

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, March 4, 2024**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, March 4, 2024, at 5:27p.m., remotely via Zoom and on-site. The following members were present: Commissioner Davis, Chairman; Commissioners Bynum, Townsend, Ramirez, Hill. The following officials were also in attendance: Jud Knapp, Land Bank Manager; Wendy Green, Deputy Chief Counsel, Kallie McLaughlin, Planning Department, Gunnar Hand, Director of Planning and Zoning, and Monica Sparks, Deputy UG Clerk.

Chairman Davis 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.

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

Chairman Davis said, Clerk, are there any revisions to the agenda tonight? **Monica Sparks, Deputy County Clerk**, said there are no revisions.

Chairman Davis said well committee, our first order of business is approval of minutes from January 9, 2023. Do we have any comments or questions for a motion? **Commissioner Bynum** said moved to approve with a question. Just curious, Clerk, what is the reason for having such a

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long delay? **Ms. Sparks** said, Commissioner, over the past year, the UG Clerk's office has been short in staffing. The minutes have been longer meetings requiring more time.

Action: **Chairman Bynum made a motion, seconded by Commissioner Ramirez, to approve standing committee minutes from January 9, 2023.** Roll call was taken and there were five "Ayes," Hill, Ramirez, Townsend, Bynum, Davis.

Chairman Davis said the second order of business is our kind of the meat or it is one of the meats of our agenda. We have Land Bank applications, and we will also be discussing transfers. I'll turn this over to you Mr. Knapp, our Land Bank Manager, to take us through the applications.

Committee Agenda

Item No. 1 - 212971...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, submitted by Jud Knapp, Land Bank Manager.

Please visit the new site to review the applications below.

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

15 Single Family Homes

87 Multifamily Units

2 Commercial

1. DeJah Boudreaux – 1 home
 - i. 106 S Iowa St. – 139876
2. DeJah Boudreaux – 1 home
 - i. 747 Seminary St. – 902318
3. DeJah Boudreaux – 1 home
 - i. 646 Seminary St. – 139712
4. Octavion Phelps – 1 home
 - i. 2817 S 28th St. – 149838
5. Vinod Reddy Vadhi – 1 home
 - i. 2124 S 39th St. – 168933
6. Habitat for Humanity – 072286
 - i. 1263 Shawnee Ave – 072286
7. Miguel Cadena – 2 homes

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- i. 1131 Richmond Ave – 098083
- ii. 1129 Richmond Ave – 098082
- iii. 1137 Richmond Ave – 098085
- 8. Ashley Estis – 1 home
 - i. 7812 Haskell Dr – 011026
- 9. Denis A Mendoza – 1 home
 - i. 6281 Parallel Pkwy – 245604
- 10. Rene Quezada – 1 home
 - i. 1834 Walker Ave – 065330
- 11. Karmal Rhodes – 1 home
 - i. 726 Greeley Ave – 111515
- 12. Darius Tamizkar – 1 home
 - i. 239 Shadyside Ave – 200125
- 13. Jason Bowman – 1 home
 - i. 616 Beach St – 216622
- 14. Ephraim Woods Jr – 1 home
 - i. 2210 N 10th St – 156721

Jud Knapp, Land Bank Manager, said for tonight we have 15 homes, we got 87 multi-family units, 2 commercial projects, and 1 property transfer from the UG to the Land Bank. I think the voting order can go all of section A. There might be one in there we'll have discussion about, then the multi-family B1 and B2 could probably be voted by themselves, and then C1 and C2 can be voted by themselves, and then the property transfer.

Let's get started on section A. A1 the single-family homes. A1 through 3 is the same applicant. They do have experience, they're actively building in Jackson County and they're excited to expand their operation into KCK. The staff comments for these first three are, they just have to do the narrow lot reveal. We didn't receive any neighborhood comments from them. So A1 is 106 South Iowa Street. A2 is a block away at 747 Seminary Street and then A3 is another block away at 646 Seminary Street.

That takes us to A4. A4 is a single-family home at 2817 South 28th Street. We received no comments and the only staff comment was the narrow lot review again.

A5 is 2124 South 39th Street. This one did receive some comments. This lot is 200 feet of frontage. There's actually 7 lots underneath this one. Staff's recommendation was to cut this in half and build two homes or possibly three. It would match the neighborhood on the west side of the street because these homes are between 75 and 125 feet so if we cut it in half, it would match. So, staff's recommendation is they build two homes on this lot.

A6 is at 1263 Shawnee Avenue. This is a Habitat for Humanity application. They're previously approved for 1267 and 1261 for Habitat to build a house on. 1261 turned out to be too small, 1263 we reached out and got a donation into the Land Bank. So, what Habitat wants to do is combine lots 1263 and 1261 to build one house.

A7 is three lots to build two homes. This is a rehabber in the Land Bank that actually rehabbed 1140 Richmond right across the street. He liked the area and still wanted to try his hand at building new homes. His plan is to build at 1131 and 1129 first, get that one done and then start on 1137.

A8 is at 7812 Haskell Drive. The only staff comment we had on this one was there's several plat restrictions on there about the height restrictions and they have to have an attached or covered garage and the applicant is aware of those restrictions.

A9 is at 6281 Parallel Parkway. This is a seven-acre lot. When we were in our staff meeting, I wanted to make sure that we were consistent in saying that we needed to split this lot up, but this lot can't really be split up because it's cut in half by the Johnson County Water One easement. You could kind of see it running through the lot here and going over here so the only driveway would have to come off the east corner and the house would have to be built a little off the street. This is a seven-acre lot, but you could only kind of really build one house there.

A10 is at 1834 Walker Avenue. The staff comments on this one is this one's located in the Historic Westheight District and will require a Landmarks review and that is another public meeting.

A11 is 726 Greeley Avenue. We seen this one last month. The applicant wanted to build two duplexes across the street and a single-family home. After being contacted he decided to start out building the single-family home. Our Land Bank Advisory Board had some comments on this one. They are in support of this, but with stipulations they put it. They said no notification of adjacent property owners, but the neighboring home is a family member. Then soil testing, but with the option I believe that's the applicant's job to do that, and number three was the experience questions, and we kind of addressed those last month when we took the duplexes and said try this one first and see where we go.

A12 is in Bonner Springs. It's for a single-family home. I contacted Bonner Springs and they said that they've already had contact with the applicant and they're welcoming this infill project. The Land Bank rules still apply for Bonner Springs and Edwardsville. The applicant still

has to get an approved building permit through Bonner Springs and then provide me with the proof of funds before I will transfer the property.

A13 is in Edwardsville. I've also contacted Edwardsville about this project, but this project has—when the subdivision was platted out, it was platted out to be a playground. That playground never got built so for this applicant to build this project they have to replat this parcel to remove that playground restriction.

A14 is for a single-family home. They want it to be 5 bedrooms, 5 baths, 4,000 square feet and they want to live in it. This applicant has been around for a 1 ½ years now. He still wants to build this house. With my staff review it said this house has to follow the narrow lot design guidelines so what is pictured in the size will definitely be drastically different from what is approved. The Land Bank Advisory Board is in support. They do have their conditional approvals in there. They want to make sure they present to the OCP Neighborhood Group, but this is actually outside of the OCP Neighborhood Group boundaries and they want them to notify the nearby property owners. So, that summarizes the A section, A1 through A14 if you have any questions.

Chairman Davis said I know there's a lot of questions. Before we get to the questions let's knock out public comment first committee members and then we'll go ahead and get to our lively discussion. I'll ask the Clerk are there any comments for the applications that were just presented on? **Ms. Sparks** said no comments were received. **Chairman Davis** said do we have no online at all or no written? **Ms. Sparks** said no hands raised. **Chairman Davis** said is there anyone here that has any comments on the—**Ms. Sparks** said I'm sorry, a hand just went up. We have Kamal Rhodes.

Kamal Rhodes, Kansas City, KS, said I just want to clarify regarding the notice to adjacent property owners, what would that look like? Would we just need to submit a notarized letter from the residents in the area or do we need to go around like a petition style to get signatures, to say that they have approval for us regarding the development? What would that look like? **Chairman Davis** said we will go ahead and get that answered, but I did just want to give you ample time. Do you have any other questions or comments regarding the application sir? **Mr. Rhodes** said no, I've been speaking with Mr. Jud throughout this process, he's been very transparent as also with Commissioner Townsend as well. So, they've been very transparent and giving me all the

information leading up to today, so no questions regarding that, just my only question was regarding the notice for adjacent properties.

Commissioner Townsend said I was going to give a follow-up since I had asked that this be held over so I could speak with Mr. Rhodes, and we did so I think almost later that evening, if not the next day. I appreciate his thought that it might be better to attack one project first. I am not sure that notice is required Mr. Rhodes, but I do believe it might be just good neighborly action to inform those on either side or those across from you, which I think are vacant lots though, that this is the plan that you have. I think Counsel, Ms. Green, could speak to that with more definition than I could, but this is not a Planning and Zoning issue at this point.

Wendy Green, Deputy Chief Counsel, said that's correct. This is not Planning and Zoning, so it doesn't require notice to so many neighbors within so many feet. So, it's just more of good practice and Jud might have a comment on that too. **Mr. Knapp** said I think Wendy did a great job. **Chairman Davis** said, sir, if you're wanting to have a public meeting, I would suggest—I mean you'll be going above and beyond what is currently required. So, we want to let you know that it's not required. However, if you would like to do that and it would be encouraged, you can contact Mr. Knapp and he can direct you to Livable Neighborhoods and they will try to organize that for you. **Ms. Sparks** said, Commissioner, we have Kallie McLaughlin online with her hand raised.

Kallie McLaughlin, Planning Department, said there is no planning entitlement associated with this need to build a single-family home except for the administrative review for the narrow lot design guidelines. If they do not follow the narrow lot design guidelines and need to deviate from that, they would need to seek the approval through the Board of Zoning Appeals. Looking at that picture, which I know the pictures are kind of not always representative of what gets actually submitted, they would have to come before the BOZA Committee for that just based upon the picture alone, but it would really just depend on what they would end up submitting if they would need to go through for a variance. The Board of Zoning Appeals would require a 200-foot notification to property owners, but as it stands right now there's nothing required unless they do not follow the narrow lot design guidelines.

Chairman Davis said I just wanted to let you know sir that that's the current process, but again, if you would like to go above and beyond, we certainly do have some resources that you can access. Are there any other hands raised online Clerk? **Ms. Sparks** said no other hands are raised. **Chairman Davis** said would anyone that's sitting in the gallery that is here like to speak on any of the applications A1 through A14? I will take that as a no. The public comment for those particular applications is closed. Committee members, I'm sure you all have some questions. I believe Commissioner Bynum I had seen your hand and then Commissioner Townsend.

Commissioner Bynum said I have questions that are not necessarily specific to these individual items with the exception of A14. Jud, I heard you say on this one A14 the 2210 N 10th that somehow that would fall into the narrow lot design guideline and that doesn't look like a narrow lot to me, so I don't know—maybe what are the dimensions of that parcel that make it fall into narrow lot, I'm just curious. **Mr. Knapp** said it has 100 feet of frontage, but under this zoning area they have—it's the Northeast Area Master—let's let the expert answer this one how about that?

