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NOTICE OF RESCHEDULED MEETING NEIGHBORHOOD & COMMUNITY DEVELOPMENT STANDING COMMITTEE

To the Members of the Governing Body of the
Unified Government of Wyandotte County/Kansas City, Kansas:

You are hereby notified that the Neighborhood and Community Development Standing Committee of the Unified Government of Wyandotte County/Kansas City, Kansas, previously reserved for Monday, January 6, 2025, has been rescheduled to Monday, January 13, 2025, at 5:00 PM or immediately upon adjournment of the Economic Development and Finance Standing Committee. A copy of the agenda is attached to this notice.

Dated this 8th day of January 2025.



Unified Government of Wyandotte County and Kansas City, Kansas

**Neighborhood & Community Development
Standing Committee**

Fifth Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Commissioner Andrew Davis, Chair

*Commissioner Melissa Bynum - Commissioner Gayle Townsend - Commissioner Christian Ramirez -
Commissioner Dr. Evelyn Hill*

AGENDA

Monday, January 13, 2025

Immediately upon adjournment of earlier committee or 5:00 PM

1. Call to Order
2. Roll Call
3. Approval of Minutes for December 4, 2023 and February 5, 2024
4. Committee Agenda
 - 4.1. **RESOLUTION: ADOPTING SUBSTANTIAL AMENDMENT TO 2023 HUD ANNUAL ACTION PLAN**

Synopsis: Resolution amending the Unified Government's 2023 Annual Action Plan and 2022-2026 5-year Consolidated Plan.

Tracking #: 21640
 - 4.2. **LAND BANK OPTIONS**

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

39 Single Family Homes
2 Commercial

Tracking #: 21646
5. Public Agenda
6. Adjourn

Location: Hybrid

We invite you to view the meeting in person in the 5th Floor Conference Room, Suite 515, Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, or virtually via a Zoom webinar.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/89735252543>

Webinar ID: 897 3525 2543

Phone one-tap:

+12532158782,89735252543# US (Tacoma)

+13462487799,89735252543# US (Houston)

Join via audio:

+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 719 359 4580 US, +1 253 205 0468 US, +1 646 931 3860 US, +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 646 558 8656 US (New York)
888 475 4499 US (Toll-Free) 877 853 5257 US (Toll-Free)

International numbers available: <https://us02web.zoom.us/j/89735252543>

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, December 4, 2023**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, December 4, 2023, at 6:36p.m., remotely via Zoom and on-site. The following members were present: Acting Chairman Burroughs; Stites, Davis, Stites, Bynum, McKiernan. Commissioner Townsend was absent. The following officials were also in attendance: Jud Knapp, Land Bank Manager; and Monica Sparks, Deputy UG Clerk.

Commissioner McKiernan said I'd like to announce that due to continuing COVID-19, some committee members, staff, and the public are attending remotely via Zoom as well as those of us who are on-site. All participants who are joining by phone or by Zoom should mute their devices when not speaking to avoid background noise.

During the meeting, please make sure you announce yourself by name and title when you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants and is still the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom. They're also allowed to submit comments by email prior to the meeting. Those comments will be included in the record of the meeting. The public also has an opportunity to provide comments via Zoom and from here in the 5th floor conference room at the Municipal Office Building.

Commissioner McKiernan called the meeting to order. Roll call was taken, and all members were present as shown above.

Commissioner McKiernan said to the best of my knowledge there were no revisions to this agenda as initially published. **Monica Sparks, Deputy County Clerk**, said that is correct.

Commissioner McKiernan said we have no previous minutes to approve this evening, so we'll get right into the committee agenda item number one, the only item with multiple sub items is Land Bank Options and I'll turn this over to our Land Bank Manager, Mr. Jud Knapp.

Committee Agenda

Item No. 1 - 212871...LAND BANK OPTIONS

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.

Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

9 Single Family Homes

14 Multifamily Units

Jud Knapp, Land Bank Manager, said for tonight we have eight homes and fourteen multi-family units that we're going to go through. I think we can lump A1 through A8 together as one and then go to B1 and B2 and then B3 and B4. I think that's what I'm going to try to do but always if you have questions, you can stop me. Alright, the first one, A1, is at 3427 North 71st Street. I believe this is the third time we've seen this lot here, and all times it's been cancelled but then I have another applicant that is coming right behind it. So last month it got cancelled because the applicant found out how expensive it was to build so that's why that one got removed. This one became available, and it got taken very quickly. Staff didn't have any comments, the neighborhood groups didn't have any comments.

Items A2 through A5 are the same person. They are requesting to build five homes on six lots. They do have 20 years of building experience, so they are experienced builders. Staff comments with these next five were they need a design change due to the narrow lot design guidelines because it's going to be more of a bungalow type of house with like a raised front porch. Staff wants to try to maintain the 25-foot lots in this neighborhood and that will support density and to match the neighborhood. So, the first one's at 907 Tenny. There's actually three lots under this so this is where the 25-foot lot comment comes from. Staff would like to see those split up into three and build three homes on that lot because that's a 75-foot lot.

A3 is at 263 North 9th Street so it's just north of the last address and there's three lots there. The applicant wants to build two homes there, but staff said they would love three. A4 is 253 North 9th Street and then A5 has a little different narrow lot design guidelines do not apply to this lot because all the lots around it are all different sizes and a home built here would match the

neighborhood on whatever size lot that is. Next is A6, is a continuation from the last meeting we had with Mount Carmel. They initially requested 15 lots that we approved last month, but we missed these four parcels in there. They're planning to replat into a cul-de-sac and they need those four lots to make that cul-de-sac work. This would bring their total up to 19 lots to build ten homes.

A7 and A8 were held from last month's meeting. I do have comments for A7 through A8 and they're both the same for both houses. A7 is here, A8 is right across the street. They are not the same person but it's kind of like the same. They aren't the same names, but they aren't the same person but this just like the same group. It's just like another person's doing it. That's why the homes look the same but the comments that we received from the Oak Grove Neighborhood Group was that the Oak Grove supports A7 and A8 on a conditional basis. I want to read this note to you, both received a unanimous vote and to answer the question, would you like to see this in your neighborhood? Would you like to see a single-family home in your neighborhood? The neighborhood group said yes. They also had some conditions with it, they said while both projects have look appeal in an area that has been dormant for several years, many of these voters saw the lack of African ethnicity as a serious drawback, internship, training as well as job employment activities were absent. Oak Grove wants more homeowners; it was not determined how much time the developer would give to the seeking owners before seeking renters. With the existing sizable population of renters in the neighborhood goods and services are virtually absent. Oak Grove believes that it is not solely the number of rooftops, it's also the number of disposable income that reside in these homes, that was their comment, so that concludes items A1 through A8. **Commissioner McKiernan** said thank you Mr. Knapp, in a moment I'll ask if there are any comments or questions, but I'm just going to share something and this is my last meeting so you won't have to put up with this from me from now on, but at first I was wondering why are A2, three, four, and five all split up? It's the same applicant, why isn't it all just lumped together? Now, I see why, because at A2, no split that. I, personally, do not see that a 25-foot lot—let me rephrase that. I, personally, believe that if an applicant wants to take two 25-foot lots and combine them into a 50 or wants to take three and make them into 37 and a half's or whatever they are, I do not have a problem with that. I mean we're sitting here saying no, you have to build on a 25-foot front lot, but go back to the ones on North Hallock, would you please? The last ones you presented. Like 2529 North Hallock, that's a 75-foot front. So, why aren't we telling that applicant split that into three 25's? I think there is an inequity in how we're proceeding here that and frankly, this North

Hallock property is only a few miles due north of the North 9th Street properties that the previous applicant wants that we're kind of messing with. So, I 'm fine if we say do it, but I just think that there is inequity in this process and I think that a firm commitment to force 25-foot front construction is misguided and will ultimately result in fewer homes being constructed in our downtown area, that's just my opinion. Any other members of the committee have comments or questions? **Chairman Burroughs** said thank you, I don't disagree with those statements. My concern would be if we have a whole block of 25-foot lots, what do we plat them to be moving forward? I'm with you, a 25-foot lot if it's going to build narrow shotgun homes that aren't connected, that with some of the past practices that have been done with demolition, makes it even more difficult in which to deal with these lots, so I don't disagree with you. I would hope that whoever's working on Land Bank policies would be thinking about this, taking this into consideration that as we discuss these, that we may want to look at combining a minimum of two, no more than three. There may be a way to do that, there's nothing wrong with building a larger home in a community because if we're going to build shotgun homes, it's going to take the quality of home that I see there, is not conducive what I would consider to a neighborhood of a block full of 25-foot lots. I would just assume if we're going to invest in our neighborhoods and reinvest in our neighborhoods that we see housing stock that comes back that could be there for a couple of generations. **Commissioner McKiernan** said I would agree with that and I would also speculate—I don't know because I don't build houses ,but I would guess that people who build houses, would have a sense for what size lot, what size house is going to be marketable and that my opinion again, is we should not stand in the way of that effectively free market. **Commissioner Stites** said that's where I was going. We can't have cookie cutter houses, and the market is telling us what we need. One of them said and I can't remember what it was, they're targeting under \$300,000 houses. Well, you know what, if those aren't going to sell, I'm not saying the \$300,000, I'm saying if a house that is built this size is not going to sell, we aren't in that business. Our job is to get those out of Land Bank and get them back on the tax roll. That's our job, not to say that we know better because heaven knows that we do enough of that, thinking that we know better than some of the professionals but I 100% agree that having that ability and like Commissioner Burroughs says the 25 maybe up to. But I still don't want to make that policy. If one comes in and it's whatever the distance maybe have that ability to put one off, so I agree.

Commissioner McKiernan said thank you, any other comments or questions?

Commissioner Davis said I will say as you all can guess; I've been working on a lot of things. The Land Bank stuff was still being worked on with the Mayor's Office and the hope as I know, Commissioner McKiernan, you won't be with us, but the hope is in 2024, we will have something that has kind of the Mayor's blessing for this group to consider. Thank you. **Commissioner McKiernan** said now I will say, despite my biases, I'm not going to stand in the way of any of these applications. If these applicants know our restrictions and chose to still go forward then I wish them godspeed and good luck, but I would hope that we would have a more coherent and more uniform and potentially more equitable Land Bank policy moving forward. Any other comments or questions. And Monica, I do not have my—did not get Zoom window up here so I'll be asking you if we have anybody online so first of all, in terms of public comment, did we receive any written comment regarding any one of the items A1 through A8? **Ms. Sparks** said no comments were received. **Commissioner McKiernan** said thank you, is there anyone online who would like to comment on applications A1 through A8? **Ms. Sparks** said no hands are raised. **Commissioner McKiernan** said thank you very much, is there anyone here present with us who'd like to comment on A1 through A8. I see no one coming forward, so these items are available for motion.

