

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

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

RESOLUTION #17903, June 4, 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 5415 St. John Avenue, Kansas City, MO, legally described as Winningham Place W 20.5' of Lot 11 and all of Lot 12, parcel number 13-840-04-29-01-0-00-000, be conveyed to Indian Mound Neighborhood Association of Kansas City (Jackson County), MO, a Missouri non-profit corporation, to cultivate into a community garden in an effort 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 located at 5415 St. John Avenue, Kansas City, MO, for an amount of less than two-thirds market value, to the Indian Mound 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:

Greg D. Hazden
Chief Deputy County Counselor

W. Stephen Ryan
County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution #17903 of June 4, 2012, was duly ~~passed on~~ **WITHDRAWN JUN 04 2012**, 2012 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____

Nays _____

Abstaining _____

Absent _____

WITHDRAWN JUN 04 2012

Date

Mary Jo Spino, Clerk of Legislature

REQUEST FOR LEGISLATIVE ACTION

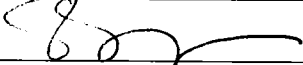
Completed by County Counselor's Office:

Res/~~Ord~~ No.: 17903

Sponsor(s): Scott Burnett

Date: June 4, 2012

SUBJECT	<p>Action Requested</p> <p><input type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Ordinance</p> <p>Project/Title: Request authorization to donate Land Trust property at 5415 St. John Avenue in Kansas City, Missouri to the non-profit Indian Mound Neighborhood Association.</p>										
<p>BUDGET INFORMATION</p> <p><i>To be completed By Requesting Department and Finance</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Amount authorized by this legislation this fiscal year:</td> <td style="width: 20%; 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 style="vertical-align: top;"> <p>FROM ACCT</p> <p>TO ACCT</p> </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)</p> <p><input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract:</p> <p style="padding-left: 40px;">Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable):</p> <p>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	<p>FROM ACCT</p> <p>TO ACCT</p>
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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	<p>FROM ACCT</p> <p>TO ACCT</p>										
PRIOR LEGISLATION	<p>Prior ordinances and (date):</p> <p>Prior resolutions and (date):</p>										
CONTACT INFORMATION	<p>RLA drafted by: Sandy Aguirre Mayer, Special Projects Coordinator for County Executive's Office, 881-3282</p>										
REQUEST SUMMARY	<p>The administration requests donation of the Land Trust vacant lot at 5415 St. John Avenue in Kansas City, Missouri to the Indian Mound Neighborhood Association in order to place a community garden and green space. This property has been blighted with illegal dumping and litter. Indian Mound has taken steps to clean up the site, has been mowing and clearing overgrowth and abating graffiti from the adjacent building. This neighborhood association subsists on a zero-dollar budget. They have been given \$150 from the City's Adopt-A-Lot to purchase plants and materials. They have also submitted for additional funding from other organizations. This organization has been in existence for 14 years to promote the betterment, safety and improvement of their community. All documents are attached that the county requires for approval.</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	Application page Letter of Request Letter of Support from Kansas City, Missouri 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 Letter of support from KCPD and other community betterment organizations Description of funding sources	
REVIEW	Department Director:	Date:
	Finance (Budget Approval): <i>If applicable</i>	Date:
	Division Manager: 	Date: 5/16/10
	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 Indian Mound Neighborhood Association

ADDRESS P.O. Box 6660, 221 Jackson Avenue

CITY, STATE, ZIP Kansas City, MO 64123

CONTACT PERSON Katie Greer, President

PHONE (785) 564-3866 EMAIL President.IMNA@gmail.com

HOW LONG HAS YOUR ORGANIZATION BEEN OPERATING? (MINIMUM 5 YEARS REQUIRED) 14

WHAT IS THE MISSION OF YOUR ORGANIZATION? We exist to promote the betterment and safety of our way of life and ensure the improvement of our community and Kansas City, Missouri.

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

COVER LETTER TO:

MICHAEL D. SANDERS, COUNTY EXECUTIVE

CC: SHELLEY KNEUVEAN, DEPUTY CHIEF ADMINISTRATIVE OFFICER

CC: SCOTT BURNETT, CHAIR OF FINANCE AND AUDIT COMMITTEE

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

MAP SHOWING THE PROPERTY YOU ARE REQUESTING WITH SURROUNDING, LABELED STREETS

COPY OF YOUR 501 c (3) LETTER

LISTING OF BOARD MEMBERS WITH CONTACT INFORMATION

LISTING OF STAFF MEMBERS, IF ANY

NARRATIVE OF YOUR PLANS FOR THE PROPERTY, INCLUDING:

1. PREVIOUS SIMILAR PROJECTS AND THEIR OUTCOMES

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

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?