Gunnar Hand, Director of Planning and Urban Design, said if I'm correct with this intersection, it's in the Northeast Area Plan and certain land use categories in the Northeast Area Plan regardless of partial dimension require a narrow lot design guideline and that is this one. **Commissioner Bynum** said that answered that.

In general, Mr. Knapp, the Land Bank Advisory Board, they continue to meet regularly and look at all the parcels before—or the applications before they come forward to this meeting, is that correct? **Mr. Knapp** said I do have to say the meeting attendance is down, but I do send this application that you're looking at to them and I do have a little box right here that's missing today that is like they can submit their survey questions, and they have done that. So, it's like we're not meeting in person as much anymore, but they are making their comments known. **Commissioner Bynum** said I guess the reason I'm asking is because out of all the items we just looked at from what I have the technological ability to see, which is a qualifying statement, two of those had Land Bank Advisory Board comments, but I am aware that since we've gone to this online system in the past, I know I've had trouble navigating my way to where those comments are so I could be wrong, but I saw two and what you went through just now. Two comments from the Advisory Board, do you agree with that?

Mr. Knapp said I'm counting them up. I think I got four. I got four that I did and to be fair those comments came in at six o'clock this morning. **Commissioner Bynum** said when I tap on A1, for example, and I scroll on the right-hand side and I scroll to the Land Bank Advisory Board comments, it's blank and so I feel like those must be located in another place that I have to tap and I don't know where that is so I'll have to ask for some guidance on using this online system. If I look at A2 same thing, there's nothing there. **Mr. Knapp** said they didn't receive a comment. So, not every project receives a comment. **Commissioner Bynum** said let's go through these one at a time, A3 I see no Advisory Board comments, A4 I see no Advisory Board comments, A5 none, A6 none, A7 none, A8 none, none on A9, A10 has comments, A11 has comments, none A12, none on A13, and none on A14.

Mr. Knapp said so that was that was three. **Chairman Davis** said A14 does have—does it have it on your—it might be a tech—yes A14, so yeah that would be—**Commissioner Bynum** said three out of 14 has comments. At some point, not tonight, I would appreciate maybe an update on I don't know six months' worth of Advisory Board attendance because perhaps we're going to find that that mechanism within the policy needs to be looked at as well. If we've created an Advisory Board, which I feel very strongly about, but nobody's going to come to it, attend it virtually, or in person, then we need to look at that as part of the structure of the Land Bank, just a comment.

Chairman Davis said not to cut you off, but we will be able to talk about what's happening with the Advisory Board, but in the Land Bank Policy Review discussion, So, we have some of the information you're looking for. **Commissioner Bynum** said that's why I just wanted to make sure that what I'm seeing is what's really there because I do know I have my own technical difficulties. **Mr. Knapp** said, Commissioner, I do send them this application and they do review it. I say before we built this application the attendance for that online meeting was very high. There were several members that because it's the first time they were seeing the applications for that month was during that meeting but since we created this, they could see it anytime they wanted really. The attendance has kind of fallen off.

Commissioner Bynum said I see, that makes good sense and then I have just one more question on A5. Just go back to A5 and you're just suggesting it's a staff notion that that would split to two lots. Is that impacting our decision tonight or if we can convey this tonight, are we leaving it as this one big lot?

Mr. Knapp said I went to the staff meeting and I take these comments and I email every applicant and I say this is the comments that I received, and I did not receive a comment back from them saying yes or no. I don't really ask for a yes or no. More people talk to me with the no's. They're like no I can't do that and they back out. **Commissioner Bynum** said but ultimately, I guess we could convey this as one single lot with this applicant.

Mr. Hand said if the request from staff is to split it and make it two lots to match the neighborhood character, that would be part of the process to get to the Option Agreement so they can do it administratively or if they need to do it more than two, which is also plausible, they would have to do a replat, then you have a timely process. **Commissioner Davis** said on that would we need to put anything in our vote to make sure that happens or would that just be an understood directive? **Mr. Hand** said staff comments are carried over essentially as conditions of the process so I think it's covered here.

Commissioner Ramirez said my question is more of clarification and just so the community knows, who comprises of the Land Bank Advisory Board and to refresh my memory. **Mr. Knapp** said it is the members of the NBR as one and then there's two positions from Livable Neighborhoods, so it's a total of 10. **Commissioner Ramirez** said so it's all the NBR's and then two additional members. **Mr. Knapp** said yes, from Livable Neighborhoods. **Commissioner Ramirez** said okay and I would agree I would like what Commissioner Bynum asked for, the attendance of the six-month period of the board members because it's as if we're going to have this Advisory Board it's important that they have the attendances because this is a very important part of what we do and what we're trying to get lots out and developers in trying to do infill housing, so it's important if we're able to make sure all members of this Advisory Board are part of that process. So, I agree.

Commissioner Townsend said I wanted to go back to item A5 just for clarification. If the recommendation is that there be two homes built there, that will be a condition if we approve the lot that the applicant would have to adhere to. They can always say no and then they don't get it. I just want to make sure that that's what the option is if we approve it, that it would carry a restriction. **Mr. Knapp** said yes, it is a restriction.

Commissioner Hill said I want to go back to I think it was the last one on the screen, the 4,000 square footage—and staff mentioned that it would be quite a bit smaller so about how many square feet would that building be? **Mr. Knapp** said I'm going to have to refer to Kallie on this one.

Ms. McLaughlin said there really isn't a restriction on the maximum amount of square footage. There's just a minimum needed to meet the zoning requirement. However, it's the design of the property that would still have to meet the narrow lot design guidelines so they would still be bound by things like setbacks, any kind of easements, or like utility easements and things like that of that nature but there's no maximum as long as they meet the minimum and follow the design guidelines. **Commissioner Hill** said are you saying they can continue to have 4,000 square feet or no? **Ms. McLaughlin** said I think that it would be difficult to meet a 4,000 square foot property with the design guidelines, but with the right architect I believe it could be done. So, that would be between them and their architect to come up with something that meets those design guidelines.

Commissioner Hill said then my next question, I don't remember which parcel it was, but it had to do with there was a playground underneath the parcel and I just—would you mind just explaining that to me. What are the restrictions there? **Mr. Knapp** said that application is A13 and it is in Edwardsville so when that subdivision was originally platted, this parcel was slated to be a playground for the subdivision. That playground never got built. I guess they stopped paying their taxes and now the Land Bank has this lot and then we got an applicant that wants to build a house there, but to build a house there, they have to replat it to remove that restriction for the playground for that subdivision. **Commissioner Hill** said when you say remove—I'm sorry, I'm just not understanding because I'm learning as I go. So, to remove the restriction, is the restriction for the plot of the land or is the—I just don't understand what is the restriction.

Chairman Davis said Commissioner, I think Ms. Green can help. **Ms. Green** said yes, the current restriction is on the plat as it has been recorded and part of the plat for that parcel says that there has to be a playground on it for that subdivision. But, since they never did that and they didn't pay taxes, they lost that parcel in the tax sale. The Land Bank has it now and so for this homeowner to be able to build a home on it, they're going to have to get that section replatted to remove that restriction. So, they'll just have to apply for a replat and record that plat and then they'll be able to build a home on it. If they can get that replatted and get that recorded, then they'll be able to build

a home, but that's why we have the Option Agreement because that gives them time to see if they can get that done. **Commissioner Hill** said thank you for that explanation, I'm sorry I just needed to understand. I appreciate your patience. **Chairman Davis** said Commissioner Hill do you have any other questions? **Commissioner Hill** said no, that's it. **Chairman Davis** said this is a very eventful time and if you all noticed the applications were various parts of our community. It's exciting to see interest in the Land Bank that is all over Wyandotte County. Are there any other questions? Seeing that there are no other questions, I will entertain a motion.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Ramirez, to approve Items A1-A14.** Roll call was taken and there were five "Ayes," Hill, Ramirez, Townsend, Bynum, Davis.

Chairman Davis said we have applications for B and C coming up. Mr. Knapp, I'll hand it over to you.

B. Multi Family – 87 Units

1. Greg Take – 50 units

- i. 14 S 34th St. – 065602
- ii. 13 S 34th St. – 065604
- iii. 10 S 34th St. – 065601
- iv. 4 S 34th St. – 065600

Mr. Knapp said so now we enter the B section, the multi family. B1 is the Wyandotte Behavioral Network requesting four lots to build 50 units for Permanent Supportive Housing. Now I had to Google what this was. Permanent Supportive Housing is housing assistance and supportive services are provided to assist households with at least one member with a disability and achieving housing stability. The staff comments—there would be several variances and things that would be required so this would require another public meeting with Planning. So, the full Planning process will have to go through with this project. The neighborhood group comments was that they need more information on parking and the neighborhood impact they were really worried about what an additional 100 vehicles would do to their neighborhood. That was the comments they had; I did

share those with the applicant on Friday. That completes my item for B1. **Chairman Davis** said you can do B2 as well.

2. Wall-ties & Forms INC – 37 units

- i. 827 Stewart Ave – 111573
- ii. 825 Stewart Ave – 111574
- iii. 826 Stewart Ave – 111575
- iv. 827 Stewart Ave – 111576
- v. 828 Stewart Ave – 111577
- vi. 824 Parallel Ave – 111570
- vii. 810 Parallel Ave – 111569
- viii. 808 Parallel Ave – 111568
- ix. 806 Parallel Ave – 111567
- x. 811 Parallel Ave - 095051
- xi. 807 Parallel Ave – 095049
- xii. 803 Parallel Ave – 095048
- xiii. 801 Parallel Ave - 095047
- xiv. 800 Troup Ave – 095067
- xv. 827 Troup Ave – 095104
- xvi. 823 Troup Ave – 095103

Mr. Knapp said B2 is Wall-ties and Forms Incorporated, they're asking for an additional 37 units. This request is in addition to a previously approved project for 15 units at Parallel Avenue and Mill Street, it's like this block here. They were going to build 15 units there, but they found out the water line was too small for this development. It would cost them \$200,000 to put that water line in to be big enough to run their 15 units. To make the project work, they're requesting additional lots. I believe it's 15 parcels to build an additional 37 units, bringing the total up to 52 units to spread out the cost of that new water line to the 52 units instead of the 15. Staff comments was this definitely will have to go to the DRC review. Land Bank Advisory Board is in opposition, it says the neighborhood meeting is a must. I do have to say this area is outside of any neighborhood group that Livable Neighborhood has. The Land Bank Advisory Board also says this is a big project and needs more information on property management, services, experiences, problem solving and tenant amenities. They also asked if this is a LIHTC or subsidized housing project. I did not ask that question when I got my application and then they have a soil question again to make sure the soil is not contaminated. That concludes B2.

Chairman Davis said Committee, before I entertain questions I'm going to go ahead and check with the public. Clerk, did anybody send in comments ahead of time for this? **Ms. Sparks**

said no comments were received. **Chairman Davis** said for these two applications and then anyone online? **Ms. Sparks** said we have three hands raised at the time. The first one is Jose Yepez.