Action: **Chairman Burroughs made a motion, seconded by Commissioner Davis, to approve as submitted.** Roll call was taken and there were five "Ayes," Bynum, Stites, McKiernan, Townsend, and Burroughs.

Mr. Knapp said that brings us to Item A9. A9 was also in last month's Standing Committee Meeting but it was sent back with the stipulation that they need to have a public meeting about the transitional houses. That meeting has not happened, so I am requesting that this item be hold until that meeting takes place. **Commissioner McKiernan** said was this the item Mr. Knapp, where the group that the developer was supposed to meet with is going to meet like the next day and there was no time to coordinate a meeting. Something like that? **Mr. Knapp** said no, that was the last two applications. **Commissioner McKiernan** said that was the other and they have done that. **Mr. Knapp** said yes, they have. **Commissioner McKiernan** said but this applicant did promise that

there would be such a meeting, that has not yet happened. **Mr. Knapp** said yes Commissioner. **Commissioner McKiernan** said what I'm going to do is I'm going to ask for any public comment, but Mr. Knapp is suggesting that we hold these three, this one item, these three properties over until such time as the meeting has been held. Monica, did we receive any written communication regarding A9? **Ms. Sparks** said no comments were received.

Commissioner McKiernan said I'd ask if there's anybody joining us online who has their hand raised to make comment on A9. **Ms. Sparks** said no hands are raised. **Commissioner McKiernan** said Committee, A9, is before us with a recommendation that we hold it over until such time as a public meeting has been held.

Commissioner Stites said I just have a question (Inaudible) hold it over until, how long is that? I mean, is it 30 days? Are we going to see this again in 30 days, if they don't have the meeting and then we have to say this same thing again, and we just kick the can down again. Hey, you know what They didn't do what they said they were going to do last meeting. I'm okay with this application being thrown away and they can reapply. **Mr. Knapp** said have to have these items in like—is it four or five weeks in advance. So, when that last meeting happened, there wasn't much time to have that meeting, and I think it was a shorter meeting month. I think it happened—so I will not put it back on the agenda until that public meeting has happened.

Commissioner McKiernan said that is a great point because we were second Monday last month, we're first Monday this month, and so we did have a compressed time in between meetings. **Commissioner Stites** said what I want to make sure of is that might not happen this month, it might not happen next month and then it's kind of off the books for anybody else to put in a request for that property because it's tied up and another application can't come forward because it's property down the road. I'm okay with doing it—I mean I—but you're saying come back before us until they have this meeting. We don't know when that meeting is. I want to say that if they don't have the meeting within two more months, 60 days, then that application is null and void. **Mr. Knapp** said that sounds great to me. **Commissioner McKiernan** said so we have a motion that this item be held over for a maximum of 60 days and that—I'm reading body language here and facial expressions, and I think we're going to get a little bit of clarification from Legal in just a second. It's just a hunch, and so basically what we're asking is a maximum of 60 days and if that public meeting has not yet occurred by that time, that this be denied.

Wendy Green, Deputy Chief Counsel, said the only thing is for our own ordinances, item can only be held over a maximum of 30 days. So, it can only be held over to the next Standing Committee meeting unless maybe somebody would want to suspend a rule. **Commissioner McKiernan** said Monica, could you tell us or do you have the next meeting. When is our next meeting? When is our January meeting? Is it the second Monday, in which case we'd have five weeks. **Ms. Sparks** said I can tell you and it will be January 8th. **Commissioner McKiernan** said it will be the second Monday, although jammed right up against the holiday. So, Mr. Murray, I'll recognize you for any clarifying comments.

Commissioner Bynum said my question is going to Commissioner Stites. What precedent, what policy exists around making a statement that if we hold it 30 days and they don't have the meeting as requested, then we can trash can it. I mean how does that comport with the way that we've handled other applications. I just—all I'm asking is for consistency, and what the policy currently might be. **Ms. Green** said so technically, it's still a motion to hold it over though. So, if—**Commissioner Bynum** said but he made a—he added a stipulation to his motion, he added a condition. **Ms. Green** said he did but—**Commissioner Bynum** said I'm asking how that creates consistency? **Ms. Green** said so if he—the motion itself though is to hold it over, and then if they don't do what they're supposed to do then it's just denied in essence, and we won't hear it again. So, the initial motion though is that it be held over, and then if they don't do what they do, then it gets denied. So, you have to deal with that initial part of the motion, which is to hold it over. And our rules say that it can only be held over 30 days. **Commissioner Bynum** said I just want to make one more comment to this point. Again, I'm looking for policy and secondarily, it's December, it's Christmas, the next meeting is the 8th. It's—I think going to be difficult at this time of year for them to have a community meeting between now and January 8th, just an opinion. The second part of that question is we're we asking them to meet with a specific Neighborhood Group or were we asking them to hold some sort of public meeting. Those aren't the same thing. **Commissioner McKiernan** said I would—just to be contrarian here, I would say that we don't necessarily have to mandate a meeting or any application. We certainly don't mandate meetings—I mean there is in policy but, Mr. Knapp who was the meeting to be with? **Mr. Knapp** said it was with the neighborhood and surrounding areas was I heard they—the Village Initiative did have this meeting for their last approval. They had a community meeting at an area church, so I assumed it was going to be the exact same meeting again. **Commissioner McKiernan** said so then the request for the

meeting here is because it's Village Initiative, not because it's a Land Bank application. Would that interpretation be correct? **Ms. Green** said correct, it seems like that's what it is if you ask me Commissioner.

Commissioner McKiernan said Mr. Murray I'll go ahead, and Commissioner Stites I will be back with you in a second, but I'll recognize Mr. Murray for some clarification.

Lavert Murray, Economic Development Advisor to the Mayor, said this is pretty much in line with the concern cited by Commissioner Bynum. I think we all know that the Village Initiative is already under construction just around the corner from them with housing similar to what is proposed. So I just met with Randy George a week or so ago, and I would suggest that maybe he didn't understand that we're wait—and no offense, yet that we're waiting on him to have this meeting before this matter comes back and so, I think in the meantime, you'll certainly get his attention, and be it the concerned citizens of Quindaro or the Quindaro Initiative. He'll meet with the surrounding groups, but I guarantee you he's not one to want these properties to go away because he had to seek funding for this, and I think it was just some oversight on his part. I know for the development, that he's pursuing as we speak, that he's under construction with it was suggested to him to meet with the neighbors at that time, and the community groups and he did. I don't know what he might be confused by, but I can assure you that he will respond if given adequate time. **Commissioner Stites** said what I will say though is I'll withdraw the motion, but I want to be clear about something also, is we have to suspend the rules because you've already—you've said that we've can only send it back once? **Ms. Green** said no, you can send it back multiple times, you can only send it—you can only hold it over for 30 days at a time. But you could do it multiple times. **Commissioner McKiernan** said with all that clarified, is there a motion on Item A9?

Commissioner Davis said just let me—sorry, let me put two and two together. Village Initiative, they're the applicant, they do have a history within this community and a connection within this community, so I want to be very mindful of that. Not to play favorites here, but there's a difference, this is a local organization. Mr. Knapp, if you can help me, it was a Village Initiative that said they would have the meeting. **Mr. Knapp** said yes. **Commissioner Davis** said okay and they just weren't able to do it. Granted, holidays schedule's crazy. I think even 30 days, that gives January 4th—that's wild. I'll move to approve. **Commissioner Stites** said with that being said, I'll agree, and I'll second that. **Commissioner McKiernan** said so we have a motion and a second to

approve A9 as submitted. And I cannot remember have I asked for public comment on this? I have not. Alright. Monica, did we receive any correspondence related to A9? **Ms. Sparks** said no comments received. **Commissioner McKiernan** said is there anyone joining us online who'd like to comment on item A9? **Ms. Sparks** said no hands are raised. **Commissioner McKiernan** said and there's no one here in the room or should I say is there anyone here in the room who would like to offer comment on A9? I see no one coming forward. There has been a motion and a second to approve as submitted. Roll call please.

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to approve as submitted.** Roll call was taken and there were five "Ayes," Bynum, Stites, Davis, Burroughs, and McKiernan.

Commissioner McKiernan said Mr. Knapp we're now into the B group. **Mr. Knapp** said yes, we're in the multi-family area now. B1 is at 1600 Rosedale Drive. This is for a duplex; it does match the zoning of R2 here. This item received no comments from staff, and no neighborhood group comments. B2 is at 1929 Stewart Avenue. This is zoned R2, so it meets the zoning of a duplex. A little bit about the applicant, they are in the construction trade and they're looking to build a house that will suit their needs and they're also going to live in one side of it and rent out the other side of the duplex. B3 was held over from last month, they did have a public—they did have a Neighborhood Group meeting. I do have the Neighborhood Group comments right here. It says Oak Grove Executive Committee opposes this application. There's a high concentration approximately 15 apartments and four rental houses in this block area. The number of single-family homes is considerably less, the Neighborhood Group doubts that more of the same will attract goods and services that the area badly needs. Random shootings are the norm, much of the infrastructure sidewalks and curbs is absent, either it never existed, or it was uprooted or removed by companies and entities doing work in the right-of-ways. The nearest transportation is five blocks away, great consideration and components of the Equitable Development Reference the Anti-Displacement strategy in the northeast area, KCK. The Heritage Trail plan should be given not only to increased density but to equally in part, improve this area's quality of life and attractiveness to those with disposable income and those with investment dollars. So, that was the comments I received from the Neighborhood Group here they are against the application.

B4 was also held and it's also in the Oak Grove Neighborhood Group and I got comments for them. Oak Grove Executive Committee support this application with conditions. I have to remind you that this is a multi-family, four unit build that the applicant is requesting the conditions for being supported by the Neighborhood Group was no four-plexes or multi-family units. The neighborhood wants more owner-occupied single-family structures. I take this as it means that they don't want multi-family they want single-family homes, and I do have to say this area is already zoned RP5, so it would match the zoning of this area. A developer would actively seek and include workers and trainees of ethnicities that represent the demographic that are most negatively affected by red lining and other adverse Government actions in Legislation. The developer would partner with the Neighborhood Group and MBR to work within the framework of the Anti-Displacement strategy. That concludes my items, Commissioners.

Commissioner McKiernan said comments or questions from the Committee on these applications? **Commissioner Bynum** said RSP 4 being 630 Quindaro, I appreciate the Neighborhood Group actively looking at these applications, the question really is though the conditions are not really part of this stage of the process correct. It's currently zoned now as we move through we might reach a point where this were to be in front of Planning although possibly not, I'm a little confused on the ability of Neighborhood and Community Development Standing Committee to place these kinds of conditions on a Land Bank transfer. I'm just a little confused and I keep looking straight at Legal, and is our Planning staff online? Okay, so whoever wants to take it. **Ms. Green** said that's normally not what this Standing Committee does at all with an option agreement. Normally, an option agreement is granted and then it is determined whether or not anything further is needed. So, just from a Legal perspective, no that's not what we do at this point.