COPY OF WEBPAGE, IF ANY

LEGISLATIVE DISTRICT

HOW LONG HAS THIS PROPERTY BEEN IN LAND TRUST?

PLEASE EMAIL ALL DOCUMENTS TO: smayer@jacksongov.org. Call Sandy Mayer at 816 881-3282 with questions.



Indian Mound Neighborhood Association

May 2, 2012

Jackson County Land Trust
Michael D. Sanders
County Executive

Dear Mr. Sanders,

The Indian Mound Neighborhood Association would like to request that the Land Trust Lot located at 5415 St. John Avenue be donated to the neighborhood for the purpose of rehabilitation.

This blighted lot is located on a main thoroughfare in our neighborhood. We have already taken steps to clean up the illegal dumping and littering that has occurred at this location as well as mowing and clearing overgrowth and abating graffiti from the adjacent building. Our intention is to turn this lot in to a community garden and green space.

Crime and blight begets crime and blight. If an area is unkempt, it sends the message that people don't care. By improving the appearance of this lot, we will increase the perception of safety and improve the quality of life for our residents. If vacant and abandoned properties can bring down and entire neighborhood, our hope is that improved properties can revitalize one.

Our neighborhood association subsists on a zero-dollar budget. All funds we receive for specific projects are used for those projects. We have been given \$150 from the City's Adopt-A-Lot plan to purchase plants and materials. We have also submitted an application for \$5,000 to the Lowe's/Keep America Beautiful Community Improvement Grant. We will utilize every community resource we can find to accomplish this plan, including continuing our partnerships with Keep Kansas City Beautiful, Bridging the Gap, the Kansas City Police Department, St. John Community Garden, Northeast Arts KC, Mattie Rhodes Center, Holy Cross Catholic School, Kansas City Community Gardens, Missouri Organics, Kansas City Power & Light, and Northeast Realty. We will do everything we can to turn this eyesore in to an asset.

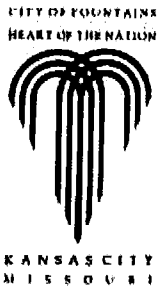
Thank you for your time and consideration.

Sincerely,

Katie Greer

CC: Shelley Kneuvean, Deputy Chief Administrative Officer

CC: Scott Burnett, Chair of Finance and Audit Committee



Office of the City Attorney

28th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

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

May 4, 2012

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 to Indian Mound Neighborhood Association
5415 St. John Avenue, Kansas City, Missouri

Dear County Executive Sanders:

On behalf of Indian Mound Neighborhood Association, a Missouri non-profit corporation ("Association"), the City of Kansas City, through David Park, as Deputy Director of Neighborhoods and Housing 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 its own neighborhood of Kansas City. Accordingly, we are requesting that the Jackson County Legislature consider and adopt an authorizing resolution also allowing a donation for the property located at 5415 St. John Avenue, being Jackson County Parcel No. 13-840-04-29-01-0-00-000 [some references in various online systems is for 5417, but the Jackson County parcel number confirms that this is one and the same].

The City's Resolution No. 110072 authorizing donation approval requires that the prospective recipient be Missouri non-profit corporation based in the neighborhood in which the property is located. The Land Trust policy requires that an organization be in existence for five years.

I have independently confirmed that the Association is in good standing as a non-profit corporation with the Missouri Secretary of State, and has been in continuous existence since August 4, 1997. An examination of the last several annual reports strongly supports that the board membership is drawn from the neighborhood in which the property sought for donation is located. The original articles of incorporation state the purpose of such Association is to "create and help maintain a sustainable neighborhood," and further that upon dissolution any remaining assets must go to another non-profit organization, so it is clear that such Association meets the criteria established in the City's Resolution.

The County as a part of its approval process has previously required that an entity also be a 501(c) (3) entity. I have confirmed with Katie Greer, the President of such Association, that the Association is not a federally tax exempt organization. Failure to be a federally tax exempt organization does not necessarily preclude a donation from the City's perspective, and we are requesting that the County waive in this particular instance the requirement that the Association must be a federally tax exempt organization, but

Letter to Jackson County Executive Sanders
May 4, 2012
Page 2 of 2

only in this instance based on these strong facts of the long-standing nature of the Association's commitment to the neighborhood which it has served so many years.