Robert Richardson, Wall Ties and Forms, said I'm here with Jose Yepez with Wall Ties and Forms. We can answer questions now or later. How would you like to do that? I know there were a lot of questions asked in the staff comments there. Would you like me to answer those up front or would you like me to wait and answer those after the public comment? **Chairman Davis** said you can go ahead and answer them now. **Mr. Richardson** said we are going to maintain the Homeowner's Association for all of this. We'll be doing all the snow removal and lawn care so that we make sure that it stays up to our standards for our development projects. The units will be the same units as we were going to build on the other project, two bedroom, two ½ bath, townhouses with one car garage off the alleys.

We're about two weeks from building permits, if we get this approval, we'll move forward with that on the first project but with that extra—basically the water line on Parallel Avenue is a 2-inch line and you can't put a fire hydrant on that for this type of development. To make the water pressure work, you have to build it from 8th Street down Parallel, down Mill and back down Troup. So, we're trying to find other properties along there where we could build more units to defray that cost because over 15 units, we simply can't defray the \$200,000 plus cost of the water line. We are aware of the need to do soil work on these sites and that will be done as part of the normal process. We will be doing a preliminary plan and platting through the Planning and Zoning process and following the narrow lot design guidelines. So, we will do a public meeting as part of the preliminary development plan. When this moves forward with your approval obviously, you only give us an option we have to go through the Planning and Zoning process to get these units approved. Were there any other questions, I think that addresses the questions that I heard.

Chairman Davis said sir, that was really good. Committee, do we have any questions just for this particular applicant and, Clerk, for the public comments we'll just keep it at B2 for this one which is 824 Parallel Avenue and then we'll jump back to B1. Committee, any questions for this particular application?

Commissioner Townsend said I think my questions really pertain to everything under two if this is the same developer. **Mr. Richardson** said yes, it is. **Commissioner Townsend** said the same applicant. Hello, Mr. Richardson, refresh my recollection, is this related to other townhomes that were being built the Option Agreement Process, I think a couple of years ago. **Mr. Richardson** said yes, it is. If you notice where Jud pointed to where all the lots are narrow right, there on Parallel and Mill and then on the west side of Mill that is the first project. We've gone through the preliminary final development process for that, primary final plat for that process. Quite frankly, all of the design professionals are very busy and the delay has really been on getting our design professionals coordinated and we're just about there. As I noted, we'll be able to apply for building permits on that first project within a couple weeks and get moving forward on that, but financially it doesn't work unless we are able to defray the cost of the water line over some more properties and that's why we came back, talked to Jud about these other properties and we were much happier to build a lot more units here and we would plan to build all of these in this calendar year, provided sales go okay. We want to start and not stop until they're all done, that's our goal. That's where we are on this. **Commissioner Townsend** said earth has already turned on the original project, is that correct?

Mr. Richardson said it has not, but we are very close to that. **Commissioner Townsend** said refresh my recollection again please, the nature of the first set and will the units that would be built on these 37 items that you have applications for here today, will they be the same? They were townhouses that had what, two or three bedrooms? **Mr. Richardson** said they're townhomes with two bedrooms, 2½ bath, so each bedroom will have an on-suite bathroom, and then they'll be a half bath on the first floor. There'll be a one car garage and all the units will be accessed from the alleys and so we anticipate doing some alley improvements as part of based projects. We're not asking the UG to do that, we're going to do that. We aren't asking for any LIHTC, we're not doing any subsidy, we'll ask for the NRA Abatement as everybody else is entitled to in this area but that's the only assistance that we're asking for. **Commissioner Townsend** said I did not believe that LIHTC was involved at all the first time. **Mr. Richardson** said no it is not.

Commissioner Townsend said I remember some discussion on the original sites. Has there been made a determination as to whether or not these are going to be for sale or rent. **Mr. Richardson** said what we committed to the first time was the units on the east side of Mill would be for sale to individuals and then we would look at the other ones after that.

Quite frankly, we would rather sell to individuals because we'll make more money selling to individuals than if we sell a bunch of them to one person. So, we would prefer to sell them to people that live in—this is only about a mile and a half from where I live, I want to rebuild the neighborhood, and I think the best way to do that is through single family home ownership and that's our goal and our real estate agent thinks that that's realistic, so we are very excited and very anxious to move forward with this.

Commissioner Townsend said its economy of scale issue that brings you back here with these 37 units, right? **Mr. Richardson** said it's really the cost of the water line. We knew that we would have to do some water line along Mill and maybe a little bit along Parallel Avenue, but we didn't think we were going to have to basically circle the block and that extra \$200,000 we weren't anticipating really makes the budget questionable. And so, if we can spread \$200,000 over almost 50 lots or about 50 lots versus over 19 lots, that makes the financials work a lot better. **Commissioner Townsend** said I would be supportive of these applications and I'll tell you why. We're discussing raised appraised values. It comes down to we have more people looking for housing than there is housing, and so here's an opportunity to have decent housing in northeast neighborhood. I visited the first area, and I do believe I'll follow up with this—Mr. Knapp that there is a neighborhood group that has this area within its boundaries. It was just the group was only formed within the last three years and they recently expanded it but I'll get back to you on that.

Chairman Davis said do we have any other folks for public comment on B2, which is 824 Parallel Avenue. Any other public comment? **Ms. Sparks** said we have two hands raised. The first one is Pastor Stevie Wakes. **Chairman Davis** said again, I just want to be clear this is for 824 Parallel Avenue.

Pastor Stevie Wakes said that's close to where my church was located and he talked about the \$200 spreading it around this loss and I'm concerned about the quality and I think Commissioner Townsend can probably speak to the quality of the units she's probably observed and I'm concerned about that and she said yes, we need housing, but the type of housing that we need in our area, we want to make sure that it's not a low quality type of housing that would rather than up build, uplift the neighborhood but downgrade it. That's my concern.

Commissioner Townsend said since Mr. Richardson as you just heard, mention that the shovel—the dirt has not turned yet. I can't speak to what it looks like now. If there's some concerns,

I certainly don't advocate substandard housing or just having housing for the sake of housing. So, it might be beneficial to hold this over. I know council who had been before this body previously over a year and a half ago on this project, is not available now and could go even into more depth about it so I have no problem holding it over if that would give you some comfort as to more detail about the type— **Mr. Richardson** said I can address that now. **Commissioner Davis** said hold on sir. Commissioner Townsend, go ahead and finish and then we'll let the applicant respond. **Commissioner Townsend** said just for the record too when you talk about, what did you say 827 Stewart? **Chairman Davis** said Parallel Avenue is what we have here. **Commissioner Townsend** said since these are all the same, I am talking about Wall-ties and Forms INC. the entire block of those 37 units. They're all the same, so I don't want anybody to be misled or confused that there's just one. We're talking about the whole block, it's all the same project and type. So, if that would give some more clarity about the type of project and I would just move to hold to all the 37-unit applications or the applications for those 37 over to next month to give whoever had questions time to talk to the developer and their counsel and that would be my motion.

Action: **Commissioner Townsend made a motion to hold over until next month.**

Chairman Davis said your motion is received; I do want us to finish public comment. I know Mr. Richardson, the applicant, would like to respond. Before we get to that response is there—are there any other additional public comments? **Ms. Sparks** said we have Elnora Jefferson with her hand raised.

Elnora Jefferson, Kansas City, KS, said one of the comments that I have Commissioner Townsend has already addressed and that there is a neighborhood group that—this project is in the boundaries of that group, and having spoken with the neighborhood president, she's very interested in hosting a meeting to talk about this project with her membership. The second thing that I wanted to mention is these—Commissioner Townsend also mentioned this and that is about the appraised value. If we're talking about selling homes, my understanding that the comparable sales is what drives appraisal prices, so perhaps in that discussion if this is held over, there can be a look at what that—who that affects, which houses, which homeowners, that the sale of these properties would affect and especially since their market rate. Those are the two comments that I have. **Chairman**

Davis said I do want to give the applicant just one more opportunity to respond and then we will close public comment online. Mr. Richardson, did you have any other information that you wanted to add?

Mr. Richardson said yes, first of all, we are very happy to have the neighborhood meeting and meet with the neighbors and we assume that as we would have to do primary plan and primary plat that would be part of what we did and as we move forward that was definitely part of our plan and we're happy to do that. I'm happy the neighborhood groups are expanding. As far as appraised values, the new construction shouldn't have a lot of impact on the existing values right away because—just my experience with appraisals in Wyandotte County and living in an old house, I would have like to been able to set my appraisal off some of the new construction in the area but the appraiser would never do that for me. So, it prevented us from doing some home repairs on our home that we wanted to do for a while. But we can—we will answer that question in much greater depth and with more accuracy in the neighborhood meeting as we move forward.

Then, Mr. Wakes, to address the issue of quality, these are 100% concrete construction. The walls have 4 inches of foam for insulation, the ceiling will have 7-8 inches of foam, so that we will meet the 2021 Energy Code even though that's not required by the community. We'll have high quality doors and windows, granite counter tops, granite sinks in the bathrooms, very high quality construction. We'll be using very high quality LVT laminate flooring on the first floor, and then the stairs and the bedrooms will be carpeted. Then there will be tile in the bathrooms, we anticipate high quality bathroom fixtures with tile in the showers and things. These are not low-quality units, there'll be something that anyone would be proud to move into and I hope that you, as well as I, will be proud to have in our community.

One big thing about quality, as we know in the urban areas, how is it maintained over time and as the developer we will be holding the right to do the maintenance on these for a very long time into the future. On the first—those covenants and restrictions have already been recorded on the first 19 units so that we have that right to provide snow removal, lawn care, the lawns will be irrigated so that they'll be green. We'll maintain control of the irrigation systems through the Homeowners Association. These will all be part of the same Homeowners Association and that having—that was just a critical part of our development because if we're going to put our name on it, Wall-ties & Forms, it's got to look good day one, it's got to look good in year 20 and beyond.

Chairman Davis said Clerk, do we have any other folks wanting to speak on B2? **Ms. Sparks** said no other hands are raised online. **Chairman Davis** said anybody in the gallery that wants to speak on B2? I will go ahead and close public comment.

Commissioner Townsend said I scroll through my contacts, the name of the neighborhood group who was in favor of the first like units that came to us several years ago was Caring Neighbors. I just want to get it out there. So, this is just more of what we hope would be good quality housing as discussed, but if there are other questions I would—I've already moved to set it aside or roll it over for just one month so if anybody else has questions about it, but the neighborhood group at that time did approve the first group of these units. **Chairman Davis** said colleagues, any other questions? Dr. Hill or anything?

Commissioner Bynum said my question is, if we hold this for a month, what does it do in general? What does it do to round one that's on the other side of the street that's underway? **Mr. Richardson** said we can't start phase 1 construction or file for building permits until we know the result of this property being option to us or not so it would delay construction for a month and so we would like it to be approved tonight, if possible, but I understand if somebody has questions and I want people to feel good about what they're doing here but it would delay things by the month and we've already spent a lot of money on phase 1. I'd say we're over \$100,000 into design professional fees and there's interest on that so we would like to get this moving forward and, quite frankly, we're going to be rebuilding some BPU infrastructure that needs to be rebuilt and that's a 200 plus what we were planning on before a \$200,000-\$250,000 benefit to the community and we're not asking for anything extra, we just need a few more lots to defray the cost. **Chairman Davis** said do you have any other questions? There is a motion to hold over application B2 which is 824 Parallel Ave. Is there a second?