Ms. Sparks said we do have Kallie McLaughlin online. **Commissioner McKiernan** said Ms. McLaughlin if you have any information for Commissioner Bynum, so ahead. **Kallie McLaughlin, Planning Department**, said so if they decide to do just a single-family then they would have to go through the narrow lot design guidelines as part of that process, but if they do want to do anything that's three units or more, So I guess single-family, and duplex is narrow lot. Three units or more would fall into the commercial category, so we would require a Final Development Plan to be presented before the Planning Commission, in which point they would have to or they would be open for public comment, which seems to be—the maybe a better spot to put those neighborhood opinions and commentary. **Commissioner McKiernan** said any other

comments or questions from the Committee? **Ms. Green** said I do remember there was a question the last month—they had a question about the TIF for the Paragon Falcon and when it was going to expire, and I did have an answer for that, it should expire in July of 2025. **Commissioner McKiernan** said that doesn't apply to any of these does it? I thought it would apply to A7 and A8.

Ms. McLaughlin said no actually it would apply to B3 and B4 as well I thought, but possibly not, maybe I wrote my notes in the wrong place. But anyway, if anybody wanted to know, it expires in 2025. **Commissioner McKiernan** said it's perfectly possible. I could first time have been wrong today. **Ms. McLaughlin** said I did put my notes in the wrong place. **Commissioner McKiernan** said North Hallock properties were the ones that were in the Paragon Falcon, weren't they? So, Committee, getting whooped by a map here. Does the Committee have any comments, questions or a motion on any of these applications? **Mr. Murray** said I just wanted to clarify some things because I indicated to that the North Hallock property is in the Paragon Falcon area, but I believe if it is on the—and I should have looked at the map, if it's on the North side of Quindaro, the 630, 628, 626 Quindaro projects would be in the Paragon Falcon area as well.

Commissioner McKiernan said those are on the North side of Quindaro at roughly 7th. **Commissioner Davis** said just a question for Legal, and I don't know if we've had this conversation to this extent. Could we even mandate the—for example, could we mandate that a Land Bank application be only owner-occupied. Is that something we are even allowed to do? **Ms. Green** said Land Bank properties are ours to do with as what for whatever our policy says. So, if we want to make that part of our policy, that we can mandate, whoever purchases it make it owner-occupied, then we could do that, but we don't have anything in our policy as of right now that says that we can mandate that or that we can't mandate that, to tell you the honest truth. **Commissioner Davis** said and there's nothing in State Law that would prohibit us from doing so? **Ms. Green** said no, not necessarily because the Land Bank, when it—even though it's quasi-Governmental it's its own entity. So, it's almost acting in a quasi-Governmental function. Although, I can't think of anything—I mean as long as we're not violating Fair Housing Laws, I don't know that there's any reason that we couldn't. I mean, I don't know that saying something has to be owner-occupied necessarily, I would have to look into that, but I don't—any off the top of my head. I can't think of say—why saying something has to be owner-occupied would necessarily violate a Fair Housing Law, but that's what we need to make sure that we don't run afoul of are the Fair Housing Laws.

Commissioner Burroughs said you have Home Rule Authority to do these types of things, granted by law, you're that you did state Federal Housing Authority. That would be the only thing I think that we would have to run through. Other than that, whatever decisions we need to do under the Home Rule works. **Commissioner McKiernan** said as attractive as that might be, I would caution us that I think that's a slippery slope, that we would potentially down the road be at cross purposes with previous decisions that this body has made. But I won't be making them. **Commissioner Stites** said how long has this property been in the Land Bank? **Mr. Knapp** said I don't have a good answer for that one. **Commissioner McKiernan** said would it be safe to say it's been more than a few years? **Mr. Knapp** said definitely, yeah. (Inaudible) **Commissioner Stites** said how many single-family housing applications have we had in that last couple—**Mr. Knapp** said we have like 450 total. **Commissioner Stites** said no, no, no. **Mr. Knapp** said Oh, none. This is the first time this property has come. **Commissioner Stites** said there's a lot of opportunity for anybody that wanted to build a single-family house in there. They could have come forward and built one. **Mr. Knapp** said yes, Commissioner.

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to approve as submitted.** Roll call was taken and there were five "Ayes," Bynum, Stites, McKiernan, Townsend, and Burroughs.

Commissioner McKiernan said Monica, you'll have to check me again, I forgotten whether or not we checked to see if—we have not. Alright, was there any public comment, correspondence received related to items B1 through B4? **Ms. Sparks** said no comments received. **Commissioner McKiernan** said is there anyone joining us online who'd like to comment on B1 through B4? **Ms. Sparks** said Elnora Jefferson has her hand raised.

Elnora Jefferson, Kansas City, KS, said I'm part of the Oak Grove neighborhood, and I'd like to say that yes, that is correct. That TIF does extend to Quindaro Boulevard. The other question that I raised at the last month was the developer agreement that there is a developer agreement of record and we've not—I don't have any information, or maybe I should say I'd like to know where I could get the information as to whether or not the developer agreement is still active. Because one big thing was that the developer had the right of refusal in this particular area.

I'd like to say that we enjoyed our meeting with this particular applicant, he was willing to work with and enthusiastic and anxious to work with the neighborhood group, so I hope that this will, and it looks like it will go forward. The question I have is on the application over on Roland, will that to require a second meeting? **Commissioner McKiernan** said I think that question would best be answered by Ms. McLaughlin but based on my interoperation of her previous comments it sounds as if it might. Ms. McLaughlin, do you have any insight on B3, the properties on Roeland? **Ms. McLaughlin** said I'm sorry Jud, can you go back to that so I can take a look at that one more time?

Mr. Knapp said yes Kelly, I'm back on it right now. It's the three duplex location. **Ms. McLaughlin** said so those are zoned R2B, which means that they're allowed by right to have a duplex, the only difference is that they still have to go through the narrow lot design guidelines and there might be some changes to what you see in that picture. I also notice that the plat or that the lots they have are a little smaller, so if they want to change how their plats are done and they want to change the spacing on them so whether you know three even lots, that would require a planning entitlement. So that would be a subdivision replat in order to do so, which may result in the public hearing if they pursue that. If they don't pursue that avenue and they just want to do a building permit for three single family homes or three duplexes, I'm sorry they are allowed to do so by right.

Commissioner McKiernan said thank you so much appreciate that. Then Mr. Murray, do you have any additional insight on these properties? **Mr. Murray** said in fact, Ms. McLaughlin just covered that although, I was going to point out that with regard to the comments made earlier about reserving the Land Bank parcels for single family use only. That would have and I was going to point out that would have zoning implications that I agree with Legal Counsel that you can do that. Bu, just understand the impacts it would have to our zoning ordinance. **Commissioner McKiernan** said we have a motion and a second, but I'll recognize Commissioner Bynum and then Commissioner Stites. **Commissioner Bynum** said thank you, I'm just trying to get clarity and maybe you stay there too, Ms. Jefferson mentioned refusal in that TIF area, these are in the Land Bank, I mean how would there be a first RIT refusal on a property that's been foreclosed and placed in the Land Bank. **Mr. Murray** said can I address that? I don't want to front of anyone but—and Jud will recall conversations that he and I have had about some of the parcels in the Land Bank and what prompted some of those discussions was an application for property in the Mount

Carmel area. Many of these parcels in the Paragon Falcon and the Mount Carmel area and there other redevelopment areas that were approved and there were contracts with developers covering these areas. At that time and I'm talking more than 10 years ago, we placed a number of these parcels acquired for the developer in the Land Bank for what reason.

Well, number one they were not ready at the time to develop those specific parcels and thus we were trying to give them time to get their plans ready but avoid taxation on those parcels in the integral. Now as you know when there is land, you have to tax that land unless it's serving a government purpose and in this or public purpose. In this instance the purpose was for redevelopment and the fact that they were being held for redevelopment. The only way to escape taxation was to put them in the Land Bank and that's why you will find a number of parcels in redevelopment areas in the Land Bank. And so, they weren't acquired via tax foreclosure sale. They were acquired actually by—In the case of Mount Carmel there were a number of parcels that were condemned or not condemned but acquired via eminent domain and the same for Paragon Falcon, and then placed in the Land Bank hoping that the developer could live up with the terms of their redevelopment agreement and get them built out. As you know, I need not point out that there was a pandemic that slowed some things and then there was an economic turndown that hurt other things. But that's why you'll find a number of parcels in the Land Bank. **Commissioner McKiernan** said there is a motion and a second to approve as submitted. Any other comments from the Committee?

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to approve as submitted.** Roll call was taken and there were five "Ayes," Bynum, Stites, Davis, Burroughs, and McKiernan.

Commissioner McKiernan said that takes us to the end of our agenda, there are no more items. Is there a motion to adjourn? **Commissioner Burroughs** said Brian, my friend I just want to say it's been a pleasure serving with you on this Committee, you have served as this Chairman since I have been on this Committee and your wisdom and knowledge in reference to community housing is going to be sorely missed but I just wanted you to know that I've respect the work that you bring to the Committee in your thought process and how you conduct yourself as a member of this committee and I just want to say thank you and your professionalism will be missed.

Commissioner McKiernan said thank you Commissioner Burroughs, I appreciate that. I have no doubt that this Committee will carry on and do even better work moving forward. So, is there a motion to adjourn? **Commissioner Bynum** said no sir, I need to make a comment. Well, I can't let Commissioner Burroughs—It could because I have a very long speech I just want to echo Commissioner Burroughs comments and we'll have more time for this in the coming days but just in general this Committee and all the other work you've done is so appreciated dearly, and a lot of it is for just the way you think about things and analyze things. I like to call it McKiernaning and part of that references this spreadsheet creation and the pie chart creation and all the ways that you take the data and you've certainly helped me over these years understand that data better and it's so appreciated and it won't be replaced. We have fine people coming, but what you've done won't be replaced and it will be missed, and I thank you.

Commissioner Davis said I'll just add although I'll save the full length of my speech for Thursday. But no Commissioner McKiernan you've really modeled Public Service very very well and it is always refreshing to hear you speak and hear you analyze issues and problems. I think you've brought a level of clarity to a lot of really hard to understand topics and things and so I appreciate your candor, appreciate your wisdom, and I appreciate your sacrifice. I know there's a lot of other things on your plate and things that this community has—we have little to no idea and so thank you for your service to this community. **Commissioner McKiernan** said let's not overlook the value and the power of all the other members of the Committee here—**Commissioner Davis** said this is your time to receive appreciation Chair. **Commissioner McKiernan** said—Are doing great work and that will continue. Okay, now is there a motion? **Commissioner Stites** said I knew this was going to happen tonight, so I prepared notes that I 'd like to go over and thank you about. I've worked with you now for two years, I've known you for many years prior to this and it does not surprise me at all as I was your Community Policing Officer, you conduct yourself the same exact way as you did as a member of my district that I represented. You are going to be missed, and I echo exactly what everyone has said here. I can't add anything to that other than I'm going to miss you—**Commissioner McKiernan** said I'm still going to be around, don't worry. **Commissioner Stites** said we'll make a motion to adjourn. **Commissioner McKiernan** said there is a motion to adjourn. **Commissioner Davis** said there is a second. **Commissioner McKiernan** said there is a motion and a second to adjourn. Roll call please.