As further background and substantiation of the reasonableness of this donation request, Jackson County parcel no. 13-840-04-29-01-0-00-000 was last conveyed into the Land Trust on January 26, 2011, after being sold in the August 2010 delinquent tax sale. It was deemed bid-in for back taxes in the amount of \$227.00, although the County deems it to have a 2011 market value of \$7,000. It contains about 7,289 square feet. Although the County's economic development website, property information portion, shows a structure, my search of the City's records indicates that the City demolished that structure resulting in an assessment of \$37,284.53 all of which was abated, because the property went into the Land Trust. Any positive value that the property now has is a direct result of the demolition done by the City at its expense. The demolition occurred somewhere in the window of time between August [application for demolition permit] to December 2008 [demolition noted as completed]. The Certificate of Existence of Dangerous Building was dated May 9, 2007, and recorded May 29, 2007, so the property was a problem property for a time period in advance of the actual demolition. There have been multiple requests for service at this property, even post-demolition, for weeds, trash removal, all of which were addressed at the City's expense, or through this neighborhood association's own volunteer efforts.

A factor in the City's consideration of this donation request was the wide based support for the Indian Mound Neighborhood Association, and the past efforts in their neighborhood. That support is documented by letters of support from the Kansas City Missouri Police Department, the Mattie Rhodes Center, and the Northeast Chamber of Commerce. Each of these supporters represents a key component of this neighborhood's fabric, which is only weakened by the vacant unimproved property on a major arterial with high visibility.

Please favorably consider our request for the donation of this property to the Indian Mound 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
Katie Greer, President, Indian Mound Neighborhood Association
Councilman Scott Wagner



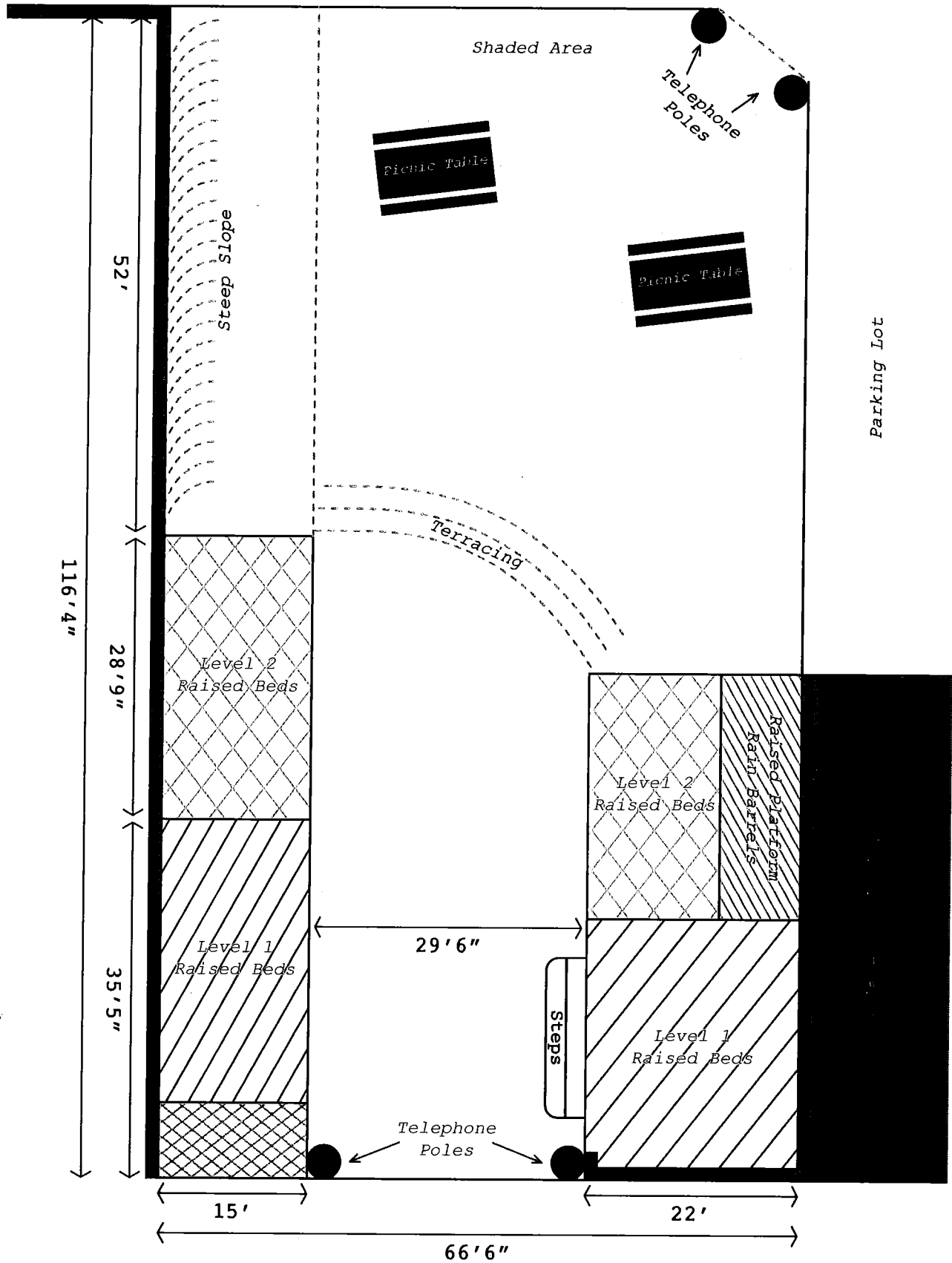
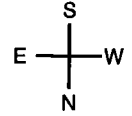
Indian Mound Neighborhood Association