Commissioner Townsend said Mr. Richardson is on the phone, one question I did have and thank you Commissioner Bynum for that question. Would holding over—I understand there may be some inconvenience and some more money, but would this kill the project, would you be unable to move forward with the project in any form Mr. Richardson if there was a one month hold-over?

Mr. Richardson said if there was a one month hold over, we're still going to pursue the project, it's just a delay and I don't know, month's matter in constructions seasons and construction weather and whether we could get it all done this year yet, if we waited a month, that puts a—that—I don't know that I could hold to that comment if we get delayed a month but we're going to pursue the project.

Commissioner Bynum said I'm sorry to kind of come back around to this, but if we approve this tonight without the hold, are you willing to make the commitment to meet with the neighborhood anyway because it sounds like you've already met once with that neighborhood group? **Mr. Richardson** said absolutely. **Commissioner Bynum** said would you make that commitment to answer all their questions regardless if we were to approve this and move it forward, you would still commit? **Mr. Richardson** said absolutely and, quite frankly, the last time we had a neighborhood meeting the only person I believe that showed up was at 822 Troup and I think that Mr. Peterson quoted that person in the hearing before you and that they were very excited to see something new built because the entire time they lived there since a child they'd only seen their neighborhood torn down and he was excited to see somebody rebuilding their neighborhood, but we are happy to meet with the neighbors and like I said, we have to do that as part of the preliminary planning process, preliminary plat process and we will—we want to be a good neighbor and a good part of the neighborhood.

Chairman Davis said Committee, any other questions? There was a motion to hold this over. From a scheduling perspective we are just making a recommendation to full commission. Does anyone know when this would be heard by the Land Bank Board of Trustees? Does anybody know which meeting? **Ms. Sparks** said I can answer that. Our next meeting of the Commission would be March 28th. **Chairman Davis** said March 28th would be if we were to approve this well, we'd be approving for a recommendation and then March 28th there would be a final decision on it. If we were to delay it one month the next time we meet is April 1st correct? **Ms. Sparks** said April 4th. **Chairman Davis** said around kind of a week later. Just wanted to give kind of those options out there committee. There are pros and cons to us holding this over and just the impact of what this has on the project. But I wanted us to just be aware of those options. We could hold Mr. Richardson to his word and if he doesn't at least have that community meeting by the 28th, we will

know whether or not—if it’s not even planned, we’ll know whether or not it’s there. Any other questions or comments?

Commissioner Bynum said I need to go on the record as being opposed because if we hold it, we don’t hear it again until April 4th and if it were to pass, the full commission would not hear it until the last Thursday in April. So that’s in effect creating almost a two full month delay. I just want to be on record that I can’t support that hold. **Chairman Davis** said any other questions or comments? The second for that hold does die here so I will need another motion for B2, 824 Parallel Avenue.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve as submitted.** Roll call was taken and there were four “Ayes,” Ramirez, Townsend, Bynum, Davis, and one “no”, Hill.

Chairman Davis said now we’ll jump back to B2. Clerk, we’ll knock out public comment here. Were there any comments that you received from the public regarding this application? This is South 34th Street. **Ms. Sparks** said this is item B1. **Chairman Davis** said yes B1. **Ms. Sparks** said no comments were received. **Chairman Davis** said are there any comments online for B1? **Ms. Sparks** said no hands are raised online. **Chairman Davis** said does anybody in the gallery want to comment on B1? Seeing, none, I’ll go ahead and close the public comment. Committee, colleagues, any questions or anything regarding this application?

Commissioner Ramirez said more of a clarification question, Jud, you said that this will still need to go through the entire planning process. Is that correct? **Mr. Knapp** said yes Commissioner.

Action: **Commissioner Ramirez made a motion, seconded by Commissioner Bynum, to approve as submitted.** Roll call was taken and there were five “Ayes,” Hill, Ramirez, Townsend, Bynum, Davis.

C. Commercial -2

1. Vibrant Health

- i. 1414 Stewart Ave - 158019
- ii. 1412 Stewart Ave - 158018
- iii. 1410 Stewart Ave – 158017

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- iv. 1408 Stewart Ave – 158016
- v. 1406 Stewart Ave – 158015
- vi. 1404 Stewart Ave – 158014
- vii. 1326 Stewart Ave – 158012
- viii. 1324 Stewart Ave – 158011
- ix. 1322 Stewart Ave – 158010
- x. 1318 Stewart Ave – 158008
- xi. 1324 Stewart Ave – 158011
- xii. 1314 Stewart Ave – 158007
- xiii. 1324 Stewart Ave – 158011

Chairman Davis said now we are jumping to C. We're going to go in order. This is 1414 Stewart Avenue; Mr. Knapp take it away. **Mr. Knapp** said C1 is for Vibrant Health proposal to build a 50,000 square foot facility, 15,000 square feet for clinical space, 10,000 for a community event space, retail areas and 20,000 square feet for health services. This area already has an option on it with Northeast Development to build townhomes, one commercial building and a bank. The original application is really not changing, they're still building that commercial building. This is Vibrant Health's going to build it now and Northeast Development's going to not build the project so the option will go to Vibrant Health and not Northeast Development. This plan was altered last week to make more room for the bank on the corner of 13th and Parallel. It shifted the whole project over 100 feet, so it removed four parcels on the east and added two parcels on the west side to make room for that bank that's going to sit at 13th & Parallel. This project also has some UG owned property in it. These holes in this selected area, those items are going to be dealt with in PT1 Property Transfers to the Land Bank. It's easier to get property out of the Land Bank, so that's why they're going to—that's why we're proposing to move them into this project. The staff comments of this project would require additional public meetings so it's a full planning notice and all that for the neighbors. There is a railway right-of-way back here that they are going to have vacate the right-of-way for and that's another planning process. There is 15th Street also too, they kind of want to straighten 15th Street out and not have it do this dog leg here. The Land Bank Advisory Board is in support, it's conditional again, based on neighborhood and greater community meeting. An analysis of the soil and—it says projects measurable goals to address the rise in social determinance of health and an equitable development. Neighborhood group comments support OCP neighborhood group would request the developer meet with the members of OCP to discuss their intended project. That's all I have for that item.

Chairman Davis said Clerk, did we receive any comments for this application? **Ms. Sparks** said no comments were received. **Chairman Davis** said do we have any comments online? **Ms. Sparks** said no hands are raised online. **Chairman Davis** said looking out in the gallery here, is there anybody that would like to make a public comment regarding this application?

Crystal Watson, 8532 Spring Ave., Co-Owner of Northeast Development LLC., said we are excited about this project and the partnership with Vibrant Health and so we just appreciate your approval.

Chairman Davis said I will go ahead and close the public comment period. Colleagues any questions, comments that we have?

Commissioner Townsend said I might say that this is actually the second time we would be coming for an approval but under the name of a different applicant, but it's still part of the development that Mr. Gwen brought as an option agreement with the plan being to have a bank on the corner and for visualization we're talking across the street from Heathwood Park, a lot of people—**Someone** said not Heathwood Park, Jersey Creek. **Commissioner Townsend** said well, Jersey Creek and Heathwood down the street across that was how I was referencing so people could—it'll be a good workout down to Heathwood Park. So, this is not really the first time this project based on what it is, a healthcare center is being heard, but it's being heard by another applicant who is seeking to move forward with it, Vibrant Health. So, there's still the plan for that option as I understand it for Vibrant Health for a bank on that corner and various townhomes. So, look forward to this actually coming to fruition and I would move to approve the application and that would be all of—it's shown as Vibrant Health 1, small I through 13, all of those items.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Ramirez, to approve as submitted.**

Chairman Davis said we'll go ahead and hold that for now. I do want to get through just questions and then we'll get back to it.

Commissioner Ramirez said just a comment that I support this. Within my district, recently I have a Vibrant Health facility and Clinic in my district on Rainbow Boulevard and I know they do a lot of amazing work for the community, and I'll definitely do my part to help spread the word about Vibrant Health and all that they provide for the community. With that, I second the motion.

Chairman Davis said any other questions colleagues? I also have Vibrant Health in my district as well and they do a lot of really, really good work. I know there's a question regarding meeting with the OCP neighborhood group and so Ms. Watson if you could reach out to Vibrant Health and just make sure that it's organized and I trust you all because there's a lot of history within our community. So, please do make that happen. But there was a motion for approval and a second, this is for C1, 1414 Stewart Avenue. Clerk, give us the roll.

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

2. Amelia Harshfield

i. 1705 N 1st St – 081672

Chairman Davis said alright, C2. **Mr. Knapp** said C2 is at 1705 North 1st Street. This application was held last month for more time to review the application area. The Land Bank Advisory Board has a new comment for this project. It says the area is in a state of change with Juniper Gardens just being recently sold. This area has a high potential to attract tourist traffic. That concludes this item.

Chairman Davis said Clerk, do we have any public comments that's been received for this? **Ms. Sparks** said no comment has been received. **Chairman Davis** said any public comment online? **Ms. Sparks** said no hands are raised at this time. **Chairman Davis** said from the gallery here on site, would anybody like to offer public comment for this item? We'll close the public comment. Colleagues, any questions or comments regarding this application. Again, this is C2, 1705 North 1st Street.

Commissioner Townsend said this item, at my request, was held over for the purpose of making contact with those people who now currently own what used to be Juniper Gardens. My first step since the last month was to contact Andrea Tapia who is Executive Director for Kansas City Housing Authority and this property that was Juniper Gardens that fronts this requested lot. This

lot at 1705 North 1st Street is about as far east behind parts of Juniper Gardens as you can go, but we wanted to look at this more holistically, not just this one isolated lot. I just received the contact information for the new owners of what was Juniper Gardens so I would like just one more month to contact them, see what their plan is to review the plan that was undertaken by an entity with regard to what Juniper Gardens future uses could be in that area, so we're not just making this one determination in isolation, and I will be contacting the applicant. Nothing against them, just wanted to look at this more holistically and so that would be my request to hold it over one more month.

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

Chairman Davis said any other questions? Clerk, online do we see anything from Commissioner Hill? **Ms. Sparks** said no hands are raised.

Commissioner Bynum said I'm willing also to hold it, but it is zoned M3. I really have an appreciation for the—not only Commissioner—what Commissioner Townsend is trying to do which is actually research and investigate, but also the Land Bank Advisory Board in this case—I guess I'm willing to wait another month for more information. I really thought we had held this more than one time. I really thought I'd seen this like two, three, four times. Maybe it was a different parcel that was very similar. **Mr. Knapp** said Commissioner, it was this one. This is the one that got held at full commission, it got sent back to standing committee, and then it got held to standing committee again and now we're here tonight.

