



Unified Government of Wyandotte County and Kansas City, Kansas

Neighborhood & Community Development Standing Committee

Fifth Floor Conference Room

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Andrew Davis,

Commissioner Melissa Bynum, Commissioner Gayle Townsend,

Commissioner Christian Ramirez, Commissioner Dr. Evelyn Hill

AGENDA

Monday, March 31, 2025

5:00 PM

1. Call to Order
2. Roll Call
3. Approval of Minutes (no minutes available)
4. Committee Agenda

4.1. RESOLUTION: HEALTH FORWARD FOUNDATION GRANT APPLICATION

Synopsis: A resolution authorizing application and acceptance of a one-year grant from the Health Forward Foundation.

It is requested to fast track this item to the April 3, 2025, Board of Commission meeting.

Tracking #: 21258

4.2. LAND BANK OPTIONS

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

Please visit the site to review the applications below.

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

5 Single Family Homes

CJR Construction Project

Single Family Homes - 360 Units

Tracking #: 21224

4.3. RESOLUTION: LAND BANK HOLD FOR QUINDARO RUINS

Synopsis: A resolution authorizing the Wyandotte County Land Bank to hold specified properties for Quindaro Ruins.

Tracking #: 21225

4.4. RESOLUTION: LAND BANK HOLD-61ST AND I-70

Synopsis: A resolution authorizing the Wyandotte County Land Bank to hold specified properties for targeted development located at 61st & I-70

Tracking #: 21226

4.5. RESOLUTION: LAND BANK HOLD UNIFIED GOVERNMENT

Synopsis: A resolution authorizing the Wyandotte County Land Bank to hold specified properties for the acquisition by USD 500.

This item was originally scheduled before this committee on March 3, 2025, and was set over to this meeting.

Tracking #: 21140

4.6. PRESENTATION: DOUGLAS SUMNER NEIGHBORHOOD GROUP LAND BANK STRATEGY

Synopsis: Presentation from the Douglas Sumner Neighborhood Group regarding Land Bank strategies.

For information only

Tracking #: 21261

4.7. PRESENTATION: LAND BANK ANNUAL UPDATE

Synopsis: This update will cover the number of buildings constructed, active options, and canceled applications.

For information only

Tracking #: 21228

5. Public Agenda

6. Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/84926073764>
Webinar ID: 849 2607 3764

Phone one-tap:
+13462487799,85339542904# US (Houston)
+16694449171,85339542904# US

Join via audio:
+1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 507 473 4847 US, +1 564 217 2000 US, +1 646 558 8656 US (New York), +1 646 931 3860 US, +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US
888 475 4499 US (Toll Free) 877 853 5257 US (Toll Free)
International numbers available: <https://us02web.zoom.us/j/84926073764>

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Raise and lower your hand to be acknowledged by dialing *9.
To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen. View the meeting live on our website at: [UGTV Live Stream](#) or via [YouTube](#).



Report to Board of Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Wesley McKain, Policy & Development Manager wmckain@wycokck.org X8833	Health Department
AGENDA ITEM #4.1.		
RESOLUTION: HEALTH FORWARD FOUNDATION GRANT APPLICATION		
BACKGROUND		
- The Public Health Department was invited to an invitation-only funding opportunity from the Health Forward Foundation, called Affordable Housing and Homeownership 2025. - The invitation came because of the Health Department's work on housing as a part of its Community Health Improvement Plan (CHIP). Health Forward has been a long-time supporter of the CHIP. - The Funding Opportunity Announcement was released 3/14/2025 - The goal of the funding announcement is "to create and preserve affordable housing and homeownership." - The deadline for submitting the application is April 9, 2025. - Funding amount is approximately \$75,000. - Health Department staff are currently working on the application. It is not complete, but we plan to request funds for two purposes that align with Health Forward priorities: - Support the Affordable Housing Trust Fund - Support the Planning Department's upcoming Zoning Code update		
RECOMMENDATION		
Fast Track Approve Approval of grant submission, Fast tracked to appear on 3/31 Neighborhood & Community Development, 4/3 Full Commission		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
No match is required		
LEGAL CONSIDERATIONS		
Approval of grant resolution		

ATTACHMENTS

Resolution for Health Forward Foundation grant application approval FINAL, Commission Action Civic Clerk - Health Forward Foundation Housing 2025

Approved by Administrator to add to agenda.

RESOLUTION NO. _____

**A RESOLUTION FOR THE WYANDOTTE COUNTY PUBLIC HEALTH
DEPARTMENT’S APPLICATION FOR A ONE-YEAR GRANT FROM THE HEALTH
FORWARD FOUNDATION TO SUPPORT AFFORDABLE HOUSING AND
HOMEOWNERSHIP, AND ALLOCATION OF FUNDS FOR ELIGIBLE USES**

WHEREAS, the Wyandotte County Public Health Department (“the Health Department”) was invited to an invitation-only funding opportunity from the Health Forward Foundation (“Health Forward”), called Affordable Housing and Homeownership 2025; and

WHEREAS, the invitation came because of the Health Department’s work on housing as a part of its Community Health Improvement Plan (CHIP); and

WHEREAS, the goal of the funding announcement is “to create and preserve affordable housing and homeownership”; and

WHEREAS, Health Forward released its funding announcement on March 13, 2025, with an application submission deadline of April 9, 2025; and

WHEREAS, the grant amount is up to \$75,000 with no local match; and

WHEREAS, the grant, if awarded, will be used to support the Affordable Housing Trust Fund and the Planning Department’s upcoming Zoning Code update, which will include an analysis and recommendations related to housing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. The Unified Government Board of Commissioners hereby approves the application for and, should the grant be awarded to the Health Department, its acceptance of the Health Forward Foundation grant for a term of one year for a total grant amount of up to \$75,000.00.

Section 2. If the Health Department is awarded the Health Forward Foundation grant, the Unified Government Board of Commissioners hereby approves the allocation of the award amount to support the Affordable Housing Trust Fund and the Planning Department’s upcoming Zoning Code update, focusing on those aspects of the zoning code update related to housing.

Section 3. If the Health Department is awarded the Health Forward Foundation grant, the County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 4. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

**APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS _____ DAY OF _____, 2025.**

Tyrone Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

Commission Agenda Item Report

Title: Grant request: Health Forward Foundation – Affordable Housing and Homeownership 2025

Proposed Agenda Date: March 31, 2025 – Neighborhood & Community Development
Fast tracked to April 3, 2025 Full Commission

Presented by: Wesley McKain, Community Health Manager, Public Health

BACKGROUND:

- The Public Health Department was invited to an invitation-only funding opportunity from the Health Forward Foundation, called Affordable Housing and Homeownership 2025.
- The invitation came because of the Health Department's work on housing as a part of its Community Health Improvement Plan (CHIP). Health Forward has been a long-time supporter of the CHIP.
- The Funding Opportunity Announcement was released 3/14/2025
- The goal of the funding announcement is "to create and preserve affordable housing and homeownership."
- The deadline for submitting the application is April 9, 2025.
- Funding amount is approximately \$75,000.
- Health Department staff are currently working on the application. It is not complete, but we plan to request funds for two purposes that align with Health Forward priorities:
 1. Support the Affordable Housing Trust Fund
 2. Support the Planning Department's upcoming Zoning Code update

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:

There are no match required

POLICY CONSIDERATIONS:

- No policy considerations required.

PROCUREMENT CONSIDERATIONS:

- No procurement considerations

LEGAL CONSIDERATIONS:

- A resolution of grant acceptance is required.

RECOMMENDED ACTION:

- Approval of grant request.