PUBLIC AGENDA

No items for discussion.

ADJOURN

Action: Commissioner Stites made a motion, seconded by Commissioner Davis, to **adjourn**. Roll call was taken and there were five “Ayes,” Bynum, Stites, Davis, Burroughs, and McKiernan.

Acting Chairman Davis adjourned the meeting at 7:25p.m.

JG

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, February 5, 2024**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, February 5, 2024, at 5:01 p.m., remotely via Zoom and on-site. The following members were present: Commissioner Davis, Chairman; Commissioners Bynum, Townsend, Hill. Commissioner Ramirez was absent. The following officials were also in attendance: Kallie McLaughlin, Planning Department; Bridgette Cobbins, Assistant County Administrator; Angela Lawson, Acting Chief Counsel; Jud Knapp, Land Bank Manager; and Monica Sparks, Deputy UG Clerk.

Chairman Davis said I'd like to announce that some committee members, staff, and the public are attending remotely via Zoom as well as those of us who are on-site. All participants who are joining by phone or by Zoom should mute their devices when not speaking to avoid background noise.

When speaking, please speak directly into a microphone to ensure everyone listening is able to hear your comments and to ensure a clear record is made.

During the meeting, please make sure you announce yourself by name and title when you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants and is still the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom. They're also allowed to submit comments by email prior to the meeting. Those comments will be included in the record of the meeting. The public may also indicate their intent to provide remote public comment by contacting the Clerk's Office by 5:00 p.m. the Thursday before the meeting. The public also has an opportunity to provide brief comments either by telephone or via Zoom and from here in the 5th floor conference room at the Municipal Office Building.

Chairman Davis called the meeting to order. Roll call was taken, and all members were present as shown above.

February 5, 2024

Chairman Davis asked, Clerk, are there any revisions to the agenda. **Monica Sparks, Deputy County Clerk**, said there are no revisions this evening.

Chairman Davis said awesome, and we have no previous minutes to approve, so we are smooth sailing. So, Mr. Knapp, I'll go ahead and hand it off to you.

Committee Agenda

Item No. 1 - LAND BANK APPLICATIONS

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.

Please visit the new site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes – 5 Homes

1. Rogelio Avalos – 2 homes
823 Ohio Ave – 119802
819 Ohio Ave – 119801
2. Miguel Cortes – 1 home
2122 State Ave – 065500
3. Cecily Marrero – 1 home
2949 N. 40th St – 105317
4. Dallas Wolfe – 1 home
917 Shawnee Ave - 072946

Jud Knapp, Land Bank Manager, said so for tonight, we have A1 through A 4 we can vote on I believe as one. Those are all single-family homes. My homes are usually under the A bracket and then we have three in the B section, those are multi-family and then we'll finish up with a C1 which is commercial.

So, the first one is A1 at 823 Ohio Avenue, this is for two of our lots to build two homes on. This applicant has already built four homes on Land Bank properties so they're kind of a proven builder and it is zoned correctly and then staff and the neighborhood group didn't have any comments against this.

We'll move on to A2. A2 is at 2122 State Avenue. This applicant is tied to the previous applicant's group, but they're a little separated, so this one is in an Historic District of Westheights, so this would require a Landmarks review. This will definitely change the design of this home to match the character of the neighborhood. The applicant has been notified of that and they haven't told me to remove the application yet, so they are willing to try to get that home so it matches the neighborhood.

A3 is at 2949 N. 40th Street, this is just south of Leavenworth Road. This applicant is looking to build a home to live in. They do have building experience with Habitat for Humanity and then staff and the neighborhood groups didn't have any comments on this one either.

A4 is at 917 Shawnee Avenue, this is for a single-family home. They're going to build it for their granddaughter, he has 20 years of building experience. From the photo there is a house there, but that house has been torn down because it caught fire. This was a donation we got before, but it burnt down before we could get it into a rehabbers hand, so it is a vacant lot today. Commissioner that summarizes A1 through A4.

Chairman Davis said I'll ask the Clerk if there are any comments received from the public. **Ms. Sparks** said no comments were received. **Chairman Davis** said I'll recognize any members of the public who wish to address the Committee. I'll ask the Clerk if there are any raised hands either here or online. **Ms. Sparks** said we have no one online. **Chairman Davis** said alright, I don't see any raised hands there in the gallery. Committee, any comments or anything regarding these applications.

Commissioner Bynum said I just want to circle back around to 2122 State. So, it's in the environs of Historic Westheight, and so you said that it would require—we can permit the option, but then it would require that they also appear in front of the Landmarks Commission, and hopefully or probably, be required to submit a plan that fits the historic character of the neighborhood. Did I get that right? **Mr. Knapp** said yes, that is completely correct. **Commissioner Bynum** said so if that were to fail, if they weren't able to appease the Landmark Commission, is there a clawback for the property or what happens then? **Mr. Knapp** said they can't get the building permit. **Commissioner Bynum** said no building permit. **Mr. Knapp** said once that Landmark review is

there. That is our clawback that we don't transfer until they get a building permit and proof of funds, so that's when you get it back.

Commissioner Bynum said with regard to—just refresh me on the process because I know that when you have these items come up to an agenda, the Advisory Group is told of the parcels that are up for a vote tonight. What about the specific neighborhood Historic Westheight? Is the specific neighborhood told? **Mr. Knapp** said yes, they are. I have a map on here that shows me the neighborhood groups that are officially recognized by Livable Neighborhoods. When I first get this map, you see this kind of here—I'll zoom out, we can see our properties here and this is the Westheight Neighborhood Group, so I would see that, and the Westheight Group got an email telling them about this with a link to this application to review it. They have the opportunity to come down here and fill out this survey and say whether they are in support or opposition. I didn't receive a survey from them. I also meet with the Land Bank Advisory Board; they also have the same emails that I get, and I also have a meeting with them like a Zoom meeting. **Commissioner Bynum** said okay, thank you very much.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Bynum, to approve as submitted under A, Items 1-4.** Roll call was taken and there were four "Ayes," Hill, Townsend, Bynum, Davis.

B. Multi Family – 11 units

1. Sumey – 2 units
919 Argentine Blvd – 072991
917 Argentine Blvd – 073198
2. Ryan Barr – 2 units
1835 S 5th St – 154893
3. Karmal Rhodes – 7 units
711 Greeley Ave – 111210
715 Greeley Ave – 111211
719 Greeley Ave – 111518
723 Greeley Ave – 111519
726 Greeley Ave – 111515

Mr. Knapp said next we go into the B section and that's mostly multi-family requests that I get. B1 is at 919 Argentine Boulevard. There's actually two lots there, to be a total of 50 feet or if we combine those two for a duplex and it meets the zoning of R-2B, so we are all good there and staff and neighborhood group didn't have any comments on this one.

B2 is our next one, this is at 1835 South 5th Street. This applicant has actually built a home in the Land Bank already and this one is zoned R-2B to have a duplex on it and this one's a little different because the street is not here, so they would have to build a little street to the UG standards. That's the only caveat with this one, but if they can't figure that one out, the options canceled and it goes back into our inventory. I meet with staff, and I tell them, I show them the project and they tell me all the things of the person needs to do to build that project and then I share that with the applicant. That's where those comments are coming from.

B3 is at 711 Greeley Avenue. This one is for three duplexes on the south side of Greeley and then one single-family home on the north side of Greeley. The applicant is currently in school to be an architect and has a Construction Management—the family has a longstanding—they lived on Greeley for a long time and this applicant wants to re-build his neighborhood. There was some comments about how this project would affect the Mt. Carmel Tremont project. I did get an update on that project because we have a current hold, I'll zoom out on my map here. We have a current hold from 5th & Parallel to 7th & Parallel all the way up to Quindaro. This whole section here is currently on hold for that Tremont project. That is a total of 46 acres by the way, and they will start in the southern part so south of Parallel Avenue is where they're going to start and they expected to finish that in five to seven years and when they're done with that, they'll move to the north end and do single-family homes like in infield development and our project is close to the north end of this. That's all, I have Commissioner.

Chairman Davis said thank you Mr. Knapp. Committee, I'm sure you all have questions, I want to get to the public first. I'll ask the public if there are any comments received for those three items.

Ms. Sparks said no comments received. **Chairman Davis** said are there any folks online, Clerk, that are wanting to speak? **Ms. Sparks** said we have Carnell Rhodes. **Chairman Davis** said that is the applicant. Would you sir like to speak, you'll have three minutes. Go ahead and present.

Karmal Rhodes said my family, like I mentioned in the application, we've been living on that property, on that street for a very long time. We own 716 Greeley currently and the house currently next to 716 which is 718, our family owned that as well. So, we were looking to, as the application mentions, three duplexes across the street and a single-family home to the right of 718 to the left of it. We were requesting any assistance that we could possibly have in this process as we're new to it and anything, any type of assistance that the community will be able to receive to be able to push this forward. I will be working with an architect, a registered architect, to approve all of the designs that we're creating, and we want to be as transparent and as fluid so that way when we receive funding that we can make this process as streamlined as possible.

Chairman Davis said I appreciate you sir for your comment. Do stay put in case there are questions or things that you need to respond to for your application.

Mr. Rhodes said while I still have time, I have other team members online; I was wondering if they possibly wanted to say anything. **Chairman Davis** said if you have some other folks there, we probably didn't recognize them, but they each will have three minutes to speak on this item if they need to. **Mr. Rhodes** said great, and thank you again and I didn't hear clearly, will our development affect the Tremont project that you guys mentioned? **Chairman Davis** said yeah, that's what we're about to discuss right now, but let us finish out that process and then if we have any questions for you, we'll let you know. **Mr. Rhodes** said alright, thank you sir.

Chairman Davis said, Committee, before I entertain questions, I just want to make sure we got everything else from the public. Clerk, are there any other folks online that are wanting to speak on these three items. **Ms. Sparks** said no other hands are raised. **Chairman Davis** said any folks in the gallery wanting to speak on one of these three items or all three. I'll close the public comment for now, but sir, since you're the applicant if there are questions, we'll go ahead and allow that.