Commissioner Bynum said when we held it at full commission, we had heard it at standing committee and moved it to full commission, then at full commission we sent it back to standing committee and at that standing committee we held it. **Mr. Knapp** said yes. **Commissioner Bynum** said no wonder I feel like I've seen it many times because I have. So, I'm good with that with the possible exception that after all that time we might come back as a body and say no thank you, and I guess I just feel like if that's what we're going to say, we should just say it but I'm willing to hold it and Commissioner Townsend wants to respond so I will give up the floor. **Chairman Davis** said it's the same applicant but kind of a different application because my understanding is, and please help me on this Mr. Knapp, the original application was for like a

mushroom farm or some sort of gardening or something of that nature. **Mr. Knapp** said yes, Commissioner, and the finances just didn't work out for that type of business so that's when they changed it to a two-unit contractor building. **Chairman Davis** said so it had changed over so that is why. Clerk, you're giving me a signal here. **Ms. Sparks** said we have the applicant online who's requesting to speak. **Chairman Davis** said yes, applicant if you are online, please just announce yourself and then your city of residence and then you can go ahead and speak.

Amelia Harshfield, Kansas City, Mo, said I would just love more information as soon as you guys can get it because I have been waiting just to get any kind of yes or no because I am taking time out of my time to talk to the EPA, figure out what's going on with the soil that was a concern previously and now hearing about other potential concerns. So, any kind of information sooner than later would be appreciative on my end. I also understand that you guys want to make the best decision as you can for the development and possible future decisions of the area. I have found plans online of what they plan to do with Juniper Gardens and from my plans that I've seen, I don't know if this is actually what the new owner is wanting to do. They are—from what I've seen from the sale of the Gardens which was approved by a commission, they're planning on putting a very large industrial area, so they're wanting to keep it somewhat industrial, but also move some of the more residential areas to the northern area of that development. So, my goal was to keep in line with that industrial look so I would keep kind of a more harmonious look with throughout the area, if that makes sense.

Commissioner Townsend said let me assure you I have no preconceived yes or no at this point. It's all about doing what I alluded to and what you just alluded to and I wanted to make sure because this question came up last month was this a holdover of this item and it was confused last time with another project that was further down 1st Street in the same area. So, I wasn't around when the mushroom application came through so that wouldn't make it something totally different than what it is now. So, I appreciate your interest Ms. Harshfield. I still stand by my motion just this one last time. Cohesion for what that area will look like I think is important and we need to know, neighborhood needs to know what we're talking about before we just do one project here, one project here, one project something else and none of them may look the same or blend well, so that's all that's about. I appreciate your indulgence.

Chairman Davis said there was a motion to hold over to our next meeting. Clerk, call roll.

Roll call was taken and there were five “Ayes,” Hill, Ramirez, Townsend, Bynum, Davis.

Item No. 2 - 212972...LAND BANK PROPERTY TRANSFERS

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>

10 Property transfers from the UG into the Land Bank

PT- Property Transfers

1. UG to Land Bank – 10

- i. 1616 Stewart Ave - 158122
- ii. 1612 Stewart Ave – 158121
- iii. 1608 Stewart Ave - 158119
- iv. 1606 Stewart Ave – 158029
- v. 1600 Stewart Ave – 158028
- vi. 1518 Stewart Ave – 158025
- vii. 1334 Stewart Ave – 158013
- viii. 1320 Stewart Ave - 158009
- ix. 2074 N 13th St. – 158000
- x. 2072 N 13th St. – 907200

Chairman Davis said this is the last application that we’ll be looking at for this section for our Land Bank business. **Mr. Knapp** said this Property Transfer is transferring property from the UG into the Land Bank for that same Vibrant Health application and Northeast Development. It’s just to get all these properties in the Land Bank name so we could make one option agreement to make it simpler. **Chairman Davis** said Clerk, do we have any public comment on this? **Ms. Sparks** said no comments were received. **Chairman Davis** said any online? **Ms. Sparks** said no hands are raised at this time. **Chairman Davis** said from the gallery, would anybody like to speak to this item? Seeing none, I will close public comment. Colleagues any questions or comments?

Action: Commissioner Ramirez made a motion, seconded by Commissioner Townsend, to approve as submitted. Roll call was taken and there were five “Ayes,” Hill, Ramirez, Townsend, Bynum, Davis.

Chairman Davis said we are complete, if my agenda is reading correctly, on our Land Bank business and so thank you all so much in regards to recommendations for applications. We will not spend the entire—or we will not go through the entire presentation and hit on every single item tonight because I do understand that it’s been long. What will happen and this is for the Land Bank Policy Reviews, Mr. Knapp, I’ll just have you present—well, we’ll have public comment. If you all have some questions, go ahead and feel free to ask them, but we will see this item again. And so, this is not all or nothing tonight and this item is for information only. A lot of writing on this, a lot of work has been done to review and revamp our Land Bank Policy. Mr. Knapp, I’ll let you do the heavy lifting on talking about this, but committee please do hold your questions, let Mr. Knapp get through the entire presentation, we’ll do public comment, and then we’ll get to questions.

Item No. 3 - 212822...LAND BANK POLICY UPDATE

Synopsis: Request consideration of the following Land Bank policy updates, submitted by Jud Knapp, Land Bank Manager.

- Yard Extensions
- Gardens
- Options

For information only



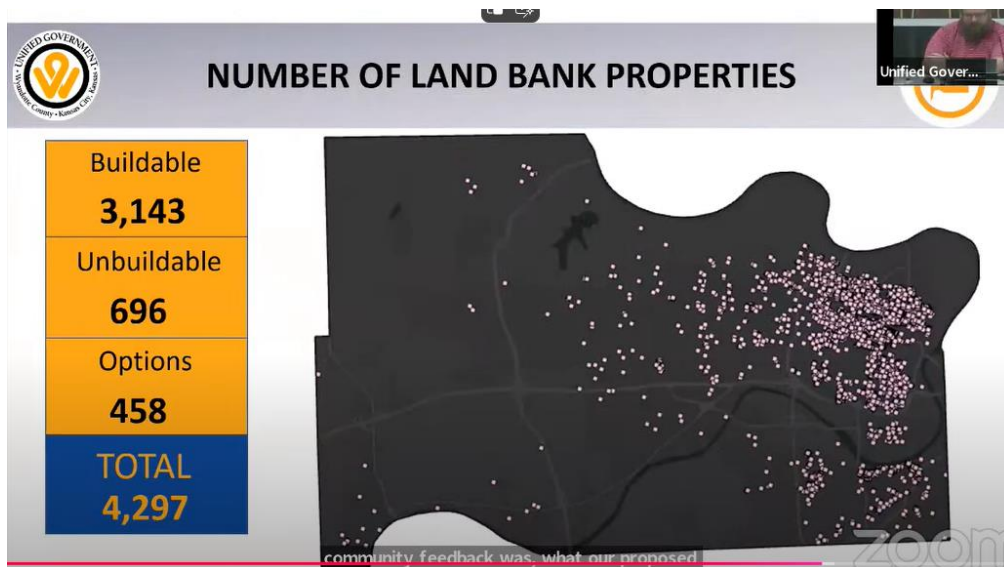
LET'S TALK
Land Bank

Monday March 4th

- Community Feedback
- Options
- Yard Extensions
- Gardens
- Other Policy Changes

1

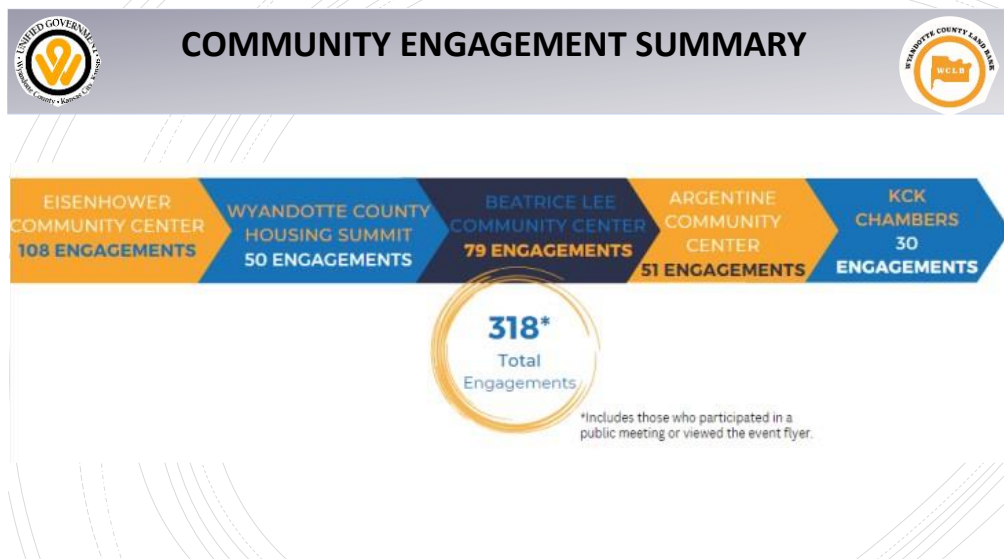
Mr. Knapp said for today we're going to review what we've done in the last two years about this Land Bank policy. I'm going to show you the brief Land Bank inventory. I'm going to get a community feedback summary and then go through the major policy changes, what the current policy is today, what the community feedback was, what our proposed policy changes are.



So here is our Land Bank properties on a map, we have 3,143 buildable lots. Buildable, this means you can build a house on it. We have almost 700 unbuildable lots, unbuildable is you can't build a house on it. It's in a floodplain or undermine area or it's too small. We currently have 458 options

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out there so that's 458 parcels that went through the previous meeting for a total of 4,297 Land Bank lots.

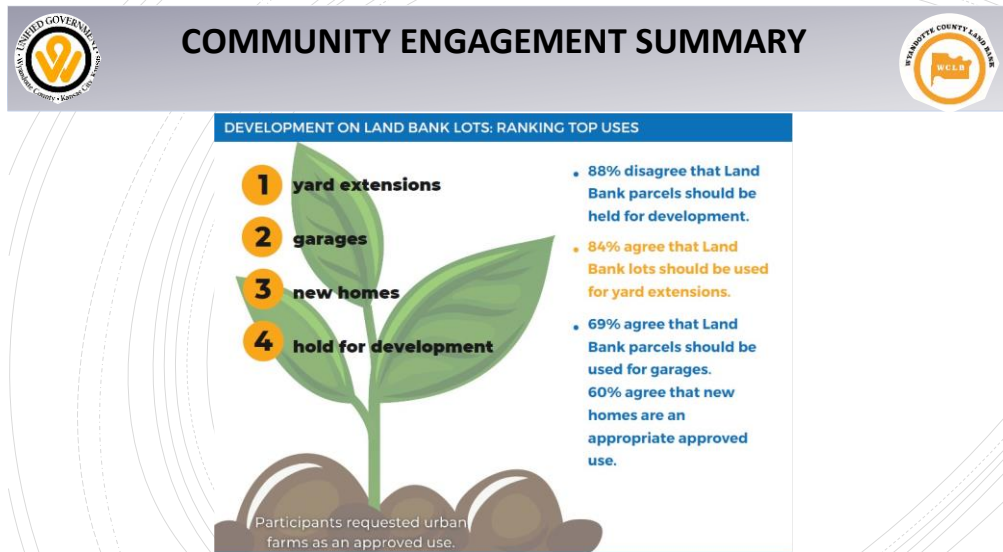


This community engagement started in June of '22 we had five community meetings all over the city. We had 318 participants. The Beatrice Lee meeting had more people show up than we had room for, so we had a second meeting, but with that second meeting we changed the questions from the feedback we got from the first five we made a...