COUNTY ADMINISTRATION COMMENTS:

-

MAYOR AGENDA DIRECTION:

-



Report to Board of Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #4.2.		
LAND BANK OPTIONS		
BACKGROUND		
RECOMMENDATION		
Approve The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager. Please visit the site to review the applications below. https://gisapp.wycokck.org/Landbank.html 5 Single Family Homes CJR Construction Project 1Single Family Homes - 360 Units		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Options 03.31.25_, Quindaro Crossings_031625		

Approved by Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: March 12, 2025

SUBJECT: Option applications for consideration

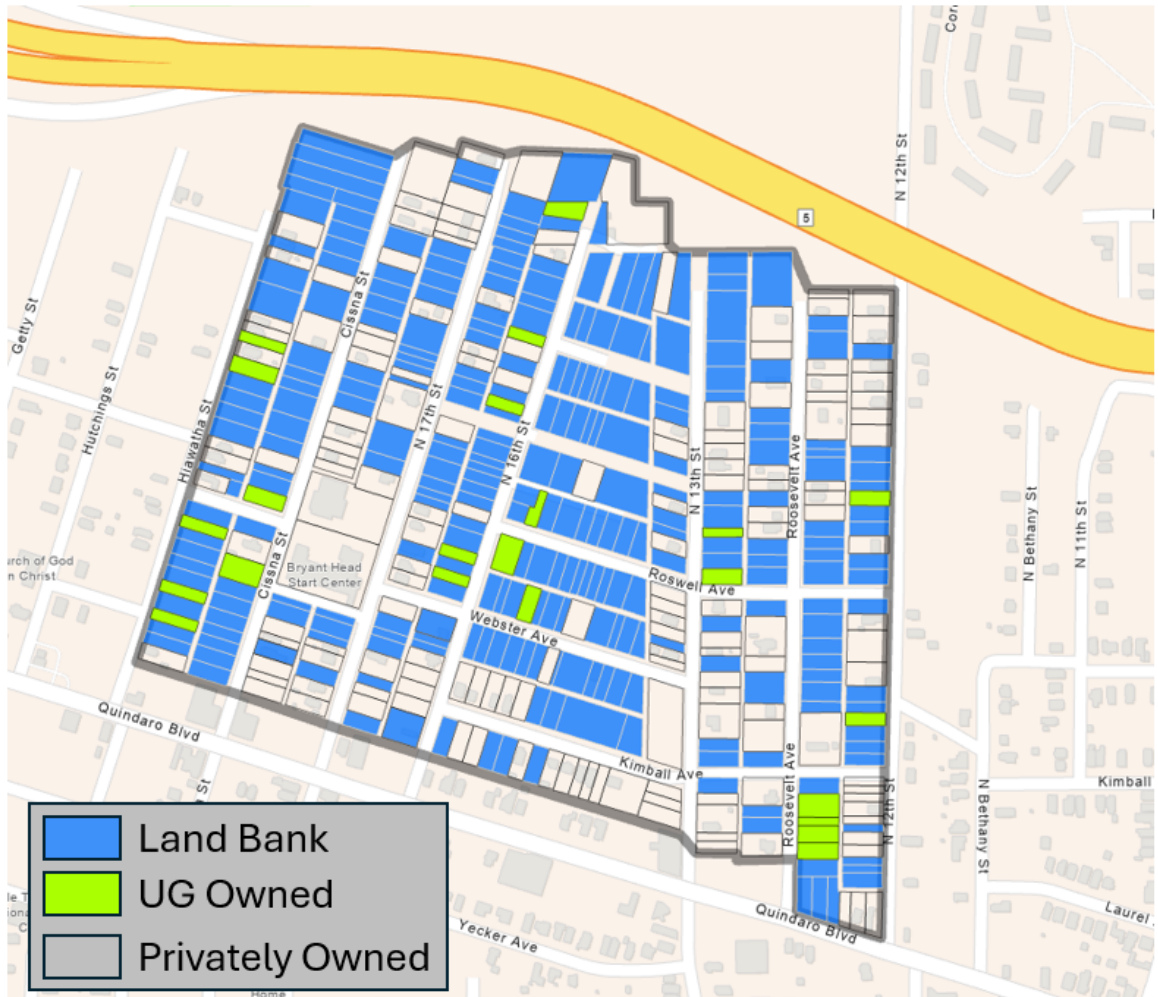
The following **option application(s)** will be presented at the 03/31/2025 meeting:

Please visit the new site to review the applications below

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

A. Single Family Homes – 245 Homes

1. Calon Patton – 1 home
 - i. 714 Orville Ave – 118828
 - ii. 716 Orville Ave - 118827
2. Robert Rashad – 1 home
 - i. 2646 N 20th St – 163115
3. Ray Peoples – 2 homes
 - i. 1936 N 11th St – 269311
 - ii. 1940 N 11th St – 269310
4. Morgan Duffel – 1 home
 - i. 3812 Washington Ave – 063102
5. CJR Builders, LLC
 - i. 12th St to Hiawatha St North of Quindaro to Five Hwy
 1. Single Family Homes – 210 Units
 2. Duplexes – 30 Units
 - ii. Land Bank Lots – 283
 - iii. UG Owned Lots - 23





Quindaro Crossing

"Building Communities, One Home at a Time"

Visit us: www.cjrcg.com



Introduction

Introduction

Our History

- ▶ 2018 – Present MBE/DBE Firm in MO and KS
- ▶ 2018 CJR Construction Group, LLC (CJR) was formalized;
- ▶ 2019 Minority Construction Firm of the Year, State of KS;
- ▶ 2020 Proclamation by the State of Missouri;
- ▶ 2020 Largest MBE firm to receive prime contract on KCI Airport
- ▶ 2021 Purchased a 4-story 18,395SF Building in Raytown, MO.
- ▶ 2021 300% growth; both in revenue and professionals;
- ▶ 2022 National Minority Business Enterprise (50 States);
- ▶ 2022 Opened offices in Omaha, NE and Dallas, TX
- ▶ 2023-Present Developer/Builder in Urban Core Area & Beyond

Our Mission

- ▶ Our mission is to bring a positive impact to the communities we serve through collaboration and construction. We believe the work we do has a broader and deeper impact than simply the buildings we build.



CJR Company Overview

“Building Communities is more than just bricks and mortar, it’s about making a difference”