Why do we need this property to be donated to us, rather than purchasing it for 2/3 the appraised value?

The quick and easy answer is, we don't have any money. 66% of our population lives on less than \$40,000 a year and nearly one-fourth of our residents live on less than \$15,000 a year. This is not an affluent area where we can rely on donations from our residents to support our efforts. The neighborhood association essentially subsists on a zero-dollar budget. All funds we receive for specific projects are used for those projects.

Fence

Alley





Indian Mound Neighborhood Association

We are registered as a nonprofit with the State of Missouri. We do not have a Federal 501(c)(3) exemption. I am including our Certificate of Incorporation dated August 4, 1997 and our Annual Registration Report for 2011.

STATE OF MISSOURI



Rebecca McDowell Cook
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF INCORPORATION
MISSOURI NONPROFIT

WHEREAS, DUPLICATE ORIGINALS OF ARTICLES OF INCORPORATION OF
INDIAN MOUND NEIGHBORHOOD ASSOCIATION

HAVE BEEN RECEIVED AND FILED IN THE OFFICE OF THE SECRETARY OF
STATE, WHICH ARTICLES, IN ALL RESPECTS, COMPLY WITH THE
REQUIREMENTS OF MISSOURI NONPROFIT CORPORATION LAW;

NOW, THEREFORE, I, REBECCA MCDOWELL COOK, SECRETARY OF STATE
OF THE STATE OF MISSOURI, BY VIRTUE OF THE AUTHORITY VESTED IN
ME BY LAW, DO HEREBY CERTIFY AND DECLARE THIS ENTITY A BODY
CORPORATE, DULY ORGANIZED THIS DATE AND THAT IT IS ENTITLED TO
ALL RIGHTS AND PRIVILEGES GRANTED CORPORATIONS ORGANIZED UNDER
THE MISSOURI NONPROFIT CORPORATION LAW.

IN TESTIMONY WHEREOF, I HAVE SET MY
HAND AND IMPRINTED THE GREAT SEAL OF
THE STATE OF MISSOURI, ON THIS, THE
4TH DAY OF AUGUST, 1997.


Secretary of State



\$25.00



State of Missouri

Rebecca McDowell Cook, Secretary of State

P. O. Box 778, Jefferson City, MO 64102

CERTIFICATE OF CORPORATION ISSUED

Articles of Incorporation of a Nonprofit Corporation

AUG 04 1997

(To be submitted in duplicate with a filing fee of \$25)

The undersigned, natural person(s) of the age of eighteen years or more for the purpose of forming a Corporation OF STATE under the Nonprofit Corporation Law of Missouri adopt the following Articles of Incorporation:

Rebecca McDowell Cook
SECRETARY OF STATE

(1) The name of the corporation is Indian Mound Neighborhood Ass.

(2) This corporation is a Public Benefit Corporation.
(Public or Private)

(3) The period of duration of the corporation is Perpetual
(“Perpetual” unless stated otherwise)

(4) The name and street address of the Registered Agent and Registered Office in Missouri is:
Shirley Cox 350 S. Lawndale KANSAS CITY, Mo
Name Address City/State/Zip 64123

(5) The name(s) and address(es) of each incorporator:
President Shirley M Cox 350 S. Lawndale K.C. Mo.
Vice President Lee Ann Miller 312 N. Lawndale K.C. Mo. 64123
Treasurer Robert Tuman 437 S. Cypress K.C. Mo. 64123
Secretary Alex Barlows 329 S. Lawn K.C. Mo. 64123

(6) Does the corporation have members? YES NO

(7) Provisions not inconsistent with law regarding the distribution of assets on dissolution upon dissolution any remaining assets must go to another NonProfit Org.