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sixth meeting that was more targeted that had four subject specific policy tables where people would go to and do activities. Those items include how to build on a Land Bank lot, gardens, yard extensions, and new construction, neighborhood character. We had 57 participants at that meeting.



Here is a question, one of the table activities was rank your top uses for development on Land Bank lots. Number one was yard extensions, two was garages, three was homes, four was hold for development. 88% disagree that the Land Bank parcel should be held for development. 84% agree that Land Bank should be used as yard extensions. 69% agree that Land Bank parcel should be used for garages and 60 agree that homes are an appropriate use for Land bank lots.



LAND BANK SUBCOMMITTEE MEETINGS



- Sept 18th - <https://youtu.be/2nnTKYJNrGE?feature=shared>
 - Policy changes
- February 23rd - <https://youtu.be/JLmJbB6uFtI?feature=shared>
 - Policy, Strategy, Procedures
 - Options
- March 23rd - <https://youtu.be/zJO9boukHgo?feature=shared>
 - Options Extensions
 - Buildable Vs. unbuildable
- April 25th - <https://youtu.be/A8ycOYRrSY?feature=shared>
 - Yard extensions
 - Gardens
- May 25th - <https://youtu.be/thwde7n3ck?feature=shared>
 - Neighborhood context
 - Notifications
 - Land Bank Advisory Board

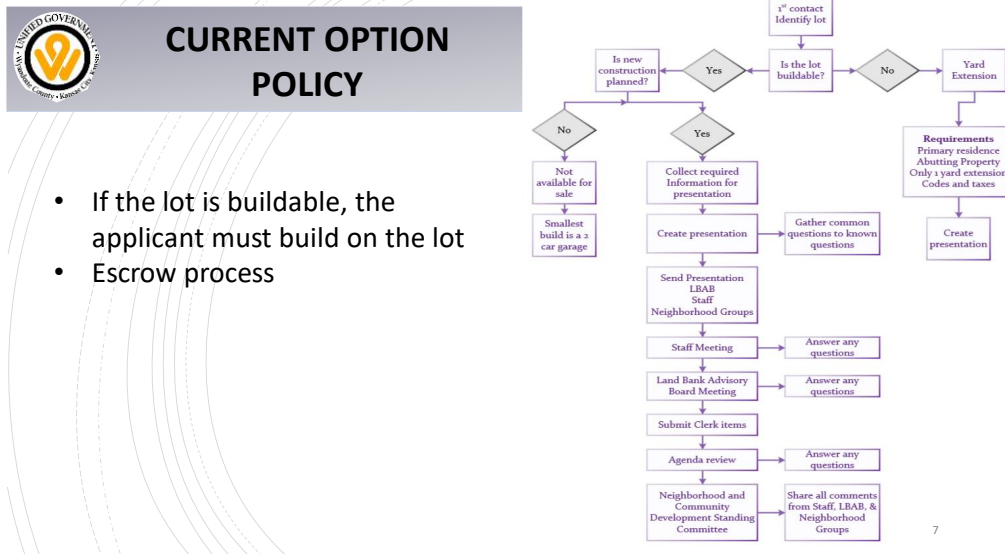
We took all those meetings; those six meetings and we had five sub committee meetings where we really hashed out these policy changes. Those are all on YouTube, all the dates are listed and the topics covered in each meeting.



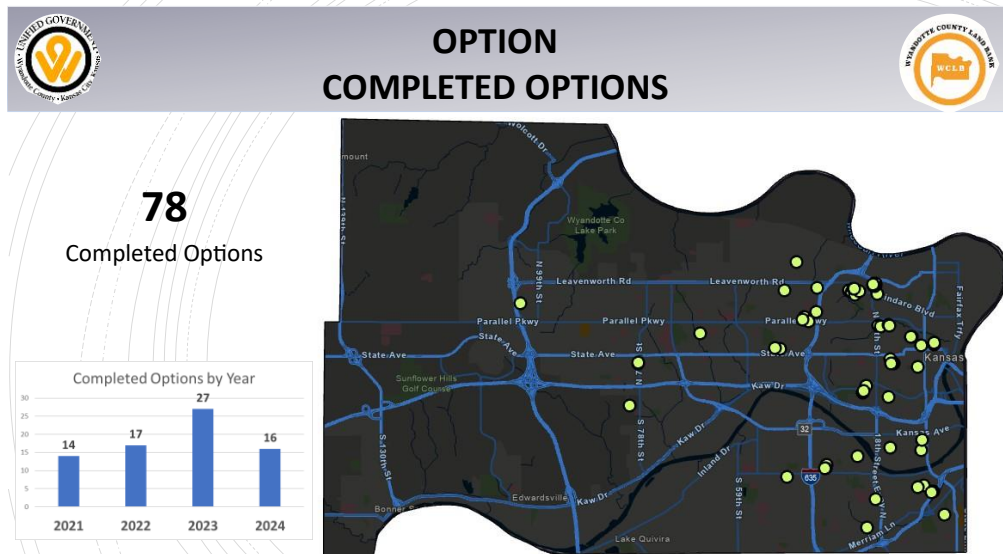
Options

- Current Policy
- Completed Options
- Community Feedback
- Proposed Policy Changes

Now we'll go into our first policy change area and that is options.



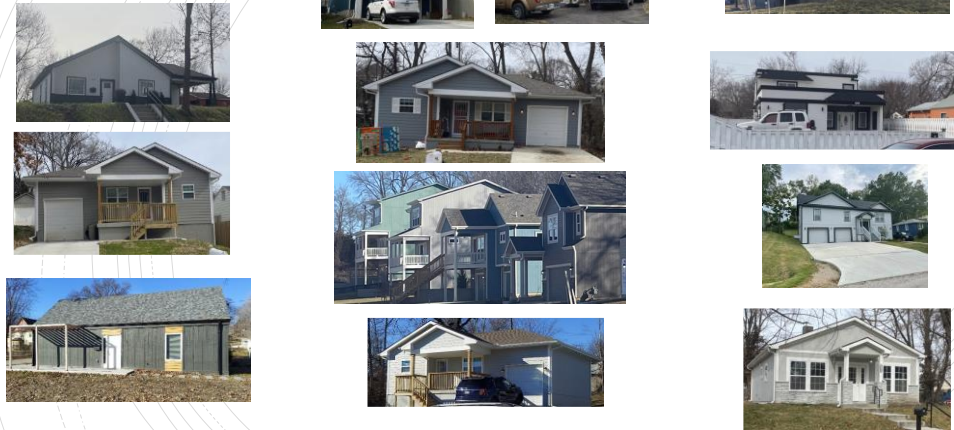
This is our current policy for options. It could be really summed up is if the lot is buildable, the applicant must build on the lot, so this meant no yard extension for buildable lots. Over here is my decision tree of how I run the Land Bank. The applicant identifies a lot, we ask is it buildable. If it's not buildable, it's eligible for a yard extension and the requirements are primary residence of abutting property, only one yard extension and they're no active code or their current on their taxes. If they meet all those, I create a presentation and show it to you. But if it is buildable, I ask is construction planned. No, it's not really available for sale and that's where the garages came from, and then yes, then I start my gathering to present to you their application.



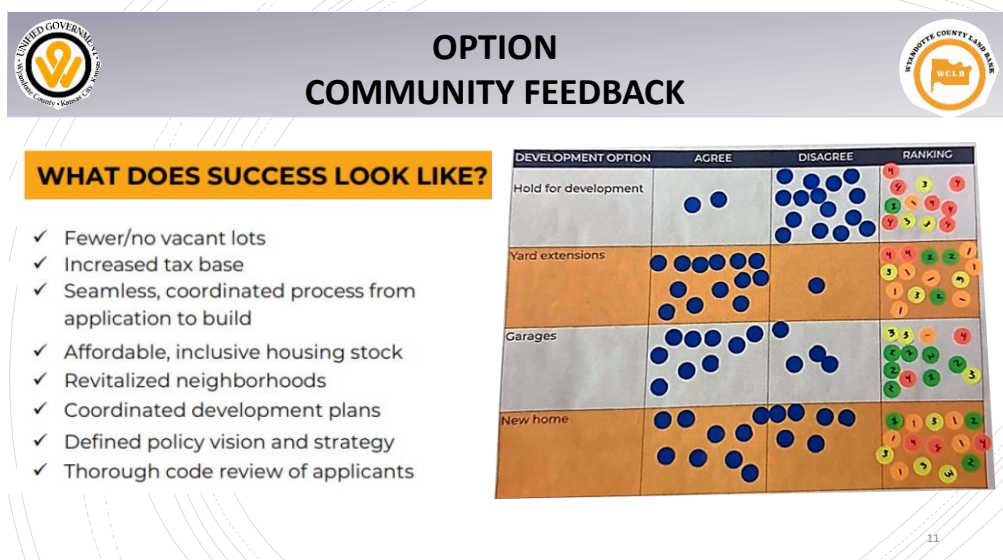
We have 458 active options currently. The majority of them are single-family homes, 313. We did see a big uptick during COVID when the housing market was going that people couldn't find houses, they were turning to the Land Bank to see if maybe they could build their homes instead of buying one. We have 78 completed options. If you see, there's a graph at the bottom with the trend. In 2021 we had 14, and then last year we had 27, we already have 16 for this year. It's definitely increasing every year. I do get lots of positive comments on this option program, like people—the contractors can't believe it really exists, that it's easy and I always tell them the easiest part is getting it through the Land Bank and the hardest part is building it.

Completed Projects

18



I drove around and took pictures of all our completed projects. We got 18 homes out there right now. We got 14 that are under construction.



Here's some of the community feedback for options like what does success look like. People said fewer or no vacant lots and then increase the tax base and I have to say not one comment in there was about yard extensions when asked what does success look like. This little chart over here was an activity that we had where people put dots and voted on what they wanted. This is where all

March 4, 2024

those percentages came from before. You see that people didn't want to hold for development. It seemed like everybody but one wanted a yard extension.



OPTION COMMUNITY FEEDBACK



WHAT SHOULD BE THE PURPOSE OF THE LAND BANK?

Affordable housing

Local ownership

To get rid of itself

Build sustainable communities

Community Development/Revitalization

Gardens/urban farming (extensions)

Increase density

Small business

Increase tax base

Commercial & residential

Path to ownership

Emergency facilities

12

The next question is what should be the purpose of the Land Bank. It's affordable housing, local ownership, gardens did make it into this one, increase the tax base and my favorite one was to get rid of itself.



PROPOSED POLICY CHANGES OPTIONS – NEW CONSTRUCTION



Start date at Board of Trustees approval (8.1c)

- Option agreement 1 year starts on the Board of Trustees hearing date of approval.

45 days to sign (8.1b)

- Can cancel the option if the applicants fails to sign the agreement within 45 days.

Extensions (8.1c)

- Land Bank Manager can extend agreement once if progress is made.
- Third year would require the board of trustees to approve.

13

For the proposed policy changes for options, overall the options, we got very good feedback for the option process. The changes are kind of small and they mostly help me, the Land Bank Manager, give deadlines to these option agreements, so I could stop them. The first one is the start date is a date of the Board of Trustee approval. The night of the full commission when you vote for it, that's their start date. Before it was when we started—when they signed it. People would wait very long to sign their agreements. That leads us into the next one, they have 45 days to sign the agreement after you approve it at that full commission meeting. If they don't sign it in 45 days, I could cancel it. Extensions, the Land Bank Manager can extend the agreement once if progress is being made. When it's first approved, it's for a year. If they're getting their building permit, plot plans and things and they are making progress, I will extend it for another year. If they go beyond that, the third year, they would have to come back in front of this standing committee to get an extension.