Commissioner Townsend said what I'm about to say may hasten this a little bit, this process. What I'd like to do is move to have this held over one month. I would very much like the opportunity to speak more thoroughly with the applicant and I want to commend the applicant whose family has lived in this area a long time and wants to build it up. I do want the opportunity to speak with the proponents of the Tremont project and that can't be done today, so I would just

like to have this held over for one month to give the parties and me an opportunity—and anyone else in the area, particularly the neighborhood group. I note that there's a request for a single family which is in keeping with that block. I've driven it several times, there aren't any duplexes currently in that block or really in that half west of 7th Street. So, I would motion to have this held over one month for some more discussions to take place and then come back next month. **Chairman Davis** said there's a motion to hold over is there a second to that motion. **Commissioner Bynum** said I would second the motion and it's multiple parcels. So, we'd hold all three or four, is that correct? **Commissioner Townsend** said thank you, the seven units all of the items listed under three would be included in my motion for the whole. **Commissioner Bynum** said I would second the motion and then—**Chairman Davis** said to get clarity on that because I know Mr. Knapp you had presented B1, B2, and B3. **Commissioner Townsend** your motion to hold over if I hear it correctly, is for just B3.

Commissioner Townsend said you're saying B3, all seven units 711, 715, 719, 723, and 726. **Chairman Davis** said all off of Greeley. **Commissioner Townsend** said yes, correct. **Chairman Davis** said **Commissioner Bynum** that's your second. **Commissioner Bynum** said yes. **Chairman Davis** said Clerk, we'll go ahead and do the roll call.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Bynum, to hold over B3, 711, 715, 719, 723, 726 Greeley for 30 days.** Roll call was taken and there were four "Ayes," Hill, Townsend, Bynum, Davis.

Chairman Davis said, Committee, we still have some business.

Commissioner Townsend said and I can get Mr. Rhodes' contact through you Mr. Knapp, correct? **Mr. Knapp** said correct. **Chairman Davis** said thank you for mentioning that **Commissioner Townsend**. Mr. Rhodes, don't know if you're still there or not, but your application was held over for 30 days. Our staff will be reaching out to you to meet with elected officials and staff to talk more about your application. We will get on that.

Commissioner Hill said I just have a question for staff in regard to 1835 South 5th Street and you mentioned about building a road and I'm so new I'm trying to figure stuff out. You said if the individual does not—is not able to provide the road or get that done, then the whole application will be discarded, correct? **Mr. Knapp** said that is correct. **Commissioner Hill** said and about how much is it to build a road? You said just a small road, so I don't know what a small road versus a big road cost. So, just asking. **Mr. Knapp** said it is very expensive. I don't have the exact amount on that but—**Commissioner Hill** said more than \$10,000, less than? **Mr. Knapp** said definitely, but there isn't like—Public Works will review this more thoroughly and say you know what, you could just build like a little driveway type thing, but usually Public Works makes them build a road. We've never built a road in the Land Bank. We've never had an application with that criteria actually go through, so it's very expensive. It's probably more than the house.

Chairman Davis said any other questions? **Commissioner Bynum** said I would make a motion to approve items B1 and B2. **Chairman Davis** said any other comments? Clerk, can we have the roll call?

Action: **Commissioner Bynum made a motion, seconded by Commissioner Townsend, to approve B1 and B2.** Roll call was taken and there were four “Ayes,” Hill, Townsend, Bynum, Davis.

C. Commercial – 1

1. Amelia Harshfield
1705 N 1st St – 081672

Chairman Davis said I think we're on our last item which is C1, 1705 North 1st Street, Mr. Knapp? **Mr. Knapp** said yes, this is our commercial application. So, this is at 1705 North 1st Street. They want to build a 2 unit building for contractors, like electricians and plumbers to work out of. It is zoned M3 so it's heavy industrial, so it matches the current zoning of these parcels. The Land Bank Advisory Board did have a comment of how will this project affect the trail, the Heritage Master Trail Plan that's there, and it's too far east for all the connectivity things like lighting, sidewalks,

and things because that plan has like—so here's 3rd Street and the trail turns right here at New Jersey so staff told me that the building of this building here will not affect that Heritage Master Trail Plan. That sums up my application Commissioner.

Chairman Davis said, Committee, before I get to you all I want to ask the Clerk, do we have anyone online or any comments for this application? **Ms. Sparks** said no comments were received; no hands are raised. **Chairman Davis** said anyone in the gallery?

Elnora Jefferson, Kansas City, KS; said I'm here to ask that the Commission oppose this application and the reason for that has to do with what Mr. Knapp has referenced and that is the Northeast KCK Heritage Trail. The Northeast KCK Heritage Trail has involved a lot of work and it has involved a lot of input from the community. We have several plans in the Northeast, we have the Northeast Area Master Plan. As everyone knows we have the Northeast KCK Heritage Trail. We have also certain plans for that that deals with stormwater overflow and that type of thing. I do applaud the Planning Commission for being able to try to synthesize and integrate those plans into something so that it's no longer on the shelf as many of them are. The thing about the Northeast KCK Heritage Trail, even though Mr. Knapp has mentioned that it does turn, is that the 3rd Street did not receive and needs to receive more of the attention than what it originally received in the first go around. For example, we have Northeast Junior High School right there. You look at the map, the only thing that's there really is the Juniper Gardens. Fortunately, and hopefully that's the correct word, but Juniper Gardens is no longer there. It was sold by the Housing Authority, so when we look at the potential of that Heritage Trail to not turn wherever—I think it was on New Jersey, but to go all the way down 3rd Street and to go to the Historic Oak Grove Cemetery, which was incorporated in the city of Wyandotte in 1867.

I say all of that to say that it's a great opportunity, if you could go to their area, a great opportunity to look at the history and the Exodusters and the others who came up out of the City Market area, the Native Americans who populated that particular area. Our history in the Northeast is buried in the dirt so to be able to bring in tourism, to be able to bring in all of the things that we might wanted. **Ms. Sparks** said one minute remaining. **Ms. Jefferson** said I'm asking that this particular application be denied. Now in all fairness, I have met with the applicant, we met prior to this being her plan. Her plan originally was to install a mushroom farm but because of the profit

margin she changed because as she says it's easy access in and out, egress and ingress that traffic. I believe that what we should do is to actually look at a full development using the Heritage Trail as an initial entry and ask Ms. Harshfield, who is a realtor by trade, very successful to work with the community in order to make this go and finally I would say it's important because we look at the Stole School, which is right there at the corner of 3rd & Richmond, you can't see it anymore, it's because we have the Cultivate Kansas City through the Land Bank which acquired some land, and that land is on the Historic Stole School. Then we have also now the people who purchased the land from the Kansas City Kansas Housing Authority, and they've installed a couple of cargo containers. I haven't been able to find out what they're doing but now the Stole School only exist—**Ms. Sparks** said your time has expired. **Ms. Jefferson** said that's six steps.

Chairman Davis said any other comments from the gallery? I'll go ahead and close our public comment period. Committee, questions?

Commissioner Townsend said I would like to move to hold this item over as well for next month. I would like the opportunity to speak with Ms. Harshfield. I would like the opportunity to speak and consider what has been talked about with the perceived implications of the Heritage Trail with this, but more importantly I drove by that property today and I know that Commissioner Bynum and I were on a committee that was quite large that talked about what to do with the Juniper Gardens property. That's my bigger concern. I'm supportive of the Heritage Trail but with so many—I've lived in other cities with historic locations, but they had to build the city. We have to strike a balance between the trails where what we're recognizing no longer is and how we move forward and continue to develop, but I would like to have this item held over for one more month so that I can explore more of the concerns raised here and also get some more information about that plan, go back and revisit that. So that is my motion.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Bynum, to hold over for 30 days as submitted.**

Commissioner Bynum said I would second it, but I have comments or questions. **Chairman Davis** said yeah, go ahead. **Commissioner Bynum** said so I will second the motion, but my question is, didn't we see this exact thing like three or four months ago or something that was almost identical and we held it for conversations with Groundwork. Is it this parcel? **Ms. Jefferson** said it is Commission. **Commissioner Bynum** said a different applicant? **Ms. Jefferson** said a different purpose. One of the mushroom—**Chairman Davis** said before we—Mr. Knapp do you have some commentary on this?

Mr. Knapp said yes, this has been held for in the past. **Commissioner Bynum** said and I remember a man being the applicant. **Mr. Knapp** said there's also the one—the Silos that are just south of here. **Commissioner Bynum** said is that the one we held? **Mr. Knapp** said that they were trying to build like a trucking parking lot on. **Commissioner Bynum** said right, it was not this one, but this one also has been held in the past by this applicant?

Chairman Davis said it was originally the mushroom farm deal. That's why I got held. **Commissioner Bynum** said now it's going to be industry if you will, contractors or that's the plan. The gentleman had a parcel that was—I mean almost in this same area, but what did we do? What was the disposition of that, the other one that we held?

Commissioner Townsend said ultimately if this is the one that I recall and drove down there several times, it was much farther to the south and he was contemplating bringing in a business, paving that. There were going to be containers. He was going to have a business there, but ultimately it was approved out of committee, but then because of the basin—**Mr. Knapp** said stormwater. **Commissioner Townsend** said the stormwater issue. It did not go beyond that, but it was approved out of committee. **Commissioner Bynum** said and so did he withdraw the application? It never went forward. Even though I know it's a separate thing and I know it's not this one, that makes sense to me now. **Commissioner Townsend** said yeah, it's not active now. **Commissioner Bynum** said that's okay. So go ahead.

Chairman Davis said I was going to say it might be good Mr. Knapp if you could just come back and get us more information because I do vaguely recall what you are referencing Commissioner, but I don't know if we have all of the information. **Commissioner Bynum** said and that's okay. I was just thinking this was that one, but it's not, so that's okay. Question, Mr.

Knapp, are you able to show us a map on the screen, this parcel in comparison to the cemetery relative to where the cemetery location is, and we may need Elnora or—is that it? It's clear up at Quindaro is it not? **Mr. Knapp** said yes, it's straight down 3rd Street. **Commissioner Bynum** said but to the point of making the Heritage Trail and tying these things together, I can see that it's in proximity and anyway, that's the end of my comments and I did go ahead and second that motion. **Chairman Davis** said I'll also add I think there's a lot of opportunity here. We do have a developer that is willing to take a risk, and so I'm glad that we're holding it over and not denying because there might be some potential and Amelia Harshfield might be willing to acquiesce to some of the concerns and questions and the alignment with that plan. Any other—yes Clerk? **Ms. Sparks** said Kallie McLaughlin has her hand raised.

Kallie McLaughlin, Planning Department, said I just wanted to add a little comment to that last holdover that the P designation and MP2 does stand for plan, so even if you guys approve the option today, it would still need to get a comprehensive review through the Planning Commission for a final development plan on that and, of course, any variances or deviations. Since it is already zoned MP2 so that kind of use would be allowed by right, but because it is a vacant lot, that's what makes that subject to that screening and during that process the Planning Department has the option to tie into those trails and request that things like sidewalks, trees and stuff are added to that plan to make that connection onto 3rd Street a little bit easier as it kind of looks like the street kind of trails off there and it's a little bit broken up in that area. Just keep in mind that there's still other opportunities there even if this one has some tricky nuances to it that the Planning Department could work through to make sure that we capture those elements of the Heritage Trail and add additional connectivity into that area.