(8) The corporation is formed for the following purpose(s): To create and help maintain a sustainable Neighborhood

(9) The effective date of this document is the date it is filed by the Secretary of State of Missouri, unless you indicate a future date, as follows: The Date this document is filed with Secretary of State. (Date may not be more than 90 days after the filing date in this office.)

In affirmation of the facts stated above,

Signed by Incorporator(s): Shirley M. Cox 350 S. Lawndale K.C. Mo. 64123 6/15/97

Lee Ann Miller 312 North Lawndale K.C. Mo 64123 7-14-97

Alex Barlows 329 South Lawn Kansas City Mo 64124 6/16/97

(Bob) Robert Tuman 437 So. Cypress K.C. Mo. 6/16/97

Robin Carnahan Secretary of State
 2011 ANNUAL REGISTRATION REPORT
 NONPROFIT

File Number: 201123481008
 N00057100
 Date Filed: 08/22/2011
 Robin Carnahan
 Secretary of State

REPORT DUE BY: 08/31/2011

N00057100
 INDIAN MOUND NEIGHBORHOOD ASSOCIATION
 LEE A. MILLER
 312 NORTH LAWNDALD AVE.
 KANSAS CITY, MO 64123

ORGANIZED UNDER THE LAWS OF:
Missouri

1 PRINCIPAL PLACE OF BUSINESS OR CORPORATE HEADQUARTERS:
312 North Lawndale Ave.
 STREET
Kansas City, MO 64123
 CITY/STATE ZIP

2 If changing the registered agent and/or registered office address, please check the appropriate box(es) and fill in the necessary information.
 The new registered agent
IF CHANGING THE REGISTERED AGENT, AN ORIGINAL WRITTEN CONSENT FROM THE NEW REGISTERED AGENT MUST BE ATTACHED AND FILED WITH THIS REGISTRATION REPORT.
 The new registered office address
 Must be a Missouri address, PO Box alone is not acceptable. This section is not applicable for Banks, Trusts and Foreign Insurance.

OFFICERS		BOARD OF DIRECTORS	
NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT ACCEPTABLE). MUST LIST AT LEAST ONE OFFICER BELOW.		NAME AND PHYSICAL ADDRESS (P.O. BOX ALONE NOT ACCEPTABLE). MUST LIST AT LEAST THREE DIRECTORS BELOW.	
<u>PRES</u>	<u>Katie Greer</u>	<u>NAME</u>	<u>Lee A. Miller</u>
STREET/RT	<u>221 Jackson Avenue</u>	STREET/RT	<u>312 N. Lawndale Avenue</u>
CITY/STATE/ZIP	<u>Kansas City, MO 64123</u>	CITY/STATE/ZIP	<u>Kansas City, MO 64123</u>
V-PRES	.....	NAME	<u>Katie Greer</u>
STREET/RT	.....	STREET/RT	<u>221 Jackson Avenue</u>
CITY/STATE/ZIP	.....	CITY/STATE/ZIP	<u>Kansas City, MO 64123</u>
<u>SECY</u>	<u>Bryan Stalder</u>	NAME	<u>Tracy L Gardner</u>
STREET/RT	<u>515 N. Bellaire</u>	STREET/RT	<u>4406 Sunrise Drive</u>
CITY/STATE/ZIP	<u>Kansas City, MO 64123</u>	CITY/STATE/ZIP	<u>Kansas City, MO 64123</u>
TREAS	<u>Tracy Gardner</u>	NAME	.....
STREET/RT	<u>4406 Sunrise Drive</u>	STREET/RT	.....
CITY/STATE/ZIP	<u>Kansas City, MO 64123</u>	CITY/STATE/ZIP	.....

NAMES AND ADDRESSES OF ALL OTHER OFFICERS AND DIRECTORS ARE ATTACHED

4 The undersigned understands that false statements made in this report are punishable for the crime of making a false declaration under Section 575.060 RSMo. Photocopy or stamped signature not acceptable.

Authorized party or officer sign here Tracy Gardner (Required)

Please print name and title of signer: Tracy Gardner / Treasurer
 NAME TITLE

REGISTRATION REPORT FEE IS:
 ___ \$10.00 If filed on or before 8/31
 ___ \$15.00 If filed after 8/31
 Corporation will be administratively dissolved if report is not filed by November 30.