Yard Extensions

- Current Policy
- Community Feedback
- Proposed Policy Changes

14

That pretty much sums up all the option changes we had.

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YARD EXTENSION CURRENT POLICY



Yard Extensions



Only for unbuildable and undevelopable lots

Yard Extension eligibility requirements

1. Unbuildable lot
2. You live in the house adjacent to the property
3. The subject property must be a vacant lot
4. Has not received a yard extension for the current home
5. You are current on property tax
6. No active code violations

Yard extensions, the current policy is it's only for unbuildable lots. So, if you were next to an unbuildable lot, you could get a yard extension. The eligibility requirements, minus the first one of an unbuildable lot, you have to live next to the house, it has to be a vacant lot, you can only have one yard extension, you can't have the whole block and your current on property tax, no code violations are still the requirements with the proposed policy changes minus number one on the unbuildable lot.



YARD EXTENSION COMMUNITY FEEDBACK

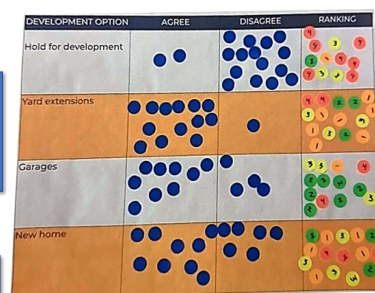


Pros

- Spaces for youth
- Gardens
- Community Ownership
- Reduce UG's maintenance costs

Cons

- Affordable housing
- Increase tax base
- Increase density
- Fewer / no vacant lots



84% agree that Land Bank lots should be used for yard extensions

The community feedback we got from it, the pros was—the people that wanted yard extension was spaces for use, gardens, community ownership, and reduce the UG maintenance costs. The cons when we presented this we presented the tax revenue from a vacant lot versus a house, so it's more of the cons for giving yard extensions away and we have research that proves that when we give yard extensions away nothing happens to them, and they have a higher chance of being tax delinquent than regular homes. The cons were you have less—if we start giving yard extensions away, you have less property for affordable housing. You can't really increase the tax base, you can't increase the density.



PROPOSED POLICY CHANGES

YARD EXTENSIONS



- Included commercial lots
- Can include undevelopable properties behind home (6.3)
 - Property lines have to be abutting (not across a street or alley)

Pricing (6.4)

- Residential - \$0.10 per square foot
- Commercial - \$0.25 per square foot

Residential Price Breakdown

Purchase Price	Count	% of lots
\$0 to \$250	198	4%
\$251 to \$500	1838	40%
\$501 to \$750	1273	28%
\$751 to \$1,000	440	10%
\$1,000 to \$1,250	239	5%
\$1,251 and Greater	606	13%

So what I did miss on this we jumped straight to pricing but the direction we got was we wanted to start approving yard extensions again. We also included commercial lots and also it conclude undevelopable properties that are behind the home that are landlocked and they're basically if you have an unbuildable property behind you, you can get that one too if it's not spilt by an alley or anything. It has to be touching your property line. The pricing on most Land Banks, we did research on the—it was under \$500 is what they sold them for. We were selling them for what the county appraised it at and that was around a \$1,000 is what we were selling properties for. So, we reduced

it to the size requirement and we put 10 cents per square foot, so 44% of the Land Bank lots we have will be under \$500. So, if it's a big lot, it costs more, if it's a small lot, it costs less. And then commercial is also higher at 25 cents per square foot.



GARDENS



Community Gardens (9.1-9.2)

- A garden maintained by a group to grow and harvest food

Personal Garden (9.3)

- Treated in the same manner as a yard extension

Urban Farms (9.4)

- Intended for income creation related to urban agriculture

Gardens. Let's define a garden. A community garden is maintained by a group of people, a personal garden is like one that's next to your house. It's kind of treated exactly like a yard extension and then Urban Farms are for income creation, so people can make money.



GARDENS CURRENT POLICY



Gardens



*Must be affiliated
with a larger
gardening group*

Individual Garden

- Temporary (Lease program was discontinued 2020)
- Land remains available for development

Community Gardens

- Nonprofit organizations
- Lots can't be used for animals or livestock
- Land is leased

Our current policy was you must be affiliated with a larger gardening group. We had a lease program that we just discontinued because it was very hard to manage, but the land remains available for development. So, if a development came in, we could come back and take their land and basically cancel their lease.



GARDENS COMMUNITY FEEDBACK



SHOULD LAND BANK PARCELS BE USED FOR GARDENS?

74% agree that Land Bank lots should be used for gardens. Suggestions include:

- Increasing agricultural zoning; create permanent, four-season farmers market
- Urban farm education; redefining what blight/vacant lots look like
- Waive connection fees for urban farms (income producing); carbon tax credits for gardens/farms (green/ecological preservation)
- Require business plans in updated application; provide 2-year trail period Utilize
- urban farms to address food deserts

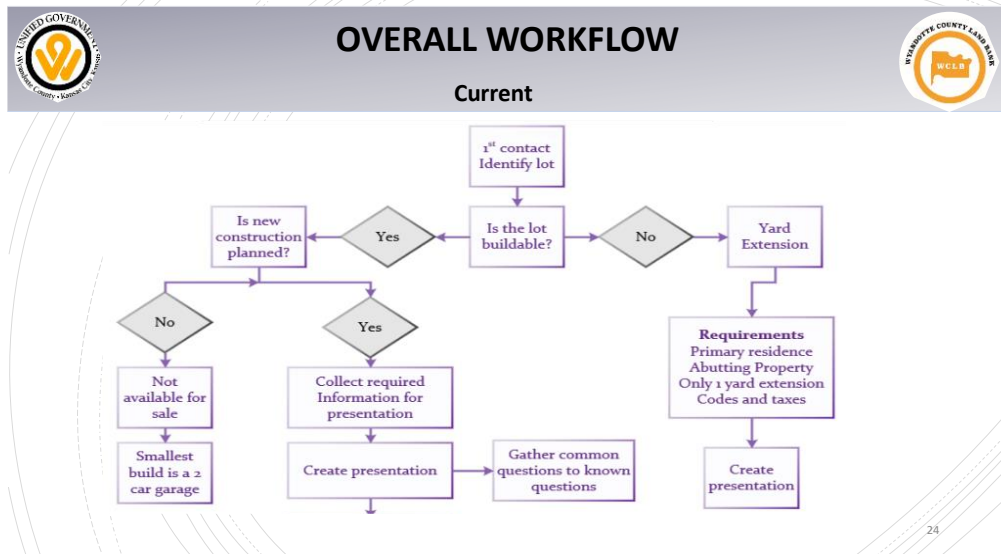
The community feedback we received is that 74% agreed that the Land Bank lot should be used for gardens.

 PROPOSED POLICY CHANGES GARDENS 	
Allow Gardens • Reduces crime • Gardens = Healthier community • Grow food in food deserts • Creates a sense of community • Brings people together • Reduces the UG maintenance costs	Don't Allow Gardens • Maintenance and enforcement issues • Do neighbors want to live by a garden? • Can easily fail • Contaminated soil

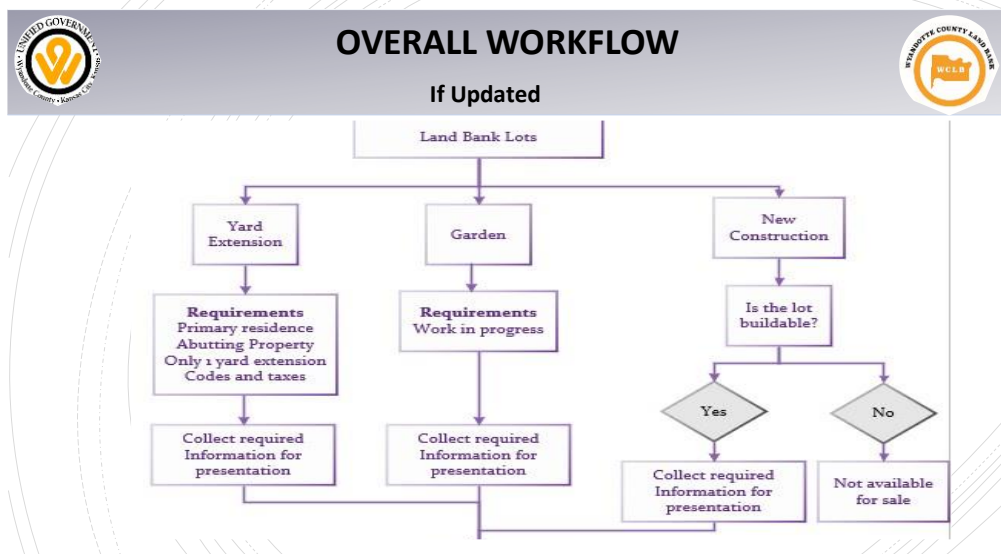
Here's the proposed like decision metric. If you allow gardens, it kind of reduces crime because there's more eyes outside. Looking at it, gardens are a healthier community, not only are you eating better food but you're also working harder to get that better food. So, it's like a double whammy there and it creates a sense of community, just people being out. The don't allow gardens was the maintenance and enforcement issues. Some people view that gardens aren't as nice as a lawn, like not as well-kept could be a source of blight, and then do neighbors want to live by them, and they could easily fail because gardening is hard and then we also have contaminated soil that we need to test for.

	OTHER POLICY CHANGES		
Land Bank Advisory Board	Holds	Governing Authority	
• 1 additional member for the NBR with the most Land Bank properties (2.3) • Reviewed annually	• Staff Recommendation - Holding property for a 3rd party is prohibited (5.7) • Mayor – Holds are allowed for developments	• Policy is a guideline, and all decisions are at the discretion of the Board of Trustees • Rules can be changed by the Board of Trustees (2.4)	

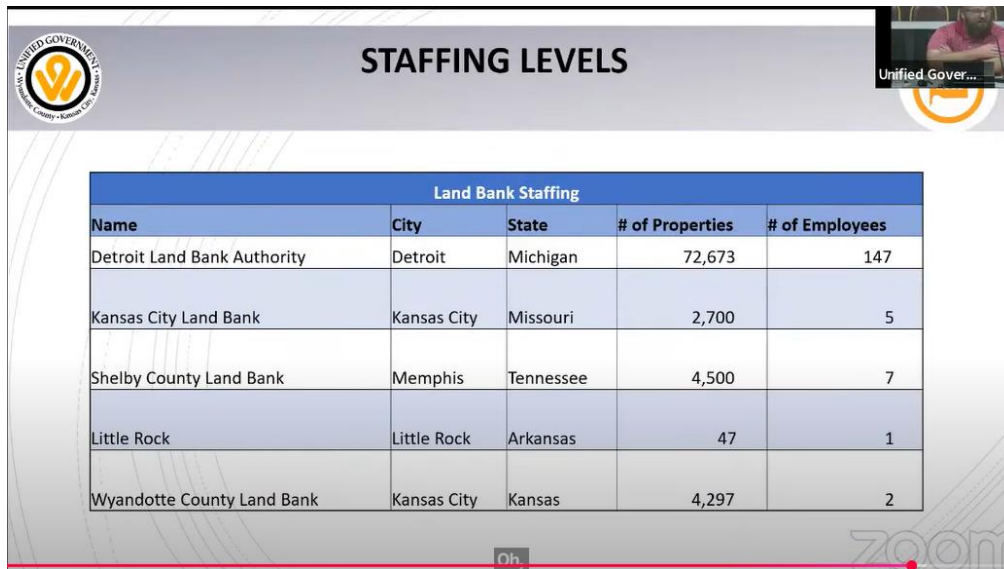
Other policy changes that we had was the Land Bank Advisory Board has one additional member for the MBR with the most Land Bank properties. We do have holds here too. Staff recommendation was holding property for third parties are prohibited. We would push them through the option agreement so they would just have an option agreement instead of a hold. The Mayor's Office wanted holds allowed for developments and then the governing authority is basically just gives you the ability to—because I can't write the rules to meet every situation, it allows us to be flexible.