Chairman Davis said I do have a question for you Ms. McLaughlin, and you may not know the answer to this and that's okay. For any of the items that you reference as far as next steps for this applicant if they were approved and I know the motion and second is to holdover but if it were approved, would any of those items come back before the public, particularly for a Planning Commission meeting for Full Commission. **Ms. McLaughlin** said what I've seen so far on tonight's agenda, no. There's a couple applications that would hit my desk that would do some

internal administrative reviews for narrow lots, but we typically don't see anything really going through Planning Commission until we hit commercial or multi-family three units or above. So, the multi-family was in B2 that was a duplex, so that I would have to look at its location, but it might be subject to the narrow lot design guidelines or the Rosedale design guidelines because of its location, but most of these will go through the narrow lot design review in which I would administratively review those. **Chairman Davis** said I was referencing specifically C1 to 1705 North 1st Street. **Ms. McLaughlin** said yes, that would go through Planning Commission for a final development plan and if there's any nuances to it once we see their developments, they might have to go through Board of Zoning Appeals. If there's something odd about it, but there would definitely be a review through a multi-step review process through the Planning and Zoning Department leading to that public hearing where we would get feedback from, again, neighboring property owners within 200 feet as long—and the commissioner for the district and so on and so forth. Yes, there would be a Public Entitlement Hearing on that property.

Chairman Davis said I just wanted again, Committee members, just to be aware that if again I know that the motion is to holdover, but whatever does happen, if this were to be approved, we would see it again probably in our capacity on the Planning Commission, so I just wanted to make that knowledge known to you all in the public. Any other comments? There was a motion and a second to holdover C1 which is 1705 North 1st Street. Clerk, can we get the roll?

Roll call was taken and there were four "Ayes," Hill, Townsend, Bynum, Davis.

Chairman Davis said, Committee, that concludes our agenda. I do want to let you all know you all probably got the email from our Commission staff, but we've been working on this Land Bank Policy Review for a long time and so the updated proposal should be in every member of this committee's inbox, in your email inbox. I'm still working with the Mayor's Office, but the plan right now is to have it on the agenda so that staff can present all the work that's been done, and we can discuss in our next meeting on March 4th. That will also be—allow the public to provide commentary to us as well and so that's currently the plan of this committee as I see it and just wanted to let you all be aware. With that I will entertain a motion to adjourn.

PUBLIC AGENDA

No items for discussion.

ADJOURN

Action: Commissioner Townsend made a motion, seconded by Commissioner Hill, to **adjourn**. Roll call was taken and there were four “Ayes,” Hill, Townsend, Bynum, Davis.

Acting Chairman Davis adjourned the meeting at 5:36 p.m.

JG

February 5, 2024



Report to

MEETING DATE	PRESENTER	DEPARTMENT
		Legal
AGENDA ITEM #		
RESOLUTION: ADOPTING SUBSTANTIAL AMENDMENT TO 2023 HUD ANNUAL ACTION PLAN		
BACKGROUND		
<i>Synopsis: The Community Development Department respectfully requests that the Neighborhood & Community Development Committee review the proposed resolution and forward it to the full Board of Commissioners for final consideration. The resolution will allow the Community Development Department to amend the Unified Government's 2023 Annual Action Plan and 2022-2026 5-year Consolidated Plan, which are created in accordance with HUD requirements, to reflect the fact that (1) the UG's Community Development Block Grant (CDBG) spending for public infrastructure for Program Year 2023 exceeded the budgeted amount by over 20%, and (2) that Community Development intends to shift the source of funding for home repair activities from CDBG Emergency Home Repair funds to HOME Investment Partnership Program (HOME) Home Repair funds, submitted by Dilini Lankachandra, Assistant Counsel.</i>		
RECOMMENDATION		
To adopt the resolution.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Resolution Substantial Amendment to 2023 HUD Annual Action Plan 12.17.24 v2		

Approved by Mayor and/or Chair and Administrator to add to agenda.

[Signature] 12/19/2024
[Signature] Mayor Anne

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING SUBSTANTIAL AMENDMENTS TO THE 2023
ANNUAL PLAN AND 2022-2026 CONSOLIDATED PLANS SUBMITTED TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

WHEREAS, the City of Kansas City, Kansas is a “metropolitan city” as described in the Housing and Community Development Act of 1974, and as such is entitled to direct block grant allocations from the Community Development Block Grant Program (“CDBG”), the HOME Investment Partnership Program (“HOME”), and the Emergency Solutions Grant Program (“ESG”) from the U.S. Department of Housing and Urban Development (“HUD”);

WHEREAS, The Housing and Community Development Act of 1974 requires the Unified Government to develop and submit a five-year consolidated plan and subsequent annual action plans, and substantial amendments thereto to HUD as a condition for receipt of direct block grant allocations through CDBG, HOME, and ESG, and in which the Unified Government is required to set forth its priorities and goals for each of the three said block grant programs;

WHEREAS, The Unified Government’s CDBG spending for public infrastructure for Program Year 2023 exceeded the budgeted amount by over 20%;

WHEREAS, The Unified Government seeks to shift the source of funding for home repair activities from CDBG Emergency Home Repair Funds to HOME Home Repair Funds;

WHEREAS, The Unified Government’s Citizen Participation Plan indicates that a change exceeding 20% of the annual HUD grant amount or a change in the use of CDBG funds from one eligible activity to another will constitute a substantial amendment to the Annual Action Plan and/or Five-Year Consolidated Plan that must be approved by the Board of Commissioners; and

WHEREAS, An authorized representative of the Unified Government is required to execute certain certifications for entitlement grantees as part of the submission process to HUD in accordance with 24 CFR Part 91.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. The Unified Government Department of Community Development is hereby authorized to complete and submit the *Amendment to the 2023 Annual Action Plan* and the *Amendment to the 2022-2026 5-Year Consolidated Plan* to HUD.

Section 2. The Mayor/Chief Executive Officer of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby authorized and directed to execute in the name of the Unified Government its certifications for entitlement grants by the City of Kansas City, Kansas to HUD.

Section 3. All other employees and agents of the Unified Government are hereby authorized to implement the *Amendment to the 2023 Annual Action Plan* and the *Amendment to the 2022-2026 5-Year Consolidated Plan* upon approval.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF _____ 2025.**

Mayor/CEO
Tyrone Garner

Attest:

Unified Government

Approved as to Form:

Unified Government Assistant Counsel



CDBG Park Project Investments

Clifton Park

2200 Wilson Blvd
Kansas City, KS 66102



Spray Park



Basketball Court

Kensington Park

2900 State Ave

Kansas City, KS 66102

Parking Lot



Klamm Park

2511 N 27th St
Kansas City, KS 66102



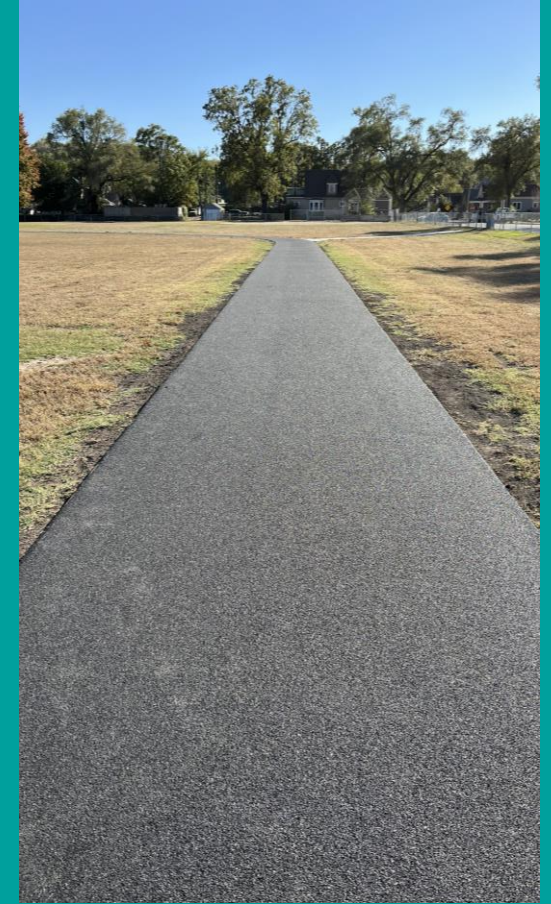
Pickleball/Tennis Courts



Basketball Courts

Clopper Field Trail

1201 S 34th St
Kansas City, KS 66106





Citizen Participation Plan



Unified Government of Wyandotte County and Kansas City, Kansas

Amended 2022

Prepared by:
The Unified Government of Wyandotte County
and Kansas City, Kansas
Community Development Department

Table of Contents

1. Encouragement of Citizen Participation	4
2. Public Hearings, Notification and Access to Records	5
3. Public Review of Documents and Comments or Complaints.....	6
4. Citizen Participation Plan Amendment Process	7
5. Five-Year Consolidated Plan Process	8
6. Annual Action Plan Process	9
7. Substantial Amendments to the Five-Year Consolidated Plan and Annual Action Plan Process.....	10
8. Consolidated Annual Performance and Evaluation Report Process.....	10
9. Section 108 Loan Guarantee Application Process	11

Para recibir la traducción del documento llamar: 913-573-5100

The Citizen Participation Plan identifies policies and procedures used to encourage citizen participation and involvement in programs funded by the Department of Housing and Urban Development (HUD) including Community Development Block Grant Program (CDBG), the CDBG Section 108 Loan Guarantee Program, the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG). The Five-Year Consolidated Plan identifies the Unified Government of Wyandotte County/ Kansas City, Kansas's (UG's) housing, homeless and community development needs and establishes goals and strategies for addressing those needs utilizing the HUD Funds. Federal regulations regarding Citizen Participation can be viewed at <https://www.ecfr.gov/current/title-24/subtitle-A/part-91#subpart-B>

The following table summarizes citizen participation requirements for various documents.

Document	Due to HUD	Public Hearing Requirement	Public Review & Comment Period Requirement	Approval by Board of Commissioners
Citizen Participation Plan and Substantial Amendments	As soon as local adoption but no due date	Not required	15 Calendar Days	Not Required
5-Year Consolidated Plan with or without the Citizen Participation Plan	45 days prior to the start of the program year	At least 1 Public Hearing	30 Calendar Days	Required
Annual Action Plan	45 days prior to the start of the program year	2 Public Hearings annually	30 Calendar Days	Required
Substantial Amendments to Consolidated Plan	As soon as local adoption but no due date	Not Required	30 Calendar Days	Required
Consolidated Annual Performance & Evaluation Report	90 days after the end of program year	Not Required	15 Calendar Days	Not Required
Section 108 Application	As soon as adopted but no due date	2 Public Hearings	30 Calendar Days	Required

1. Encouragement of Citizen Participation

The Unified Government encourages all to participate in the development and review of the:

- Citizen Participation Plan
- Five-Year Consolidated Plan
- Annual Action Plan
- Substantial Amendments to the Five-Year Consolidated Plan or Annual Action Plan
- Consolidated Annual Performance Evaluation Report (CAPER)
- New Section 108 Loan Guarantee Program Submissions

The Unified Government encourages participation by low- and moderate-income persons, particularly those living in areas designated as revitalization areas, that meet the definition in [24 CFR 570.208\(b\)\(1\)](#) and where Community Development funds are proposed to be used. The Unified Government will also take appropriate actions to encourage the participation by residents of predominantly low- and moderate-income neighborhoods and minority populations, non-English speaking persons, and persons with disabilities. The Unified Government will make reasonable accommodations to ensure all interested parties can meaningfully participate.