WHEN THIS FORM IS ACCEPTED BY THE SECRETARY OF STATE, BY LAW IT WILL BECOME A PUBLIC DOCUMENT AND ALL INFORMATION PROVIDED IS SUBJECT TO PUBLIC DISCLOSURE

E-MAIL ADDRESS (OPTIONAL) _____

REQUIRED INFORMATION MUST BE COMPLETE OR THE REGISTRATION REPORT WILL BE REJECTED
 MAKE CHECK PAYABLE TO DIRECTOR OF REVENUE
 RETURN COMPLETED REGISTRATION REPORT AND PAYMENT TO: Secretary of State, P.O. Box 1366, Jefferson City, MO 65102



Indian Mound Neighborhood Association

Board Members:

Katie Greer

221 Jackson Avenue

Kansas City, MO 64123

785-564-3866

President.IMNA@gmail.com

Bryan Stalder

515 N. Bellaire

Kansas City, MO 64123

Tracy Gardner

4406 Sunrise Drive

Kansas City, MO 64123

We have no Staff Members.



Indian Mound Neighborhood Association

Project Narrative:

We have already done some work to clean up the vacant lot located at 5415 St. John Avenue. In the last year, we have picked up trash, mowed and cleared brush, hauled away dumped tires, and abated graffiti from the adjacent building. We have done as much as we can with our limited resources. We have applied for grant funding to pay for renovations, but we need to be the owners of the property before we can do any real work on it.

Crime and blight begets crime and blight. If an area is unkempt, it sends the message that people don't care. By improving the appearance of this lot, we will increase the perception of safety and improve the quality of life for our residents. If vacant and abandoned properties can bring down and entire neighborhood, our hope is that improved properties can revitalize one.

There are 32 Land Trust properties in Indian Mound. Attempting to simply clean and maintain these vacant lots is a losing battle. The City expends significant resources and is left with little to show for it. It is widely recognized that blight has a significant negative impact on residents. It is time for us to take ownership of this problem and work to improve the appearance, increase the perception of safety, and improve the quality of life for our residents. Ultimately, we want to find a lasting solution to this problem, but our immediate goal is to start with this one ugly, vacant lot.

Goal

Stop graffiti in a highly visible area

Stop illegal dumping

Provide a green space that can be enjoyed by the entire community

Create an example of revitalization

Involve a wide variety of community members

Provide food for those in need

Utilize the natural resource of rain

Create a sustainable program

Objective

Provide a mural on a wall that is a target for graffiti

Eliminate a dirt driveway that is being used by dumpers and is a public safety hazard

Remove trash, eliminate weeds and overgrowth, and create a beautiful edible garden space with native varieties

Use location as a standard for the entire community

Recruit volunteers from local businesses, churches, and schools

Donate food to the Harvester's program

Install rain barrels to provide water for the gardens

Make the garden eternal by using perennial fruit bushes and collecting seeds in the fall to use in the next year

Police

KC/MO

Darryl Forté
Chief of Police

Headquarters Building

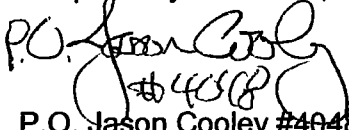
1125 Locust
Kansas City, Missouri 64106
www.kcpd.org

(816) 234-5000

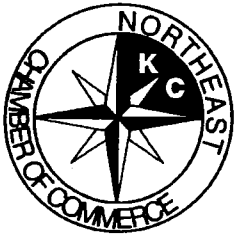
To whom it may concern,

I would like to take the opportunity to offer our support for the Indian Mound Neighborhood Association as they seek to acquire the Jackson County Land Trust lot located at 5415 St. John Avenue. This is one of many vacant properties in the Northeast that provide a welcome mat for crime and blight. The Neighborhood Association intends to utilize this property for attractive green space. This will provide space for many positive community activities. By doing this they will help change the perception of crime and blight in the area and they will also instill hope for positive change in the minds of those citizens who reside in close proximity. This will also assist these citizens in taking back ownership of their block. I've witnessed the positive affect this can have in other neighborhoods in the Northeast who have taken advantage of donated vacant lots. Thanks for your time and consideration of this worthy cause.