By the Numbers

Total Number of Housing
Units Constructed

1,480



Total Employees

48



Total Revenue

\$54,820,000



Total Number of Non-Housing Units Projects Constructed

54 Projects



Related Projects

2600 Independence, KC, MO – Mixed Use



MIXED USE

8 Retail Spaces

16 Apartment Units

North Omaha Development



**Highlander Apts.
Omaha, NE**

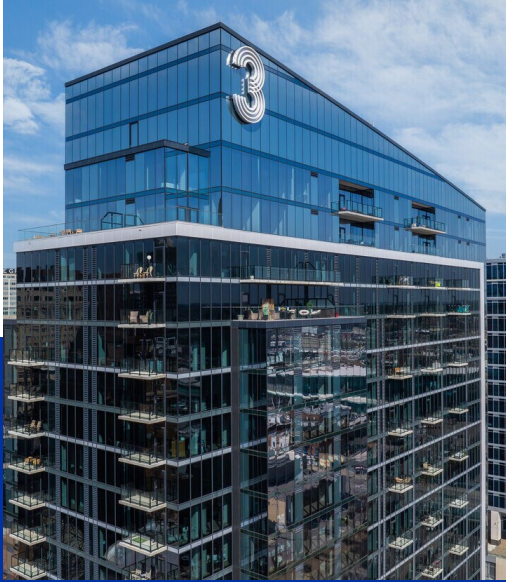


**Spencer Homes
Omaha, NE**



**CIT Building
Senior Housing**

Related Projects



**Three Light Luxury Apts.
Kansas City, MO**



**One Nine Vine Apts
Kansas City, MO**



**Jazz Hill Apartments
Kansas City, MO**

Related Projects



**Broadway Apt.
Kansas City, MO**



**2600 Independence Ave
Kansas City, MO**



**Parker Square Apts.
Kansas City, MO**



Development Plan

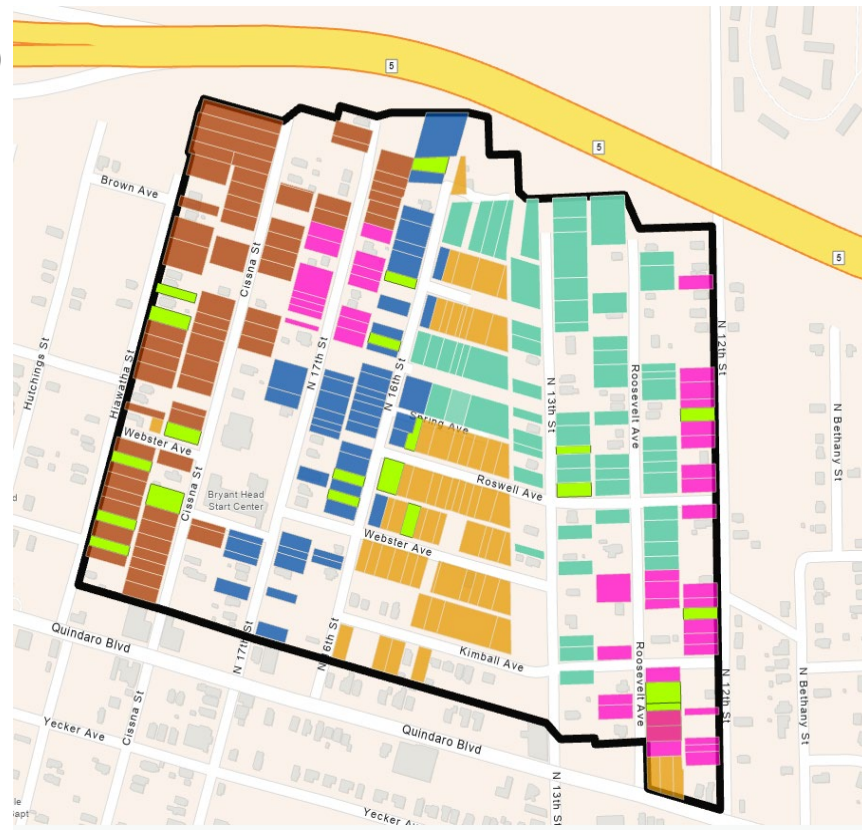
Project Description

- CJR Builders, LLC, developer/builder of **93 acres** of in Northeast District between 12th St to Hiawatha St, from Kimbal to HWY 5.
- Total available Land Bank + UG Lots = **306 Lots**
 - Additional Private Owned Lots – 162 Lots
- Total houses constructed = **360 Homes**
- Price range between **\$185,000 to \$295,000**
- Total Project Cost = **\$52.8MM (6 yrs)**
- **NO LIHTC**



Construction Timeline

- ▶ Pre-Construction (May 2025 – Aug 2025)
- ▶ TIF Application (April 2025 – Aug 2025)
- ▶ Construction (Aug 2025 - Dec 2032)

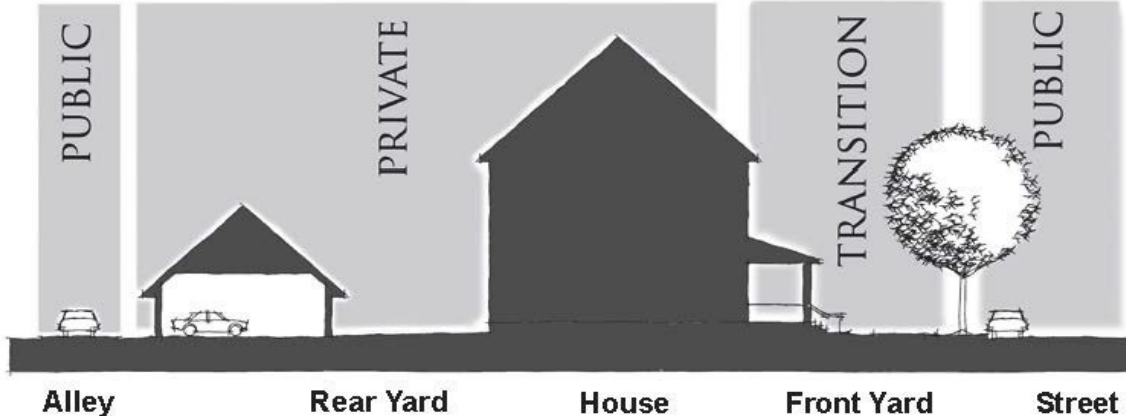




Available House Plans

Narrow Lot Design Guidelines

Transition Element	Location	Frontage Type		
		Front Yard	Door Yard	Side Yard
Stone, Brick, or Stucco Wall Fence Hedge	Stone, Brick, or Stucco Wall Fence, Hedge	Allowed	Required	Allowed
Raised Lawn	Between Sidewalk and Porch/ Stoop	Allowed	Allowed	Allowed
Turf, Stone, Brick, or Concrete Courtyard	Between Wall, Fence, or Hedge and House	Not Allowed	Required	Not Allowed
Porch or Stoop	Between Yard and House	Required	Required	Required
Steps	Between Sidewalk and Yard or Yard and Porch/Stoop	Required	Required	Required



House Plan: 1



Narrow Lot Design: 2-story (1,958 SF, 4BD, 2BTH)

Corner Lot Placement: 33' x 37'

Foundation: Crawl Space or Full Basement

Option 1: ADU in the rear for Affordable Housing

Option 2: 1 or 2 Car Garage

House Plan: 2



Narrow Lot Design: 2-story (1,723 SF, 4BD, 3BTH)

Corner Lot Placement: 24' x 47'

Foundation: Crawl Space or Full Basement

Option 1: ADU in the rear for Affordable Housing

Option 2: 1 or 2 Car Garage

House Plan: 3



Narrow Lot Design w/front garage: 2-story (1,502 SF, 3BD, 3BTH)
Corner Lot Placement: 20' x 52'
Foundation: Crawl Space or Full Basement
Front Facing Garage

House Plan: 4



Narrow Lot Design w/front garage: 2-story (1,276 SF, 3BD, 3BTH)
Corner Lot Placement: 27'-6" x 48'
Foundation: Crawl Space or Full Basement
Front Facing Garage

House Plan: 3



Narrow Lot Design: 1-story (1,481 SF, 4BD, 2BTH)

Corner Lot Placement: 39' x 56"

Foundation: Crawl Space or Full Basement

Option 1: ADU in the rear for Affordable Housing

Option 2: 1 or 2 Car Garage

House Plan: 4



Narrow Lot Design: 1-story (1,300 SF, 3BD, 2BTH)

Corner Lot Placement: 29' x 60'

Foundation: Crawl Space or Full Basement

Option 1: ADU in the rear for Affordable Housing

Option 2: 1 or 2 Car Garage

House Plan: 5



Narrow Lot Design w/front garage: 1-story (1,250 SF, 3BD, 2BTH)
Corner Lot Placement: 29' x 59'
Foundation: Crawl Space or Full Basement

House Plan: 6



Narrow Lot Design w/front garage: 1-story (1,483 SF, 3BD, 2BTH)
Corner Lot Placement: 30' x 70'
Foundation: Crawl Space or Full Basement

Accessory Dwelling Units

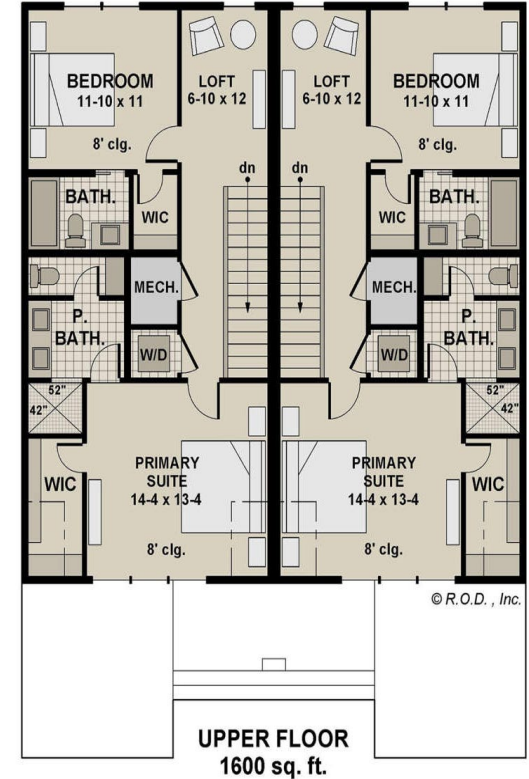
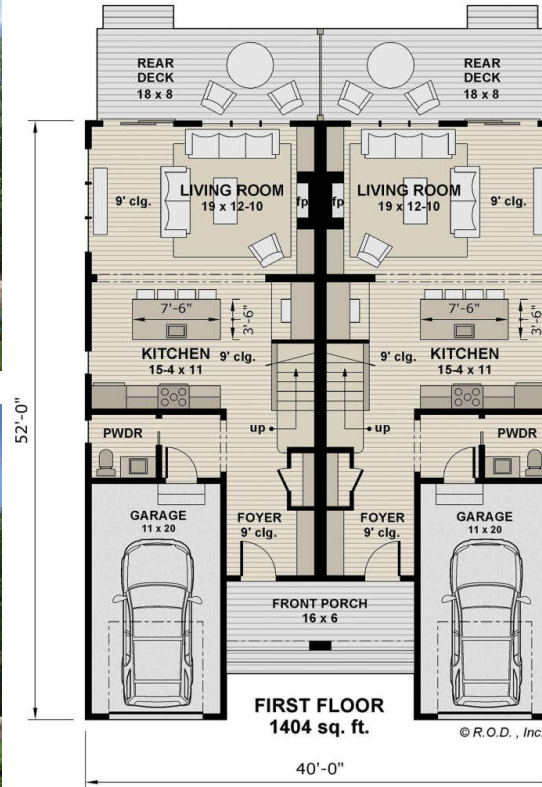
ADU 1: 629 SF; 2BD, 1BTH