The Unified Government will encourage the participation of local and regional institutions, the Continuum of Care and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, community-based and faith-based organizations, broadband internet service providers, organizations engaged in narrowing the digital divide, agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies) in the process of developing, amending, and implementing the Five-Year Consolidated Plan.

The Unified Government also encourages, in consultation with public housing agencies, the participation of residents of public and assisted housing developments located within Wyandotte County, in the process of developing and implementing the Consolidated Plan. This includes other low- and moderate-income residents of targeted revitalization areas in which the developments are located. The Unified Government will provide information to the executive directors of the Kansas City, Kansas Housing Authority so plans of each organization align and complement each other.

The Citizen Participation Plan has been and will continue to be amended as the Unified Government continues to gain access to technology that improves participation opportunities. Unless otherwise noted in this document, all communication regarding the Citizen Participation Plan and the Consolidated Plan documents, complaints, access to records, reasonable accommodation for disabled persons, or interpretation services for persons with limited English proficiency, should be directed to the contact in [section 3](#) of this plan.

2. Public Hearings, Notification and Access to Records

Public Hearing Process

The Unified Government will conduct at least two public hearings annually to obtain citizen views and comments on the Consolidated Plan and its related documents. These meetings will be conducted at different times of the program year and together will address housing and community development needs, development of proposed activities, action for affirmatively furthering fair housing, and program performance of grant funding. To obtain the views of residents of the community on housing and community development needs, at least one public hearing will be conducted **prior** to the Consolidated Plan or Annual Action Plan being published for comment. Other hearings may be required during a program year due to amendments/revisions of plans or as necessary to engage the public.

Informally, Unified Government Community Development staff may participate in community meetings or events to further interact with the public and increase knowledge of on-going plans, projects, and programs. Although these events do not constitute formal “Public Hearings”, they represent a vital component of community engagement around housing and community development needs.

Public hearings are typically held in the fifth-floor conference room or the Commission Chambers on the lobby level of the Municipal Building at 701 North 7th Street, Kansas City, KS 66101. Under unusual circumstances meetings may be held virtually or in an alternative location. Meeting location will be listed in the public hearing notice. Commission meetings will comply with all state and local ordinances and laws governing public meetings. Citizens may view Board of Commission meetings live on UGTV and the UG YouTube page. Recorded meetings can be found on the UG YouTube page. For the most up to date information on public hearings visit the Unified Government Clerk’s web page.

Public Hearing Notification

The UG will ensure adequate advance notice of all public hearings. Notices will include a summary of information to be discussed at the meeting or hearing to ensure informed comment. Public Hearing Notices will be published in one or more newspapers of general circulation at least **14 calendar days** prior to the Public Hearing. At minimum this will include publication in the *Wyandotte Echo*. To reach a broad variety of citizens, additional notices may be posted in other publications depending on timing and availability of publisher. To maximize accessibility, efforts will be taken to share notices in a variety of online and social media formats: at minimum on UG Community Development website but, when possible, also in the UG E-Newsletter and Livable Neighborhoods newsletter. Informally, the UG may utilize a variety of social media accounts to share information in coordination with Livable Neighborhoods and UG staff.

Access to Public Hearings

It is the intention of the Unified Government to comply with the Americans with Disabilities Act (ADA) in all respects. If an attendee or participant at a Public Hearing

needs special assistance beyond what is normally provided, the Unified Government will attempt to accommodate in every reasonable manner. Efforts may include, but are not limited to, accessible seating, video recording for those homebound, sign language services and production of written transcripts. Requests for reasonable accommodations shall be made to the contact person listed in [section 3](#). Please provide **48-hour** notice prior to the Public Hearing.

The Citizen Participation Plan will encourage comment and participation by those with limited English proficiency, and, when feasible, accommodations will be available upon request by contacting the Unified Government contact person listed [section 3](#). Please, provide **48-hour** notice prior to hearing.

Access to Plans and Records

The Unified Government will ensure timely and reasonable access to information and records related to the development of the Consolidated Plan documents and the use of HUD funds. Approved Plans and reports will be kept on file according to record retention policies and current plans can be viewed online at www.wycokck.org

Hard copies of documents can be made available by contacting the Unified Government contact person listed in [section 3](#). Upon request, reasonable efforts will be made to provide documents in a manner that is accessible to those with limited English proficiency and those with disabilities.

Technical Assistance

The Unified Government will provide technical assistance to groups representative of persons of low- to moderate-income that request such assistance in developing proposals for funding assistance under any of its programs covered by the Consolidated Plan. This assistance does not require the provision of funds to such groups.

3. Public Review of Documents and Comments or Complaints

Notice of Public Comment and Review Period

Many UG Community Development planning documents require a public comment and review period. Adequate notice will be published for a period of public review and comment. The notice shall include a summary of the document, information for submission of comments, and instructions to view entire document. At minimum, this will include publication in the Wyandotte Echo. Additional notices may be posted in other publications depending on timing and availability of publisher. To maximize accessibility, efforts will be taken to share notice in a variety of online and social media formats: at minimum on UG Community Development website but when available also in the UG E-Newsletter and Livable Neighborhoods newsletter. Informally, the UG may utilize a variety of social media accounts to share information in coordination with Livable Neighborhoods, UG staff and community partners.

Public Comments/Complaints

Written and verbal comments received at Public Hearings or during a public comment period, will be considered and summarized, and included as an attachment to the Unified Government's final documents for HUD submission. The UG is required to consider all comments or views from residents of the community in preparing final plans and reports.

Periodically, the Department of Community Development may solicit written comments utilizing an online form. The form may be submitted online or printed and mailed to the address above. Any online forms will be advertised in public comment notices and posted on the Community Development website.

Written Complaints will be accepted by The Unified Government if the complainant specifies:

- The description of the objection, and supporting facts and data; and
- The name, address, telephone number, and e-mail address, if available, of the individual filing the complaint.

Written complaints can be submitted at any time throughout the program year. A written response will be provided to written complaints within ten working days when practicable, acknowledging the letter and identifying a plan of action, if necessary. Every effort will be made to send a complete response within 15 working days.

Inquiries, comments, and complaints may be submitted to:

Attn: Receptionist
Community Development Department
Unified Government Municipal Building
701 North 7th Street, Room 823
Kansas City, KS 66101
Phone: (913) 573-5100
Fax: (913) 573-5115

4. Citizen Participation Plan Amendment Process

Plan Development

(a) Plan Review and Public Comment

The Citizen Participation Plan and Amendments will be made available for public review for **15 calendar days** prior to consideration and adoption and may be done concurrently with the public review and comment process for the Five-Year Consolidated Plan.

(b) Submittal to HUD

The Citizen Participation Plan may be approved as a stand-alone document or along with other HUD submissions and shall be submitted to HUD with a summary of all written comments and those received during the public hearing as well as the Unified Government's responses and proof of compliance with the minimum **15-day** public review and comment period requirement. A summary of any comments or views not accepted and the reasons therefore shall be provided to HUD. The Plan shall be effective until it is amended or otherwise replaced.

5. Five-Year Consolidated Plan Process

Every five years, the Unified Government Community Development Department will undertake a planning process to develop a new Five-Year Consolidated Plan.

Plan Development

As required per 24 CFR 91.105 the Unified Government Community Development Department shall use the following procedures to ensure citizen participation during development and implementation of the Five-Year Consolidated Plan:

(a) Plan Considerations

The UG will encourage participation of local and regional institutions, Continuum of Care, and other organizations as required in 24 CFR 91.100. As early as possible in the planning process the UG will direct the public to HUD-provided data and any other supplemental information the Unified Government plans to incorporate into the Five-Year Consolidated Plan. HUD-provided data is always available online via www.HUD.gov or www.hudexchange.info.

(b) Plan Review and Public Comment

The Plan will be published for a period of public review and comment for no less than **30 calendar days**. The notice shall include a summary the Plan, including expected funds, a range of activities expected to be undertaken, and the estimated amount of funds that will be used to benefit low- to moderate-income families. The notice will include directions for the submission of comments and options to view the entire Plan.

(c) Public Hearing

The UG will hold a minimum of one public hearing inviting public input during the development of the Five-Year Consolidated Plan.

The UG will consider any comments or views of community members received in writing (by mail or digitally), or orally at the public hearing in preparation of the final Five-Year Consolidated Plan. A summary of these comments and any comments not accepted, and the reasons why shall be attached to the final Five-Year Consolidated Plan.

(d) Adoption and Submission to HUD

Adoption of the Consolidated Plan shall be the responsibility of the Unified Government governing body. The UG will submit the adopted Consolidated Plan to HUD at least **45 days** prior to the start of the Program Year but **no later than August 15th**.

6. Annual Action Plan Process

Every year, the Unified Government Community Development Department will undertake a planning process to develop an Annual Action Plan (AAP). During a year when a Five-Year Consolidated Plan is developed, Annual Action Planning will happen concurrently. This plan will summarize all expected resources, planned projects and how the annual projects support the goals and objectives set-forth in the current Five-Year Consolidated Plan.

Plan development

As required per 24 CFR 91.105 the Unified Government Community Development Department shall use the following procedures to ensure citizen participation during development and implementation of the Annual Action Plan:

(a) Plan Considerations

The UG will encourage participation of local and regional institutions, Continuum of Care, and other organizations as required in 24 CFR 91.100. As early as possible in the planning process the UG will direct the public to HUD-provided data and any other supplemental information the Unified Government plans to incorporate into the Five-Year Consolidated Plan. HUD-provided data is always available online via www.HUD.gov or www.hudexchange.info.

(b) Plan Review and Public Comment

The Plan will be published for a period of public review and comment for no less than **30 calendar days**. The notice shall include a summary of the Plan, including expected funds, information for submission of comments, and instructions to view entire document.

(c) Public Hearings

The Unified Government will conduct at least two public hearings annually to obtain citizen views and comments on the Annual Action Plan and its related documents. One of the hearings must be held before the development of the Annual Action Plan. These meetings will be conducted at different times of the program year and together will review housing and community development needs, development of proposed activities, and program performance of grant funding.