Respectfully submitted,



P.O. Jason Cooley #4048
Community Interaction Officer
East Patrol Division
Kansas City Missouri Police Department
816-482-8506
jason.cooley@kcpd.org



NECC

Dedicated to Promoting and Serving Business Interests in Northeast Kansas City
Phone: (816) 231-3312 www.NECCchamber.com FAX: (816) 231-2101

To Whom It May Concern:

The Northeast Chamber of Commerce would like to offer our support for the Indian Mound Neighborhood as they seek to acquire the Land Trust Lot located at 5415 St. John Avenue. This is a vacant, blighted property that is located on Saint John Ave., a main thoroughfare and is highly visible. It detracts from the otherwise active businesses at that community corner.

The Indian Mound Neighborhood plans to turn this eyesore in to a community green space. The act of converting vacant lots to small parks has been shown to reduce crime in neighborhoods.

It is our hope that with the support of efforts like these, a community can truly change the physical and psychological landscape of this area.

Thank you for your consideration.

Rebecca Koop

Executive Director
NECC



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Jesus Torres-Sosa

Steve Turley

Njideka Umeh

Christine Yannitelli

President/CEO

John Fierro

February 29, 2012

To whom it may concern:

On behalf of Mattie Rhodes Center, I would like to voice our agency's support for the Indian Mound Neighborhood Association as it seeks to acquire the land trust lot located at 5415 St. John Avenue.

This is a vacant, blighted property that is located on a main thoroughfare and is highly visible. The Indian Mound Neighborhood Association plans to convert this eyesore into a community green space. The act of converting vacant lots to small parks has been shown to reduce crime in neighborhoods. It is our hope that with the support of efforts like these we can truly change the physical landscape of this area and create a safer place for residents to live.

I thank you in advance for your consideration in this matter.

Please contact me at jfierro@mattierhodes.org or (816) 581-5612 should you have any questions.

Sincerely,

John Fierro
President/CEO

Brightening Lives. Building Futures.



Indian Mound Neighborhood Association

Description of funding and resources:

We have been given \$150 from the City's Adopt-A-Lot plan to purchase plants and materials.

We have also submitted an application for \$5,000 to the Lowe's/Keep America Beautiful Community Improvement Grant. We will utilize every community resource we can find to accomplish this plan, including continuing our partnerships with Keep Kansas City Beautiful, Bridging the Gap, the Kansas City Police Department, St. John Community Garden, Northeast Arts KC, Mattie Rhodes Center, Holy Cross Catholic School, Kansas City Community Gardens, Missouri Organics, Kansas City Power & Light, and Northeast Realty.

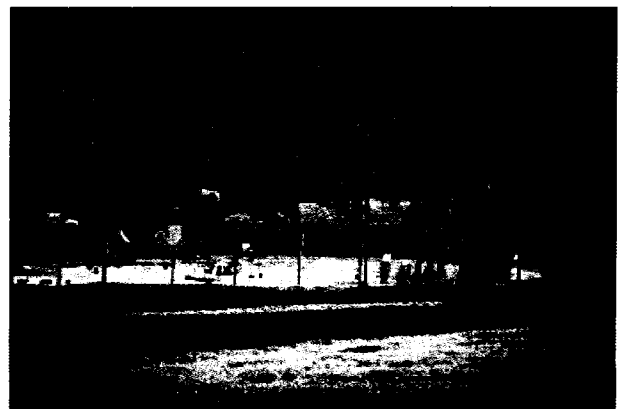
ASSOCIATION INFORMATION

Everyone is Welcome at Our Meetings

We meet the third Monday of each month at the
North/East Branch Library 6000 Wilson Road

Officers: Katie Greer, President, president.imna@gmail.com
Bryan Stalder, Secretary
Tracy Gardner, Treasurer

Mailing Address: P.O. Box 6660, Kansas City, Missouri 64123





Indian Mound Neighborhood Association

The Indian Mound neighborhood is located in the 1st Legislative District of Jackson County.

P.O. Box 6660 · Kansas City, MO 64123



Indian Mound Neighborhood Association

How long has this property been in Land Trust?

This property has been in Land Trust for a year and a half. It was conveyed into the Land Trust on January 26, 2011. This location has been a nuisance for over five years. There was a structure located on this parcel that had to be torn down by the City and the now vacant lot continues to be a blight on our neighborhood.