ADU 2: 593 SF; 1BD, 1BTH



Duplex Plan 1: 3,004 SF; 4B, 4BTH





Incentives & Financial Impact

Building Incentives

- ▶ Property Tax Incentives
 - Tax Abatement
 - Tax Increment Financing
 - Energy Efficiency Improvement
 - Infrastructure Improvements
 - Community Improvement
- ▶ Sales Tax Incentives
 - Tax Increment Financing
 - Sales Tax Rebate
- ▶ Neighborhood Revitalization Act (NRA)
- ▶ Economic Development Exemption (EDX)



Closing Incentives

► First Time Home Buyers

- Down payment assistance
- Closing cost assistance
- Tax Abatement – 10 years



ReeceNichols
REAL ESTATE

► First Responders Program

- Closing and downpayment assistance
- Tax Abatement – 10 years

► Finance Assistance

- 2:1 Interest Rate buy down, for 2-years
 - i.e. 6.75%, buy-down to 4.75%



Financial Impact of the Development

“Building Communities is more than just bricks and mortar, it’s about making a difference”

By the Numbers

New Single-Family Homes

360



Population Increase

720-1000



Annual Taxes Collected

\$1,200,000



Total Investment in the Community

\$52,802,000



Report to Board of Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #4.3.		
RESOLUTION: LAND BANK HOLD FOR QUINDARO RUINS		
BACKGROUND		
RECOMMENDATION		
Approve Request consideration of the following Land Bank hold for Quindaro Ruins, submitted by Jud Knapp, Land Bank Manager.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Resolution for Hold for Quindaro Ruins		

Approved by Administrator to add to agenda.

RESOLUTION NO. R-____-25

**A RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK
TO HOLD SPECIFIED PROPERTIES FOR QUINDARO RUINS**

WHEREAS, the Unified Board of Commissioners of Wyandotte County/Kansas City, Kansas, by way of Resolution No. R-21-99, established the Wyandotte County Land Bank and provided that it would be guided in its affairs by a Board of Trustees consisting of the Mayor/Chief Executive and the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas; and

WHEREAS, the Wyandotte County Land Bank Board of Trustees is solely authorized, pursuant to K.S.A. 19-26,110 and Sec. 2-173 of the Unified Government Ordinances, to sell or dispose of any property acquired by the Wyandotte County Land Bank; and

WHEREAS, a purpose of the Wyandotte County Land Bank is to return blighted and vacant properties to a productive use; and

WHEREAS, the Wyandotte County Land Bank owns parcels within and around the area of the Quindaro Ruins as outlined in Exhibit A; and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas is using the RFP process to find a consultant to assist with developing a master plan for this area and the Wyandotte County Land Bank believes it would be best to place these parcels on hold while this master plan is developed.

NOW, THEREFORE, be it resolved by the Wyandotte County Land Bank Board of Trustees that:

1. A hold shall be placed on all properties owned by the Wyandotte County Land Bank within the boundaries within and around the Quindaro Ruins, as shown on Exhibit A attached hereto, subject to Section 5.7 of the Wyandotte County Land Bank Policy.

2. This Resolution shall become effective upon passage by the Wyandotte County Land Bank Board of Trustees.

ADOPTED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES THIS
_____ DAY OF _____ 2025.

Tyrone Garner
Mayor/Chief Executive Officer

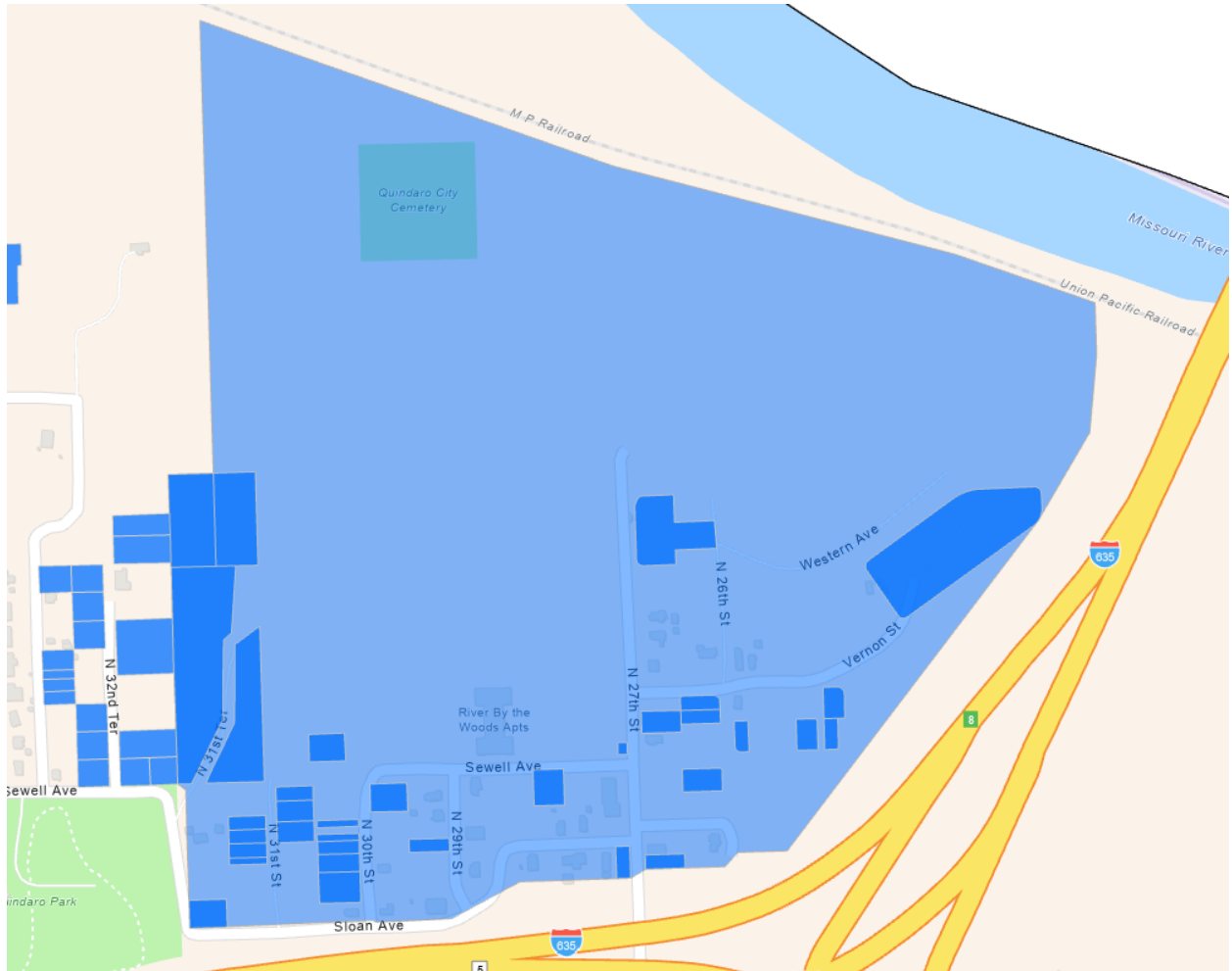
ATTEST:

APPROVED AS TO FORM:

UNIFIED GOVERNMENT CLERK

Wendy M. Green, Deputy Chief Counsel

EXHIBIT A





Report to Board of Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #4.4.		
RESOLUTION: LAND BANK HOLD-61ST AND I-70		
BACKGROUND		
RECOMMENDATION		
Approve Request consideration of the following Land Bank hold for 61St & I-70, submitted by Jud Knapp, Land Bank Manager		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Resolution for Hold for 61st - I-70		

Approved by Administrator to add to agenda.