(d) Adoption and Submission to HUD

Adoption of the Annual Action Plan shall be the responsibility of the Unified Government governing body. The UG will submit the adopted Annual Action Plan to HUD at least **45 days** prior to the start of the following Program Year.

7. Substantial Amendments to the Five-Year Consolidated Plan and Annual Action Plan Process

As the UG endeavors to respond to housing and community development needs, It may be necessary to make changes to the Five-Year Consolidated Plan or Annual Action Plan after adoption. A change that exceeds 20% of the annual grant amount will constitute a substantial amendment. A substantial amendment will also be required in order to change the use of CDBG funds from one eligible activity to another. The UG will use the following procedure to encourage citizen participation in the event of a substantial amendment.

(a) Plan Review and Public Comment

Notice of substantial amendments to the Five-Year Consolidated Plan or Annual Action Plan will be published for a period of public review and comment of no less than **30 calendar days** before approval by the Board of Commissioners. The notice shall include a summary of changes to the Plan and budgets, information for submission of comments, and instructions to view entire amendment.

(b) Adoption and Submission to HUD

Adoption of the Amended Plan shall be the responsibility of the Unified Government governing body. The UG will submit the Amended Plan to HUD as soon as possible following local adoption.

8. Consolidated Annual Performance and Evaluation Report Process

Annually, following the end of the program year, the UG will develop a Consolidated Annual Performance and Evaluation Report (CAPER). This report summarizes accomplishments and progress towards goals outlined in the Five-Year Consolidated Plan.

Plan Review and Public Comment

Notice of the completion of the CAPER will be published for a period of public review and comment for no less than **15 calendar** days prior to HUD submission, typically in late-November or early-December. The notice shall include a summary of the report, information for submission of comments/complaints, and instructions to view entire document.

9. Section 108 Loan Guarantee Application Process

The Section 108 Loan Guarantee Program (Section 108) provides Community Development Block Grant (CDBG) recipients with the ability to leverage their annual grant allocation to access low-cost, flexible financing for economic development, housing, public facility, and infrastructure projects. The UG will use the following procedure to encourage citizen participation in the event of an application to the Section 108 Loan Guarantee program.

Application Review and Public Comment

Notice of Section 108 Loan Guarantee Application will be published for a period of public review and comment for no less than **30 calendar days** and may be done concurrently with the Annual Action Plan, Consolidated Plan or Substantial Amendment. The notice shall include a summary of the application and budgets including anticipated program income and information for submission of comments/complaints.

Public Hearing

Two public hearings will be required before the Section 108 Application is adopted. One hearing must occur before the Section 108 Application is made available for public comment. Public hearings may be done concurrently with the Annual Action Plan, Consolidated Plan or Substantial Amendment.

Adoption and Submission to HUD

Adoption of the Section 108 Loan Guarantee Program application shall be the responsibility of the Unified Government governing body. The UG will submit the application to HUD as soon as local adoption.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

KANSAS/MISSOURI STATE OFFICE

REGION VII

Gateway Tower II, Room 200

400 State Avenue

Kansas City, KS 66101-2406

HUD Home Page: www.hud.gov

July 11, 2023

David W. Johnston
County Administrator
City of Kansas City, KS
701 N 7th Street, 9th Floor
Kansas City, KS 66101

Dear Mr. Johnston:

SUBJECT: Community Development Block Grant Program; Timeliness of Expenditures

Please be advised that the City of Kansas City, Kansas is in danger of failing to meet a critical Community Development Block Grant (CDBG) program deadline. Per 24 CFR 570.902(a)(1), a grantee will be determined to be out of compliance with the CDBG timeliness of expenditures standard if, as of 60 days prior to the end of its program year, the balance of funds in the Line of Credit Control System (LOCCS) plus program income on hand is greater than 1.5 times the amount of its current grant. Please note that all program income must be reported in the Integrated Disbursement and Information System (IDIS).

As of July 6, 2023, the IDIS report PR56 indicates that the City's line of credit balance was \$5,022,602.22 and the reported program income was \$0.00. This represents 2.29 times the amount of the City's current grant of \$2,189,834.

By August 02, 2023, the City must disburse grant funds from the line of credit and/or program income from IDIS in the amount of \$1,855,450.90 to ensure compliance.

We strongly advise the City to review, and modify, where necessary, its current rate of expenditure to ensure compliance with the timeliness standard. Should the City fail to meet the timeliness standard HUD will require a workout plan to ensure compliance on the next test date of August 02, 2023. If you have any questions, please contact Pam Smith, Senior CPD Representative at 913-5583 or by email at Pamela.L.Smith@hud.gov.

Sincerely,

Dana Buckner
Director, Office of Community
Planning and Development

cc: Joe Monslow, CD Interim Director

Sharp, Kay

Subject: FW: HUD CDBG Timeliness CAUTION
Attachments: KCK 30-Day CDBG Timeliness CAUTION Letter.pdf
Importance: High

Kay L. Sharp
Director of Community Development
Unified Government of Wyandotte County/Kansas City, KS
701 N. 7th Street
Kansas City, KS 66101
(913) 573-5112
ksharp@wycokck.org

From: Smith, Pamela L <Pamela.L.Smith@hud.gov>
Sent: Friday, February 23, 2024 4:23 PM
To: Sharp, Kay <ksharp@wycokck.org>
Subject: FW: HUD CDBG Timeliness CAUTION
Importance: High

You don't often get email from pamela.l.smith@hud.gov. [Learn why this is important](#)

Hi Kay,

We issued a 2nd Time Untimely Letter to the City on 8/24/2023 requesting a workout plan be submitted by 9/29/2023.

After reviewing my emails, I do not find where either Joe Monslow or County Administrator David Johnston responded.

Would you please review the letter and provide our office with a workout plan within 30-days?

We ran a timeliness report for the field office yesterday and KCKS' shows it needs to spend over **\$2.4M** before 8/02/2024, essentially 5 months from now!

ST	GRANTEE	LAST 60-DAY NOT ADJ RATIO	LAST 60- DAY ADJ RATIO	NEXT 60 DAY TST DATE	CDBG GRANT AMOUNT	'--NOT ADJ FOR PI-- LOC BALANCE	CURRENT DRAW RATIO	'--ADJ LOC BALAN
KS	KANSAS CITY	2.16	2.16	08-02-24	2,272,222.00	5,829,206.58	2.57	5,829,206.5

Thank you.

Pam Smith

HUD Senior CPD Representative
Program Environmental Specialist
913-551-5583



From: Smith, Pamela L
Sent: Wednesday, July 12, 2023 5:03 PM
To: djohnston@wycokck.org
Cc: Joe Monslow <jmonslow@wycokck.org>
Subject: HUD CDBG Timeliness CAUTION
Importance: High

Mr. Johnston,

Attached is our letter notifying the City of Kansas City, Kansas of potential non-compliance with the Community Development Block Grant (CDBG) timeliness of grant expenditures requirement.

Please let me know if you have any questions concerning this communication.

Thank you.

Pam Smith

Senior CPD Representative
Program Environmental Specialist
Office of Community Planning and Development (CPD)
400 State Ave, Room 200, Kansas City, KS 66101
Phone: (913) 551-5583
Fax: (913) 551-5859
Office Hours: Tuesday – Friday: 6:30a.m. to 5:00p.m.





Report to

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #		
LAND BANK OPTIONS		
BACKGROUND		
RECOMMENDATION		
Approve The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager. Please visit the site to review the applications below. https://gisapp.wycokck.org/Landbank.html 39 Single Family Homes 2 Commercial		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Options 01.06.25		

Approved by Mayor and/or Chair and Administrator to add to agenda.

12/19/2024



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: December 17, 2024

SUBJECT: Option applications for consideration

The following **option application(s)** will be presented at the 01/06/2025 meeting:

Please visit the new site to review the applications below

<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes – 39 Homes

1. Roni Vasquez – 1 home
 - i. 736 Splitlog Ave – 119004
2. Dara Moreno – 1 home
 - i. 2726 N 59th St – 921302
3. Michael S Bridges – 1 home
 - i. 8416 Parallel Pkwy – 932230
 - ii. 8420 Parallel Pkwy – 932231
4. JM Framing LLC – 3 homes
 - i. 1111 Tenny Ave – 093722
 - ii. 1113 Tenny Ave – 093723
 - iii. 1117 Tenny Ave – 093724
5. Daryoush Tamizkar – 1 home
 - i. 6831 Webster Ave – 019331
6. Daryoush Tamizkar – 1 home
 - i. 13710 Woodend Rd – 205408
 - ii. 13650 Woodend Rd - 205409
7. Jeffery Meador – 1 home
 - i. 2445 s 12th Ter – 129325
 - ii. 2443 S 12th Ter – 129326
8. Jeffery Meador – 1 home
 - i. 2631 Vista St – 149685
9. Tyler Burks – 4 homes
 - i. 1030 Grandview Blvd – 080557
 - ii. 1026 Grandview Blvd - 080558
 - iii. 1024 Grandview Blvd - 080559

- iv. 1016 Grandview Blvd - 080560
- 10. Tyler Burks – 3 homes**
 - i. 1132 Tenny Ave – 093713
 - ii. 1134 Tenny Ave – 093712
- 11. Tyler Burks – 4 homes**
 - i. 2609 N Hallock St – 292409
 - ii. 2703 N Hallock St – 292408
 - iii. 2705 N Hallock St – 292407
 - iv. 2707 N Hallock St – 131209
 - v. 2731 N Hallock St – 131208
- 12. T&M General Construction – 1 home**
 - i. 2605 N Hallock St – 292411
- 13. Kenneth Washington – 4 homes**
 - i. 2530 N 6th St – 292421
 - ii. 2528 N 6th St - 292422
 - iii. 2527 N 6th St – 292425
 - iv. 2600 N 6th St - 292420
- 14. Jeremy Worden – 11 homes**
 - i. 2710 N 5th St – 095824
 - ii. 2714 N 5th St - 095822
 - iii. 2800 N 5th St - 095819
 - iv. 2801 N 5th St - 095809
 - v. 2803 N 5th St - 095810
 - vi. 2806 N Thompson St - 095804
 - vii. 2814 N 5th St - 095814
 - viii. 2925 N 5th St - 095915
 - ix. 2929 N 5th St - 095916
 - x. 2934 N 5th St - 095822
 - xi. 515 Boswell St – 095933
- 15. Invictus Builders LLC / Visionary Homes LLC / Dan Lynch – 6 homes**
 - i. 2700 N 6th St – 292414
 - ii. 2612 N 6th St - 292415
 - iii. 2610 N 6th St - 292416
 - iv. 2608 N 6th St - 292417
 - v. 2606 N 6th St - 292418
 - vi. 2604 N 6th St - 292419

C. Commercial – 2

- 1. Junior Crawford**
 - i. 1614 N 7th St - 081758
 - ii. 1612 N 7th St - 081757
- 2. Chrystal Tucker**
 - i. 1708 Quindaro Blvd - 115579