File Edit View Tools Topics Work Areas My Favorites Help



Search Criteria

Property No. 13-840-04-29-01-0-00-000

Tax Year

Effective
Tax Year Date
Assessment Date

Clear

As of Date 05/15/2012

Use Start Dates
 Use End Dates

Search

- 3 Documents**
- 4 Exemptions**
- 5 Value Changes**
- 6 Property Transfer**
- Seg Merges**
- 7 Levies**

Search Results

- Summary**
- Parties**
- Values**
- Taxes**
- Events**
- 1 Receipts**
- 2 Other**

Value Type	2012 Value	2011 Value	2010 Value	2009 Value	2008 Value
Market Value Total	4,550	7,000	7,000	7,000	22,750
Taxable Value Total	0	0	2,240	2,240	7,240
Taxable Value Land	0	0	2,240	2,240	1,640
Taxable Value Commel	0	0	2,240	2,240	7,240
Commercial Land	4,550	7,000	7,000	7,000	5,140
Commercial Improveme	0	0	0	0	17,610
Assessed Value Total	1,456	2,240	2,240	2,240	7,240
Assessed Value Land	1,456	2,240	2,240	2,240	1,640
Assessed Value Comm	1,456	2,240	2,240	2,240	7,240
Assessed Value Improv				0	5,600
Exemption AV Amount	1,456	2,240			
Exemption AV Amount	1,456	2,240			
Exemption AV Amount	0	0			
Exemption AV Amount	1,456	2,240			
Exemption AV Amount	0	0			

< >

All Values...

Show Certified Values

Compare Values

Close Help...

5415 St John



[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	13-840-04-29-01-0-00-000	Property Address	5415 ST JOHN AVE , KANSAS CITY, MO 64123
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General Information

Property Description	WINNINGHAM PLACE W 20.5' OF LOT 11 & ALL OF LOT 12
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	2000
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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	7,000	7,000	7,000	22,758	22,758
Taxable Value Total	0	2,240	2,240	7,282	7,282
Assessed Value Total	2,240	2,240	2,240	7,282	7,282

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
03/28/2008 12:40	5213888	933.28	933.28	933.28	0.00



File Edit View Tools Topics Work Areas My Favorites Help



Search Criteria

Property No. ...
 As of Date

Tax Year
 Use Start Dates
 Use End Dates

Effective
 Tax Year Date
 Assessment Date

Search Results

Value Type	2012 Value	2011 Value	2010 Value	2009 Value	2008 Value
Market Value Total	4,800	13,083	13,083	13,083	19,380
Taxable Value Total	0	0	0	0	3,600
Taxable Value Land	0	0	0	0	4,000
Taxable Value Resider	0	0	0	0	3,600
Residential Land	1,000	1,702	1,702	1,702	2,300
Residential Improveme	3,800	11,381	11,381	11,381	17,080
Assessed Value Total	912	2,485	2,485	2,485	3,600
Assessed Value Land	190	323	323	323	4,000
Assessed Value Residt	912	2,486	2,486	2,486	3,600
Assessed Value Improv	722	2,162	2,162	2,162	3,200
Exemption AV Amount	912	2,485	2,485	2,485	
Exemption AV Amount	190	323	323	323	
Exemption AV Amount	0	0	0	0	
Exemption AV Amount	0	0	0	0	
Exemption AV Amount	912	2,486	2,486	2,486	

Show Certified Values
 Compare Values

*3832
Chestnut*



File Edit View Tools Topics Work Areas My Favorites Help



Search Criteria

Property No: 49-740-06-14-00-0-00-000

Tax Year

Effective

Clear

As of Date: 05/15/2012

Use Start Dates

Tax Year Date

Search

Use End Dates

Assessment Date

3 Documents

4 Exemptions

5 Value Changes

6 Property Transfer

Seg Merges

7 Levies

Search Results

Summary

Parties

Values

Taxes

Events

1 Receipts

2 Other

Value Type	2012 Value	2011 Value	2010 Value	2009 Value	2008 Value
Market Value Total	24,999	85,178	128,235	128,235	128,235
Taxable Value Total	0	27,257	41,035	41,035	41,035
Taxable Value Land	0	20,468	20,468	20,468	20,468
Taxable Value Commer	0	27,257	41,035	41,035	41,035
Commercial Land	24,999	63,963	63,963	63,963	63,963
Commercial Improve		21,215	64,272	64,272	64,272
Assessed Value Total	8,000	27,257	41,035	41,035	41,035
Assessed Value Land	8,000	20,468	20,468	20,468	20,468
Assessed Value Comm	8,000	27,257	41,035	41,035	41,035
Assessed Value Improv	0	6,789	20,567	20,567	20,567
Exemption AV Amount	8,000				
Exemption AV Amount	8,000				
Exemption AV Amount	0				
Exemption AV Amount	8,000				
Exemption AV Amount	0				

< >

All Values...

Show Certified Values

Compare Values

Close

Help...

10521
Blue Ridge