RESOLUTION NO. R-____-25

**A RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK
TO HOLD SPECIFIED PROPERTIES FOR TARGETED DEVELOPMENT**

WHEREAS, the Unified Board of Commissioners of Wyandotte County/Kansas City, Kansas, by way of Resolution No. R-21-99, established the Wyandotte County Land Bank and provided that it would be guided in its affairs by a Board of Trustees consisting of the Mayor/Chief Executive and the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas; and

WHEREAS, the Wyandotte County Land Bank Board of Trustees is solely authorized, pursuant to K.S.A. 19-26,110 and Sec. 2-173 of the Unified Government Ordinances, to sell or dispose of any property acquired by the Wyandotte County Land Bank; and

WHEREAS, a purpose of the Wyandotte County Land Bank is to return blighted and vacant properties to a productive use; and

WHEREAS, the Wyandotte County Land Bank parcels outlined in Exhibit A are in a concentrated area and lend themselves to a development plan; and

WHEREAS, the Wyandotte County Land Bank wishes to use the RFP process to find one or two developers who will be able to successfully develop this area.

NOW, THEREFORE, be it resolved by the Wyandotte County Land Bank Board of Trustees that:

1. A hold shall be placed on all properties owned by the Wyandotte County Land Bank within the boundaries of 61st Street to the West, Tauromee Avenue to the North, 58th Street to the East, and I-70 to the South, as shown on Exhibit A attached hereto, subject to Section 5.7 of the Wyandotte County Land Bank Policy.

2. This Resolution shall become effective upon passage by the Wyandotte County Land Bank Board of Trustees.

ADOPTED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES THIS
_____ DAY OF _____ 2025.

Tyrone Garner
Mayor/Chief Executive Officer

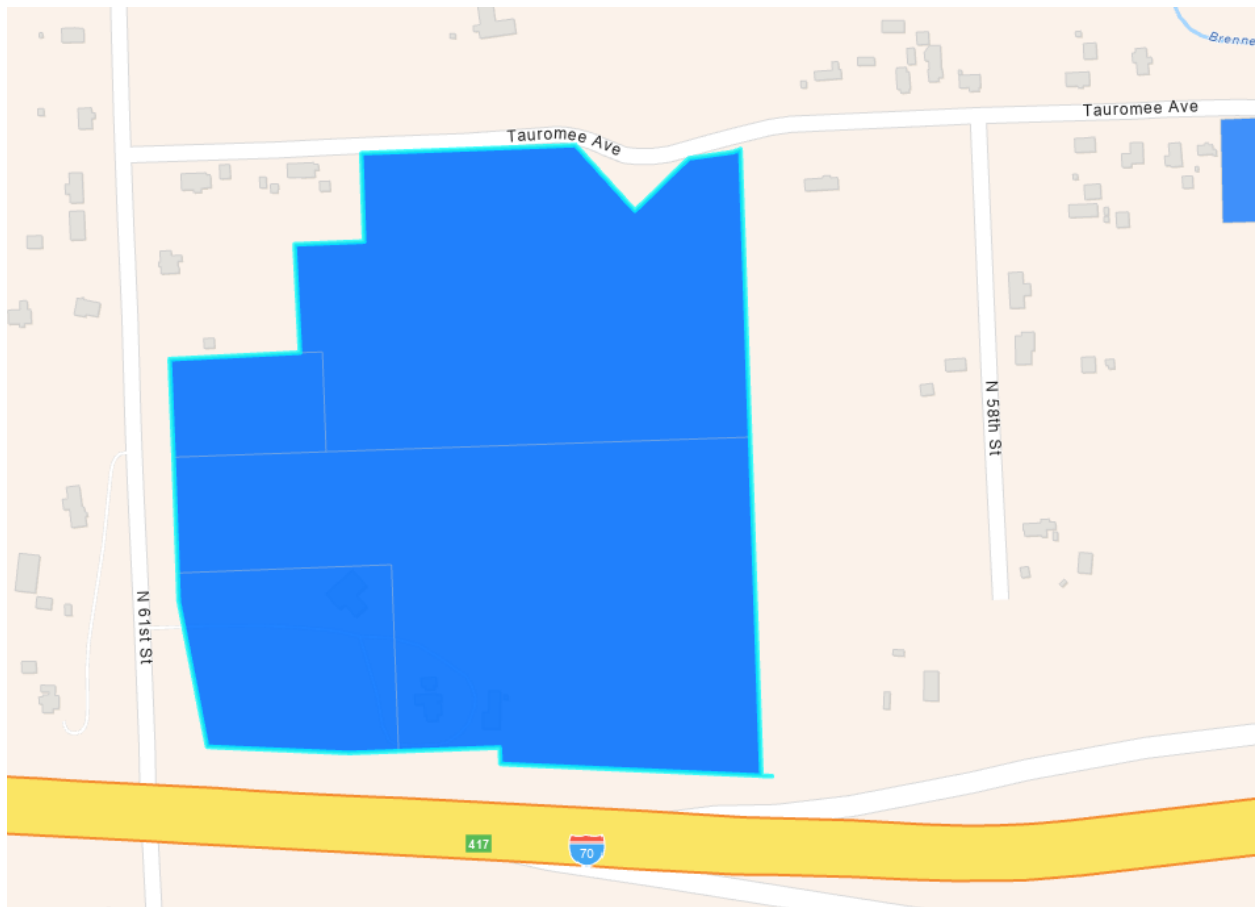
ATTEST:

APPROVED AS TO FORM:

UNIFIED GOVERNMENT CLERK

Wendy M. Green, Deputy Chief Counsel

EXHIBIT A





Report to

Tracking ID: 21140

MEETING DATE	PRESENTER	DEPARTMENT
MAR 03 2025	Jud Knapp, Acting Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #		
RESOLUTION: LAND BANK Hold USD 500		
BACKGROUND		
RECOMMENDATION		
Approve		
Request consideration of the following Land Bank hold for USD 500 :		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
IT/POLICY CONSIDERATIONS		
PROCUREMENT CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Resolution for Hold for USD 500 for Sumner Academy		

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

Handwritten signature and date: 2/26/2025

Approved: J. Youn. Am

RESOLUTION NO. R-____-25

**A RESOLUTION
AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD
SPECIFIED PROPERTIES FOR THE ACQUISITION BY U.S.D. 500**

WHEREAS, the Unified Board of Commissioners of Wyandotte County/Kansas City, Kansas, by way of Resolution No. R-21-99, established the Wyandotte County Land Bank and provided that it would be guided in its affairs by a Board of Trustees consisting of the Mayor/Chief Executive and the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas; and

WHEREAS, the Wyandotte County Land Bank Board of Trustees is solely authorized, pursuant to K.S.A. 19-26,110 and Sec. 2-173 of the Unified Government Ordinances, to sell or dispose of any property acquired by the Wyandotte County Land Bank; and

WHEREAS, a purpose of the Wyandotte County Land Bank is to return blighted and vacant properties to a productive use; and

WHEREAS, U.S.D. 500 has plans for the expansion of its current holdings that would require the acquisition of certain parcels currently part of the Wyandotte County Land Bank.

NOW, THEREFORE, be it resolved by the Wyandotte County Land Bank Board of Trustees that:

1. The Wyandotte County Land Bank shall hold all properties held by it within the boundaries of New Jersey Avenue to the North, the parcel owned by U.S.D. 500 for Sumner Academy to the East, Oakland Avenue to the South and 9th Street to the West (as depicted on the map attached hereto as Exhibit A) for the future acquisition by U.S.D. 500 subject to Section 5.7 of the Wyandotte County Land Bank Policy.

2. This Resolution shall become effective upon passage by the Wyandotte County Land Bank Board of Trustees.

ADOPTED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES THIS
_____ DAY OF _____ 2025.

Tyrone Garner
Mayor/Chief Executive Officer

ATTEST:

APPROVED AS TO FORM:

UNIFIED GOVERNMENT CLERK

Wendy M. Green, Deputy Chief Counsel

EXHIBIT A





Report to Board of Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #4.6.		
PRESENTATION: DOUGLAS SUMNER NEIGHBORHOOD GROUP LAND BANK STRATEGY		
BACKGROUND		
Presentation from the Douglas Sumner Neighborhood Group regarding Land Bank strategies.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		

Approved by Administrator to add to agenda.