So, this is my current workflow again. If it's a buildable lot, you have to build on it. If it's an unbuildable lot, I could give it as a yard extension.



So, if this new proposed plan goes—policy goes through, this would now be my next decision tree. You can either get a yard extension, a garden, or new construction.



Land Bank Staffing				
Name	City	State	# of Properties	# of Employees
Detroit Land Bank Authority	Detroit	Michigan	72,673	147
Kansas City Land Bank	Kansas City	Missouri	2,700	5
Shelby County Land Bank	Memphis	Tennessee	4,500	7
Little Rock	Little Rock	Arkansas	47	1
Wyandotte County Land Bank	Kansas City	Kansas	4,297	2

There's also a staffing levels thing I was told to go through. This is just our research of what other Land Banks—how many properties they have versus how many employees they have. Kansas City, Missouri has 2,700 properties and they have five employees. We have 4,300 and have two. That sums up my presentation.

Chairman Davis said this is again a lot. We're not going to go in and do a deep dive committee, but at the very least, we wanted this to be presented and have some time for discussion, if need be, but we will have continued discussion in future meetings. With that being said, we did want to offer ample opportunity for the public to comment on and so we'll go ahead and do that now. Clerk, did we receive any public comment for this particular item? **Ms. Sparks** said no written comments were received. **Chairman Davis** said is there anybody online that would like to speak to this? **Ms. Sparks** said no hands are raised. **Chairman Davis** said in the gallery, do we have anyone that would like to come forward and speak on this?

Megan Painter, 1327 Barnett, Wyandotte County Community Housing, said my main comments are I was reading through the actual policy itself and there seems to be a lot of changes that were made just in the last few weeks. I had sent in some comments and I just want to say I feel like I was heard and there seems to be a little bit of a shift in how people are thinking about the Land Bank as an asset. Even in practice we're talking about looking at the bigger picture of what's going on and not just giving things out sporadically, but thinking more like developers,

more like economic developers when it's really important to package land in order to have those really big catalytic projects. So, just want to say thank you and that is all.

Chairman Davis said any other questions or comments from the gallery?

JD Rios, Mayor's Office, said I first want to express appreciation to Committee Chair, Commissioner Davis. I read over the proposed changes and from a meeting back in September, I did see language that was requested by the Mayor's Office in 57, 6.2, and 6.3. So, I am very appreciative of that. I did want to just take a moment to express some opportunity here while reviewing the Land Bank Policy on a concept of having a Land Bank and a Community Land Trust type partnership. Across the country communities are struggling with inventories of properties, just like Wyandotte County, properties are vacant, abandoned, or tax delinquent. Many of these properties are underwater in value, meaning the amount of delinquent taxes, liens, or property repairs are more than what the property is worth. And so, what I would like to suggest is that we look at the concept of a Community Land Trust. Although there are many variations in the model, the Committee Land Trust most often focuses on providing permanent affordable housing. CLT's are different from other nonprofit affordable housing developers in a few ways, but most critically a CLT separates the ownership of the land and structure. **Ms. Sparks** said one minute remaining.

Mr. Rios said the CLT retains ownership of the land and enters a 99-year renewable ground lease to the homeowner. What this does then is places limits on future sales of the property while providing an opportunity for homeowners to build wealth from the home sale so the home remains accessible to low and moderate income homebuyers at an affordable rate for a long period of time and so I would encourage some discussion about that. I think that this is something when they talked with the community you saw affordable housing, increasing the tax base was among the most asked for and this concept could be a tool to that end. **Ms. Sparks** said your time has expired.

Chairman Davis said any other comments regarding this proposed policy?

Alicia Ellingsworth, Executive Director of KC Farm School, said we're in the Sixth District, 4223 Gibbs Road, KCK 66106. I want to thank people in this room for the support that you've given Urban AG over the many years that you've been around, you've been able to support—you

know there are a lot of really simple things I can say. Once land is covered in the parking lot we're never going to grow food there again. Once a house or building or a commercial structure on that land, we're never going to grow food there again. As our population increases, as the climate changes, we are more and more responsible to grow our own food in this area and we are very fortunate in Wyandotte County that we have so much open land, we have so many people and so much talent growing food. Farmers in this area, some brand new, and some have been farming for 20, 30, 40 and even multiple generations, so we're very fortunate that way. KC Farm School has been on the property for five years. We're in our sixth year. I've seen things I never expected to see. We grow a lot of food, that's a given right on a farm. Kids, four-year-olds run free on this land. 14-year-olds who have faces that show that they have just checked out of their lives, they spend their lives on digital devices come alive again. Parents with children feel comfortable, a safe space is available for their kids to be. Young people are finding jobs and finding opportunity, so I said it a couple of years ago we're not looking for 4,000 lots. We don't need all of those Land Banks lots but if you can save some, if you can continue to support Urban AG, backyard growing, patio growing, anytime you can provide some space for growing some food it's going to pay off. It's going to make Wyandotte County an even better place to live.

Chairman Davis said any other comments from the gallery on the proposed policy? I'll go ahead and close the public—I'm so sorry, yes ma'am.

Shirley Wainright, 401 Cleveland, said I want you to go over a little bit on the yard extensions because I heard something about use only one lot and if you're on it on buildable lots—are the qualifications. **Chairman Davis** said I'm so sorry ma'am, can you restate that, I couldn't hear you. **Ms. Wainright** said the question I have I wanted to know what—I didn't get to hear a lot about the yard extensions and the gardens or whatever. I'd like for you to go over a little bit more on that. If you have property and you might want to do a garden or a yard extension on it. The qualifications and I heard something about only one lot, but I want to know a little bit more about the qualifications for acquiring it. **Chairman Davis** said is that all for your public comment? **Ms. Wainright** said yes. **Chairman Davis** said we will make sure that that question is answered throughout this process and so we will get you that answer.

I will go ahead and close the public comment, so thank you all for your questions. We wanted to make sure that everyone's questions were on record. That way as we go through this process, we're able to review and so if we do not answer your question today, there will be or tonight there will be ample time in the future to get to those particular discussions. Committee, the way that I see this and being mindful of the time and everything else is if you don't have any pressing questions for tonight, we will use our next meeting to go more in depth on this policy. I want staff to go ahead and present on it and for the public to comment on it and our meeting in April we'll really be able to go forward and have those discussions. I didn't want to deprive anybody if you had anything burning that you wanted to ask, but you will get another opportunity in April. But did anybody have anything?

Commissioner Bynum said I would appreciate it if Jud for Ms. Wainright's—she's here and she wants to understand better what we are proposing for yard extensions. So, if you would just go over that again quickly and I will—before you do what I think we need to contemplate for next time is the holds. The things that came to mind as we talked about allowing holds for development are, should we be putting parameters around what that looks like. So, for example we had a town-home project tonight that technically to me was kind of like what Megan Painter was saying, we're assembling properties for a development. That was not a one house thing. That was a development project in my mind and so potentially that could have been something where that developer asked for a hold on those properties a while ago. So, I would like discussion on when we say holds for development, which I would support, but what size, how many, what's like the minimum number of units that we would consider to be a development and then secondarily for what length of time. I think those are just two very basic questions, hold for how long, so for next time, but I think we should flesh that out in policy. And then like I said, that's all I had for that and then like I said, Jud, if you would just walk us through the yard extension piece again so we can answer our constituent question and that's it for me.

Chairman Davis said let's go ahead and do that just briefly Mr. Knapp. We'll just kind of get the answer. Now I will say Commissioner it is a proposal, so I would hate for anyone to walk away thinking this is the policy. This will change but before you do that Mr. Knapp, was there anything

else again Committee, last minute things before we call this tonight. Mr. Knapp, we'll have you briefly go over the proposal for yard extensions.

Mr. Knapp said so I could be as long as I want. No, I'm just playing. Alright, so the rules for a yard extension is it has to be your primary residence, so you have to live there, you have to own the home, the lots have to be adjoining so that means the lots have to be next to your house and the property lines have to be touching. So, there can't be like an alley between you and the lot that you want. You have to be able to join these lots together, that's kind of a good rule and it's one yard extension per home. You have to be current on your taxes and no active code violations. That is it. **Chairman Davis** said and that is the proposal. That's in the proposed policy, correct? **Mr. Knapp** said that is correct, yes.

Chairman Davis said again, if you all have any questions because we're not voting on this tonight, please do contact us. This was for the purpose of information only and for the purpose for everybody to be on the same level when it comes to knowledge about the policy. If you want to meet with us, I know some folks have already reached out. This would be the appropriate time to do so this month so that we can get things moving forward.

Commissioner Bynum said it's not a question, it's a comment. You stated, I believe, that the committee started working in '22. **Chairman Davis** said yes ma'am. **Commissioner Bynum** said so it's been a year and a half minimum, and I just wanted to—Commissioner Ramirez, former Commissioners McKiernan and Markley, I served on the committee, obviously, Commissioner Davis chaired the committee, were there others? **Chairman Davis** said I believe Commissioner Townsend was able to attend a few meetings. I did see her sneak into a few Community Engagement Events. We had more than half of the elected body engage on this in some way shape or form and touch this. **Commissioner Bynum** said I want to thank the committee members because it—and of course staff. You know, particularly Gunnar, Jud, and Wendy were kind of the three constants, but we did have—**Chairman Davis** said Ms. Marcy as well—**Commissioner Bynum** said good interaction with Public Works and other departments that I thought was really important that came to the table because it's a big deal and I just want to express my appreciation because it—like I said, it's a year and a half of work let alone all the community members who came to one or more of the events so, thank you.

Chairman Davis said before I call for a motion for this meeting to adjourn, I'll just let our committee members know we have some homework to do, so if you haven't read the policy, if you haven't looked at the slideshows, you have a whole month to do so that way everyone is caught up. I would also encourage everyone to schedule meetings with your constituents, talk with folks, talk with business owners, talk with our NBR organizations, what have you, so that we can get as much information as possible as well as our colleagues at the Mayor's Office. With that I will call for a move to adjourn.

ADJOURN

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

Chairman Davis adjourned the meeting at 7:18 p.m.

JG