot 224
4941 Wabash Ave. Kansas City, MO 64130	30-640-19-16-00-0-00-000	Prospect Hill Lot 225
4943 Wabash Ave. Kansas City, MO 64130	30-640-19-17-00-0-00-000	Prospect Hill Lot 226
5030 Wabash Ave. Kansas City, MO 64130	30-640-33-24-00-0-00-000	Cole Grove Lot 10 Blk 2
2045 E. 48 <sup>th</sup> Street Kansas City, MO 64130	30-640-12-01-00-0-00-000	The Highlands North 108 feet of Lot 193
2403 E. 49 <sup>th</sup> Street Kansas City, MO 64130	30-640-20-06-00-0-00-000	Prospect Hill Lot 183

# REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/Ord No.: 17825

Sponsor(s): Scott Burnett

Date: February 28, 2012

<p><b>SUBJECT</b></p>	<p>Action Requested  <input type="checkbox"/> Resolution  <input type="checkbox"/> Ordinance</p> <p>Project/Title: Administration requests the donation of the Land Trust Properties at: 4939 Wabash, 4941 Wabash, 4943 Wabash, 5030 Wabash and 2403 E. 49<sup>th</sup> St. and 2045 E. 48<sup>th</sup> St. to Blue Hills Community Services (BHCS) of Kansas City, Jackson County, Missouri.</p>										
<p><b>BUDGET INFORMATION</b>  <i>To be completed By Requesting Department and Finance</i></p>	<table border="1" data-bbox="310 615 1182 926"> <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><b>OTHER FINANCIAL INFORMATION:</b></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
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										
<p><b>PRIOR LEGISLATION</b></p>	<p>Prior ordinances and (date): R#17509 Feb. 14, 2011</p> <p>Prior resolutions and (date):</p>										
<p><b>CONTACT INFORMATION</b></p>	<p>RLA drafted by Sandy Aguirre Mayer, Special Projects Coordinator for the County Executive Office, 881-3282</p>										
<p><b>REQUEST SUMMARY</b></p>	<p>The Blue Hills Community Services (BHCS), which is a Community Development Corporation (CDC), has requested the donation of 6 vacant Land Trust lots. Originally, 5 of the properties were going to be purchased with NSP funds, however, since the titles could not be obtained clearly or in a timely manner, they are now requesting donation in order to complete the plan of building homes for this area. The additional lot of 2045 E. 48<sup>th</sup> has been requested at this time in order to alleviate the creation and process for another RLA.</p> <p>BHCS has maintained a 35 year commitment to communities in the urban core of Kansas City and continues to offer solutions that support the positive development of communities by stabilizing neighborhoods and improving residents' lives.</p> <p>The BHCS plans to develop single family homes on the blocks of these Land Trust lots.</p> <p>The City of Kansas City has recommended this group for donation of the subject properties after their</p>										

	<p>evaluation 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 these properties 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 14<sup>th</sup>, 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 Blue Hills Community Association requesting donation  Property account summaries for each property  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: <i>Logan</i>	Date: <i>3/21/12</i>
	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.



2/20/2012

Sandy,


As you know Blue Hills Community Services had sought to purchase several properties from Jackson County Land Trust. Two of these properties will be purchased by Blue Hills within a week of this e-mail. Those two are 4923 Olive and 2307 E 49th Street in Kansas City, Missouri. The remaining properties all had title issues. Since Blue Hills' funding source for these purchases was Community Development Block Grants, clear title must be obtained at the time of the sale. The title issues are manageable through a Quiet Title Action and Blue Hills has secured the services of the Stinson Morrison Hecker Law Firm in order to clear the title. This will require Blue Hills to take ownership and since CDBG funds may not be used Blue Hills is requesting that the following lots that were originally set aside for purchase be donated to Blue Hills Community Services Corp:

4939 Wabash,  
4941 Wabash,  
4943 Wabash,  
5030 Wabash,  
And  
2403 E 49th Street

This will allow Blue Hills to secure clear title, immediately begin assuming all maintenance needs of the property and return the property to the Jackson County Tax roll.

Blue Hills does not have funds to purchase properties north of 49th Street and is receiving several properties by donation from Land Trust of Jackson County. 2045 E 48th Street has recently become an acquisition target for Blue Hills and we are requesting at this time that Land Trust of Jackson County donate this property to Blue Hills Community Services and if possible include it in the transfer of the above mentioned properties.