Report to Board of Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #4.7.		
PRESENTATION: LAND BANK ANNUAL UPDATE		
BACKGROUND		
RECOMMENDATION		
For information only This update will cover the number of buildings constructed, active options, and canceled applications, submitted by Jud Knapp, Land Bank Manager.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Land Bank update March 31st 2025		

Approved by Administrator to add to agenda.



2024 Land Bank Update

Monday March 31st

Land Bank by City

Kansas City, Kansas

4,419

Edwardsville

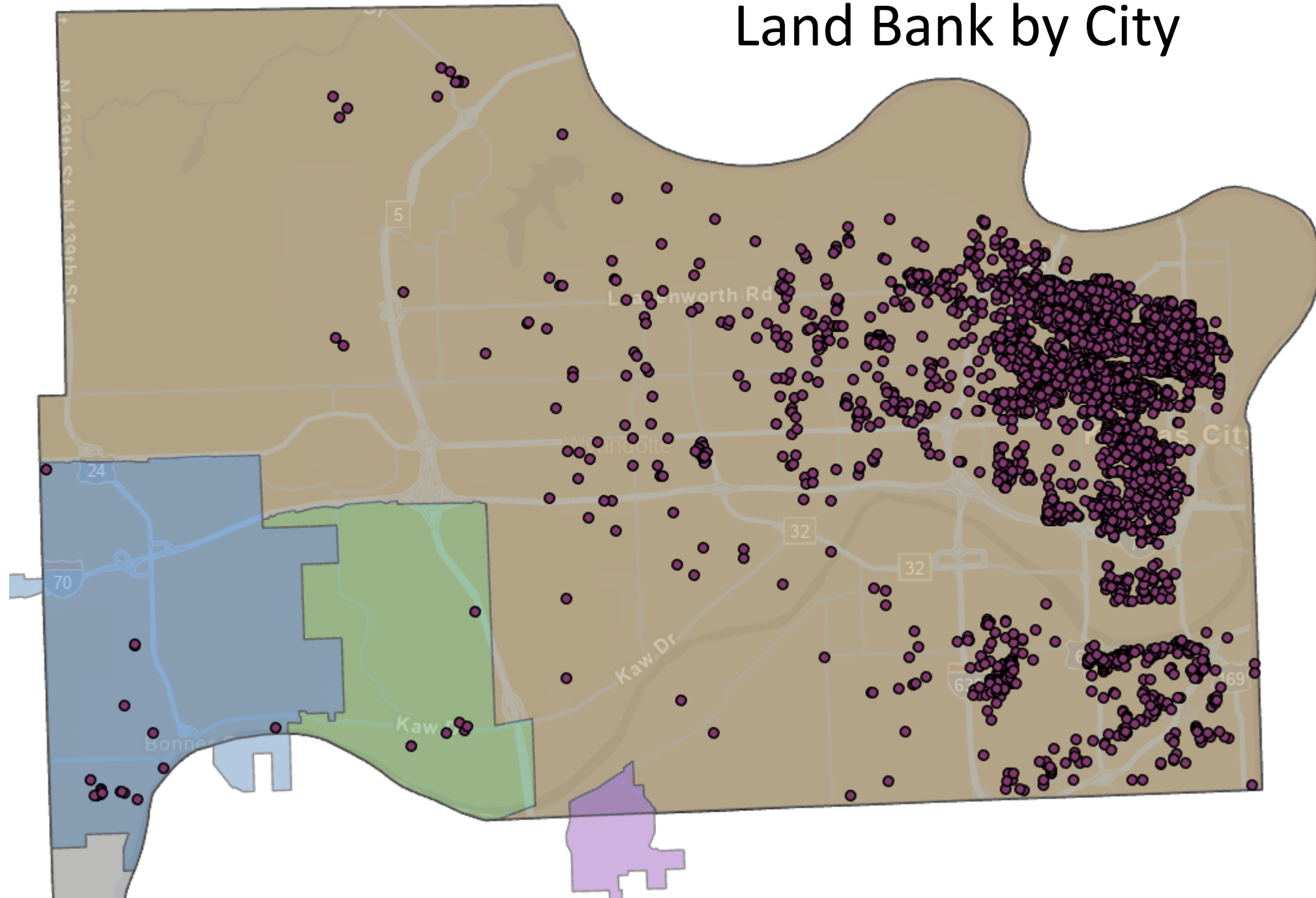
6

Bonner Springs

19

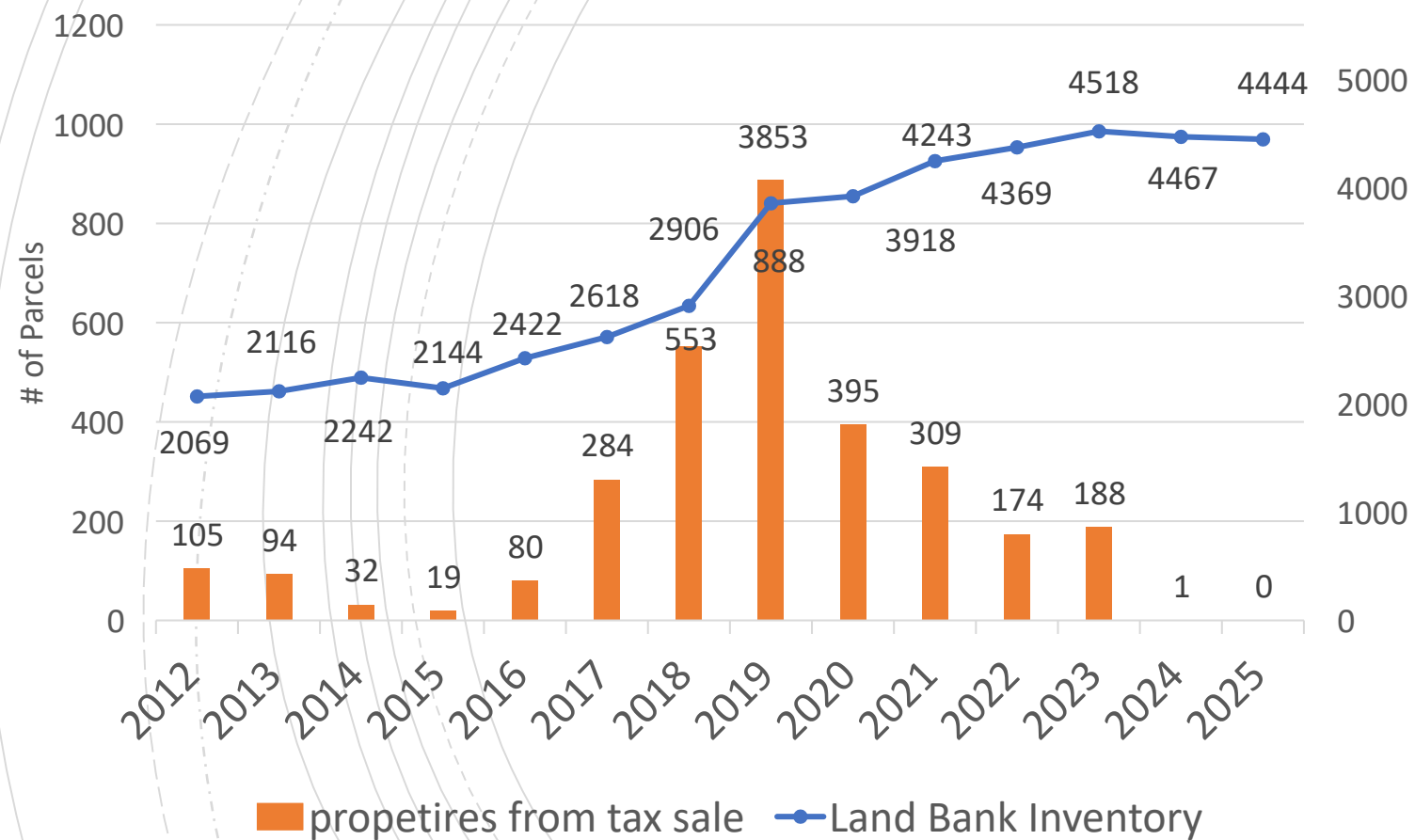
Total

4,444

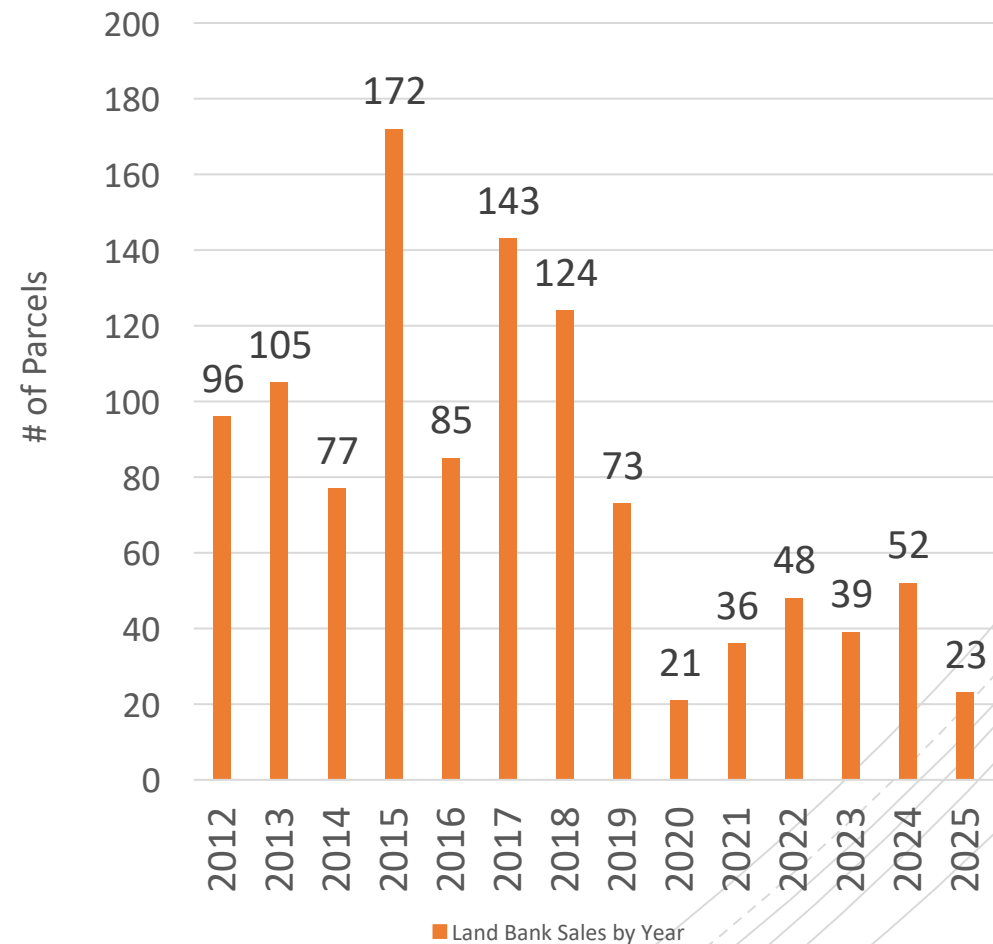




NUMBER OF PARCELS TRANSFERRED INTO THE LAND BANK BY TAX SALES



Land Bank Sales by Year



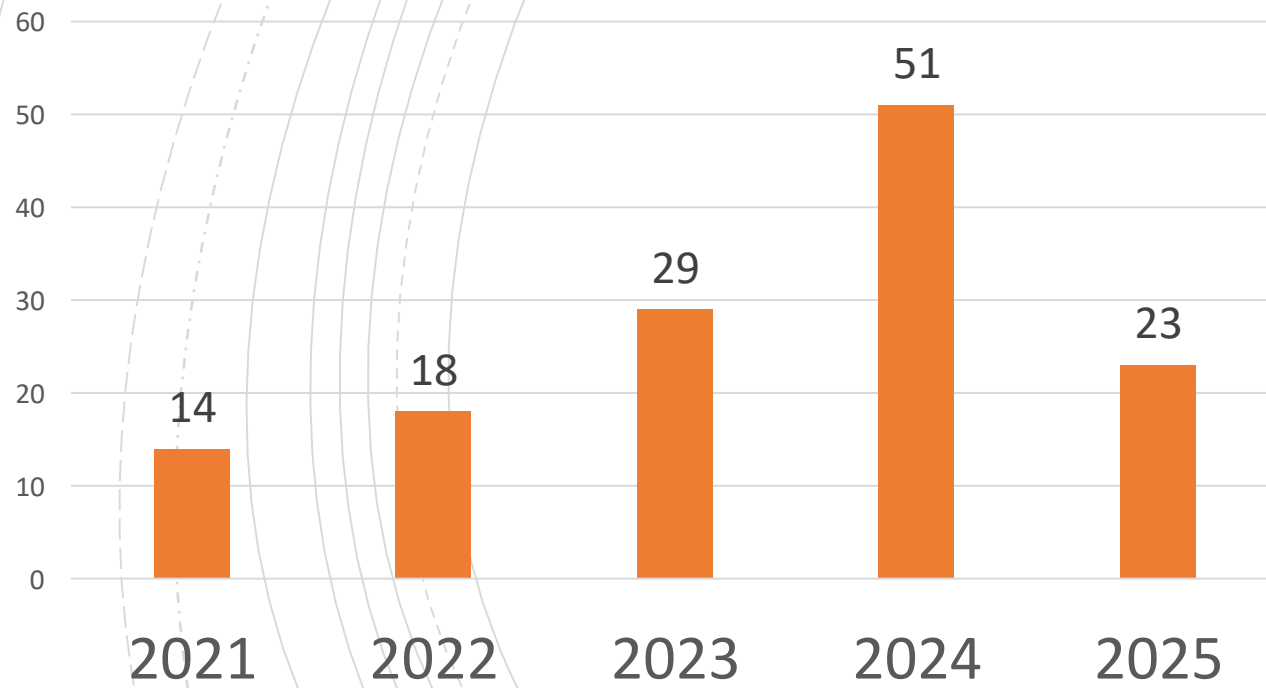


OPTIONS BY YEAR

