

Land Bank of Kansas City, Missouri
Board of Commissioners' Meeting
4400 Martin Luther King Blvd
Kansas City, MO 64130
January 10, 2022

Call to Order

The meeting was called to order at 10:03 A.M. by Vice Chair Deke Clayborn with Marquetta Broome-Walker as the recorder of minutes. This meeting was conducted via Zoom video conferencing. A quorum was established by roll call.

Attendees

Commissioners

Ulysses "Deke" Clayborn
Kathleen Pointer
Brandon Gumm
LaDonna Gooden

Staff

Tracey Bryant – Executive Director
Julian Langenkamp – Assistant City Attorney
Marquetta Broome-Walker – NHS Program Specialist
Taylor Canseco – NHS Program Specialist
Jennifer Tidwell – Housing Director

Commissioner Gumm made a motion to waive the requirement of the bylaws to elect officers at the annual meeting in October and instead elect officers at today's meeting. The motion was followed by a second from Commissioner Gooden. The motion was adopted.

Commissioner Gumm made a motion to waive the requirement of the bylaws to elect a successor chair at a special meeting to fill the vacancy and elect a successor at today's meeting. The motion was followed by a second from Commissioner Pointer. The motion was adopted.

Commissioner Gumm made a motion to move the election of officers to the first agenda item. The motion was followed by a second from Commissioner Pointer. The motion was adopted.

Commissioner Gumm made a motion to move the discussion of the RFP immediately after the election of officers. The motion was followed by a second from Commissioner Gooden. The motion was adopted.

Election of Officers

Commissioner Clayborn opened the floor for nomination of officers.

Slate of Officers

Chair
Vice-Chair
Treasurer

Commissioner Gumm made a motion to nominate Commissioner LaDonna Gooden for Chair of the Board of Commissioner. The motion was followed by a second from Commissioner Pointer. Nominations for the office of Chair closed with the name of Commissioner LaDonna Gooden.

Commissioner Gooden made a motion to nominate Commissioner Brandon Gumm for Vice-Chair of the Board of Commissioners. The motion was followed by a second from Commissioner Pointer. Nominations for the office of Vice-Chair closed with the name of Commissioner Brandon Gumm.

Commissioner Gumm made a motion to nominate Commissioner Kathleen for Treasurer. Motion died due to a lack of a second and discussion regarding the position of treasurer.

Elections proceeded with the offices of the Chair and Vice-Chair and the position of Treasurer will be voted upon at a later meeting.

The final slate of officers are as follows:

Chair – Commissioner LaDonna Gooden

Vice-Chair – Commissioner Brandon Gumm

Treasurer – Vacant

Commissioner Clayborn entertained a motion to accept the slate of officers for the term of January 2022 through December 2023. Commissioner Pointer made a motion to accept the slate of officers. The motion was followed by a second from Commissioner Gumm. The motion was adopted by the following roll call vote:

Clayborn - Aye

Pointer - Aye

Gumm - Aye

Gooden – Aye

The changing of the gavel occurred, and Commissioner Gooden continued with the meeting as the newly elected Chair of the Land Bank Board of Commissioners.

The City Request for Proposal (RFP)

Jennifer Tidwell provided a summary to include:

- Single Family Affordable Housing – Rental and Homeownership
- Price through Land Bank - \$1
- Proposals – at least 75% AMI with a priority for proposers 30-50% AMI
- The City will provide up to \$10,000 for each property to account for environmental, clearing the site, and related items.

Proposer would have to provide a number of items to include the following:

- A minimum of two bedrooms
- At least 1000 sq. ft. of living space
- Meet the compatibility of the surrounding neighborhoods
- Neighborhood engagement with each of the proposals
- Design must meet what is existing in the neighborhood

- Property must maintain the income restriction for at least 30 years

Proposals should include:

- Proposed ownership structure of the project
- Experience of the team members
- Project narrative to give the information as to what the proposer is asking to do as well as income limits and targeted areas.
- If there is collaboration with any agencies to provide services, must provide what the collaboration would look like and what would be the involvement of the agencies that are providing that service.
- There must be a schedule of how long it would take to construct the units.
- Must have at least two letters of support from neighborhood leaders, other municipalities in which the developer has operated, elected officials or other residents of housing built by this development team.
- Other required items such as Certificate of Good Standing, insurance requirements, etc.
- Proposer would have to provide what the rent structure would look like. For homeownership, they would have to provide the mortgage amount.

The following comments and questions arose that the Commissioners and the public are seeking answers to:

1. Who will be administrating and receiving the RFP and what does that workflow looks like for the Land Bank?
2. The KCPS District has been clear as to where it would like to see the land for public resources for addressing the public need.
3. All of Land Bank structures fall under the current RFP.
4. The resolution adopted in 2021 offered discounts, however, the new proposed RFP is offering parcels at \$1 and having an awareness of for profit entities buying up the properties. There needs to be consistency. Look at possible long-term displacement.
5. Is the City or Housing open to identifying areas as opposed to placing the properties on hold or reserve (area of concentration to have a focus effort) as Land Bank team is small.
6. Resources available for title clearance on properties
7. What is the focus – single family and/or multi family

Commissioner Gumm made a motion to have a special meeting on January 24, 2022 to discuss Policy, previous RFP and proposed new RFP. The motion was followed by a second by Commissioner Pointer. Motion was adopted.

Guest Speakers

Justin Duff – VanTrust Real Estate – Request for Purchase Option Agreement – Presented a program model for single family homeownership. No Action Taken

Approval of the Minutes

Commissioner Clayborn made a motion to approve the December 6, 2021 open and closed session meeting minutes followed by a second from Commissioner Pointer. The motion was adopted.

Executive Director

The January report was accepted as presented. Currently working with a vendor to provide the ability to accept applications and fees (Administrative and Background check) online.

Consideration of Sale of Properties

Commissioner Clayborn asked if the public has been made aware of the Land Bank's asking price (2/3 of County's Market Value) when submitting applications and what can be done to help the public understand the requirements. Ms. Bryant advised that the public is aware byway of the resolution on the Land Bank's website. Commissioner Gooden

Commissioner Pointer made a motion to table the two applications from Reach KC Church until they are ready to move forward with the Land Bank with the update information and application. The motion was seconded by Commissioner Clayborn. The motion was adopted.

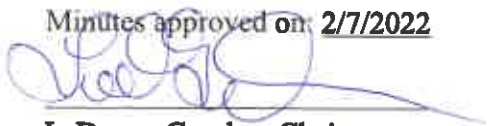
Commissioners discussion regarding Land Bank staff bringing incomplete applications to the Board. The recommendation is to pause applications until the January Special Meeting for policy discussion. Commissioner Pointer made a motion to have staff communicate with applicant regarding incomplete applications and once the application is complete, have the application come back to the Land Bank Board of Commissioners for review. The motion was seconded by Commissioner Clayborn. The motion was adopted.

Commissioner Pointer made a motion to move the remaining items to the next remaining meeting of the Land Bank. The motion was followed by a second from Commissioner Clayborn. The motion was adopted.

The meeting adjourned at 12:12 P.M.

Next regular meeting is scheduled for Monday, February 7, 2022 at 10:00 A.M.

Minutes approved on: 2/7/2022



LaDonna Gooden, Chair