Thank you,



Cliff Pouppirt  
Director of Planning and Development

**Jackson County  
Missouri**[Home](#) [Other Property Data](#) [Help](#)[Property Search](#) > [Search Results](#) > [Property Summary](#)**Property Account Summary**[Links:](#) [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

Parcel Number	30-640-19-15-00-0-00-000	Property Address	4939 WABASH AVE , KANSAS CITY, MO 64130
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**General Information**

Property Description	PROSPECT HILL LOT 224
Last Sale Price	227.00
Last Sale Date	01/26/2011
Last Sale Document Number	2011E0009079
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 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008	Tax Year 2007
Market Value Total	550	550	550	743	743
Taxable Value Total	0	105	105	141	141
Assessed Value Total	105	105	105	141	141

**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
No Events Found					





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## Property Account Summary

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

Parcel Number	30-640-19-16-00-0-00-000	Property Address	4941 WABASH AVE , KANSAS CITY, MO 64130
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### General Information

Property Description	PROSPECT HILL LOT 225
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 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008	Tax Year 2007
Market Value Total	2,201	2,201	2,201	2,974	2,974
Taxable Value Total	0	0	0	0	0
Assessed Value Total	418	418	418	565	565

### 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
No Events Found					



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## Property Account Summary

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

Parcel Number	30-640-19-17-00-0-00-000	Property Address	4943 WABASH AVE , KANSAS CITY, MO 64130
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### General Information

Property Description	PROSPECT HILL LOT 226
Last Sale Price	227.00
Last Sale Date	01/26/2011
Last Sale Document Number	2011E0009079
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 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008	Tax Year 2007
Market Value Total	428	428	428	578	578
Taxable Value Total	0	81	81	110	110
Assessed Value Total	81	81	81	110	110

### 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
No Events Found					



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## Property Account Summary

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

Parcel Number	30-640-33-24-00-0-00-000	Property Address	5030 WABASH AVE , KANSAS CITY, MO 64130
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### General Information

Property Description	COLE GROVE LOT 10 BLK 2
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 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008	Tax Year 2007
Market Value Total	2,270	2,270	2,270	3,068	26,269
Taxable Value Total	0	0	0	0	4,991
Assessed Value Total	431	431	431	583	4,991

### 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
No Events Found					



# Jackson County Missouri

## Property Account Summary

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

Parcel Number	30-640-12-01-00-0-00-000	Property Address	2045 E 48TH ST , KANSAS CITY, MO 64130
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### General Information

Property Description	THE HIGHLANDS N 108 FT OF LOT 193
Last Sale Price	227.00
Last Sale Date	01/26/2011
Last Sale Document Number	2011E0009079
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	001

### Property Characteristics

Property Class	1010
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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 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008	Tax Year 2007
Market Value Total	12,329	12,329	12,329	16,660	16,660
Taxable Value Total	0	2,343	2,343	3,166	3,166
Assessed Value Total	2,343	2,343	2,343	3,166	3,166

### 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
No Events Found					



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## Property Account Summary

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Parcel Number	30-640-20-06-00-0-00-000	Property Address	2403 E 49TH ST , KANSAS CITY, MO 64130
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### General Information

Property Description	PROSPECT HILL LOT 183
Last Sale Price	227.00
Last Sale Date	01/26/2011
Last Sale Document Number	2011E0009079
Property Category	Land and Improvements
Status	Active, Host Other Property, 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 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008	Tax Year 2007
Market Value Total	2,167	2,167	2,167	2,928	20,586
Taxable Value Total	0	412	412	556	3,911
Assessed Value Total	412	412	412	556	3,911

### 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
No Events Found					

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

*[Signature]*  
Mark Funkhouser, Mayor

*[Signature]*  
Vickie Thompson-Carr, City Clerk

2-10-11

Date Passed



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

**A RESOLUTION** expressing the support of the Legislature for ongoing efforts of the City Council of the City of Kansas City to reduce blight within the city, particularly within its urban core.

**RESOLUTION #17509**, February 14, 2011

**INTRODUCED BY** Dan Tarwater, Scott Burnett, Theresa Garza Ruiz, Crystal Williams and James D. Tindall, County Legislators

WHEREAS, the City Council of the City of Kansas City is undertaking efforts to streamline the process by which vacant, tax-delinquent homes throughout the city, but particularly in its urban core, can be returned to productive use; and,

WHEREAS, a part of these efforts involves simplifying the procedures that the Jackson County Land Trust must follow when attempting to sell property to neighborhood-based organizations or abutting property owners; and,

WHEREAS, the Legislature believes the City's efforts in this regard are sound public policy and will result in significant improvements to the quality of life in the City's urban core; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the Legislature expresses its support for the efforts of the City Council and staff of the City of Kansas City to reduce blight in the City's urban core and to return vacant, tax-delinquent properties to productive use; and,

**BE IT FURTHER RESOLVED that the Legislature encourages the County administration and legal staff to work with the City and Land Trust of Jackson County to bring the City's efforts to fruition.**

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 #17509 of February 14, 2011, was duly passed on February 14, 2011 by the Jackson County Legislature. The votes thereon were as follows:

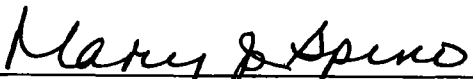
Yeas 7

Nays 0

Abstaining 0

Absent 2

2.14.11  
Date

  
\_\_\_\_\_  
Mary Jo Spino, Clerk of Legislature