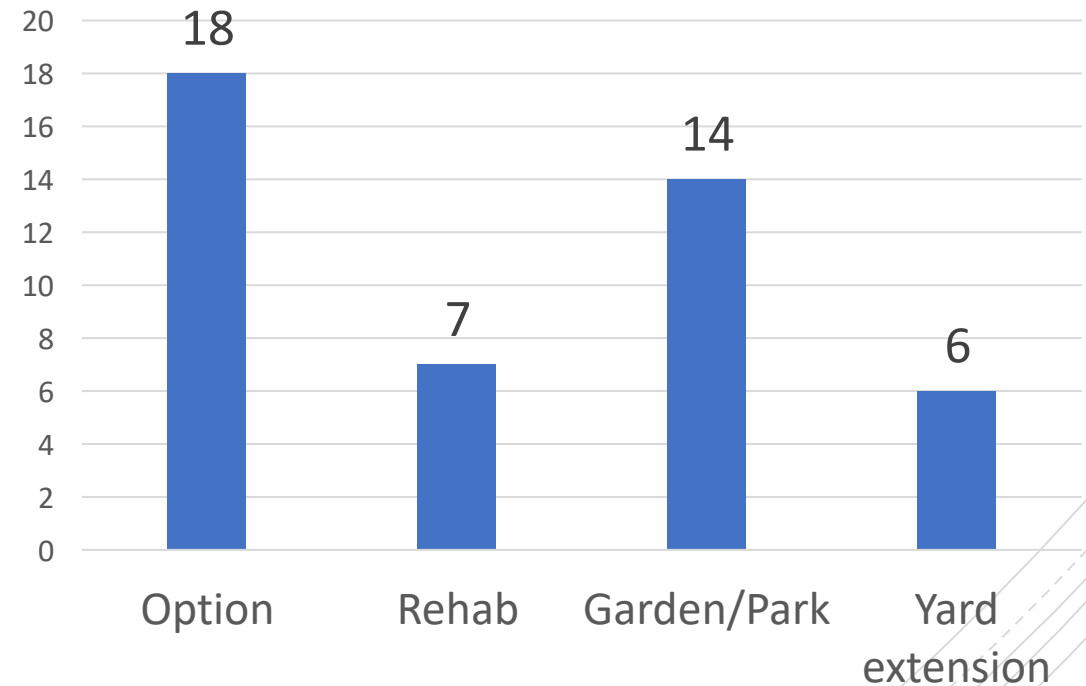
2022 LAND BANK SALES



Completed Options by Year



2022 Land Bank Sales



Single Family Homes

113

Multi Family

8

Garages

8

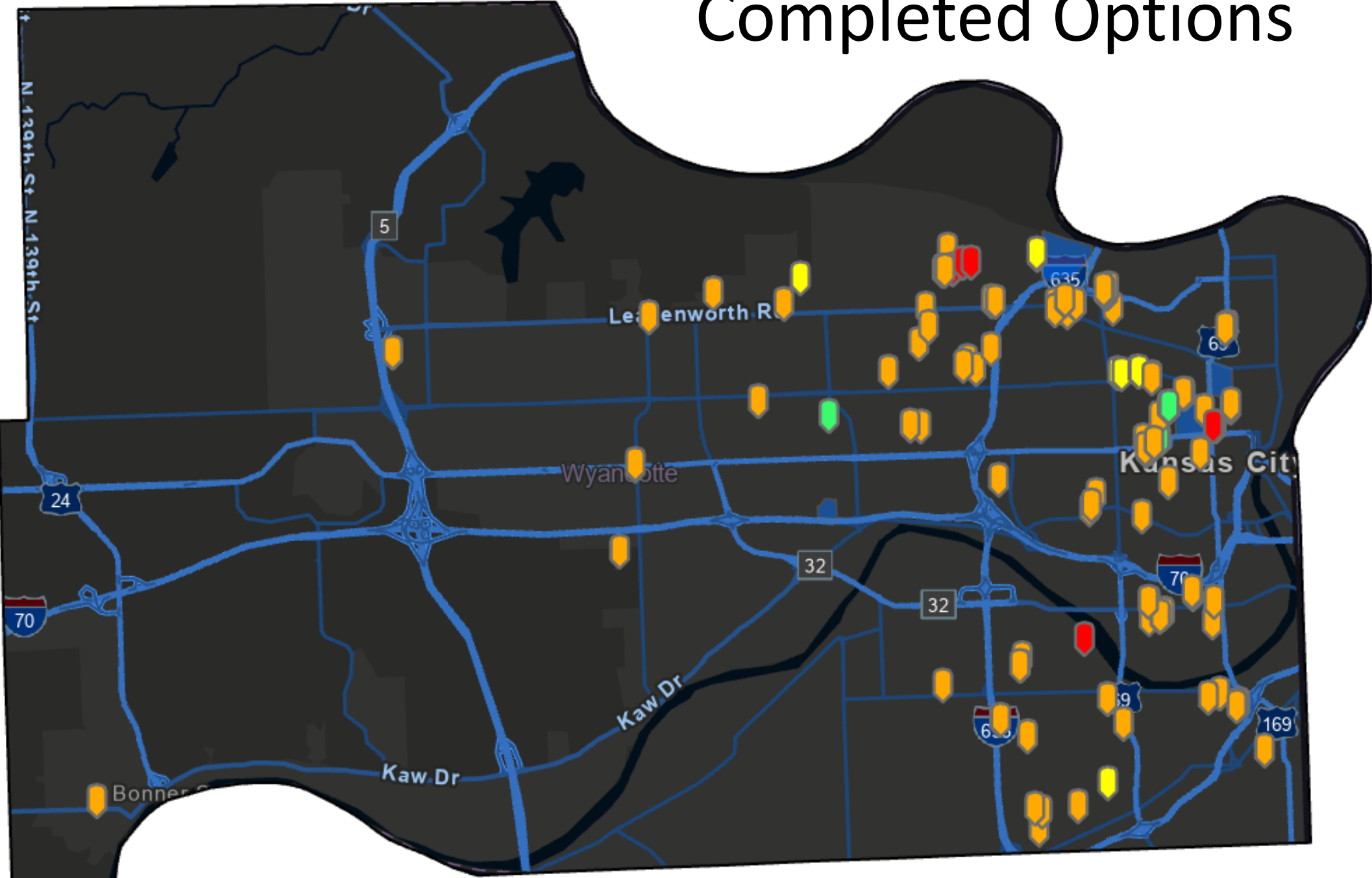
Commercial

7

Total

136

Completed Options



Single Family Ho

56

Multi Family

25

Garages

0

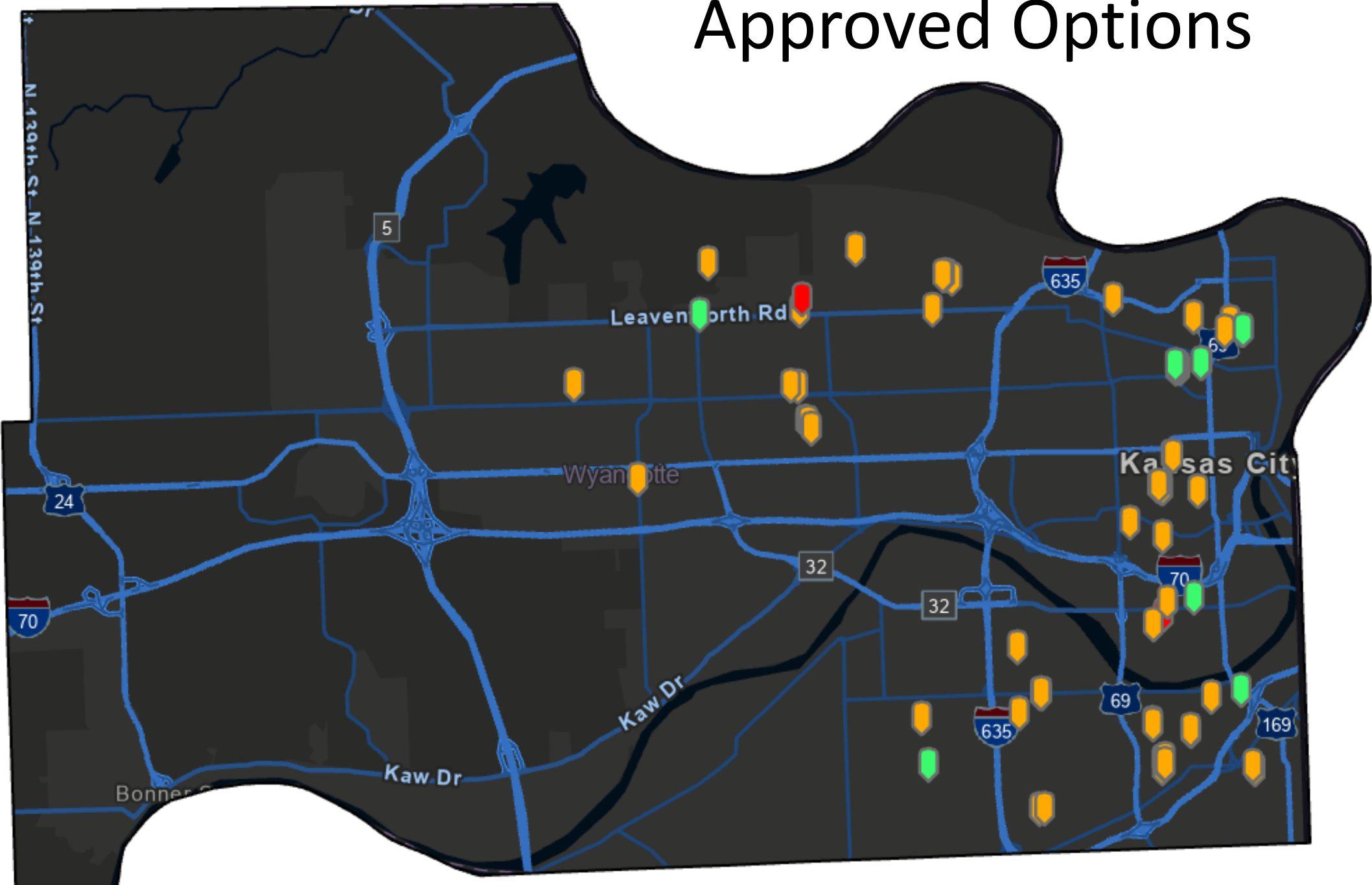
Commercial

2

Total

83

Approved Options



Single Family Homes

312

Multi Family

90

Garages

4

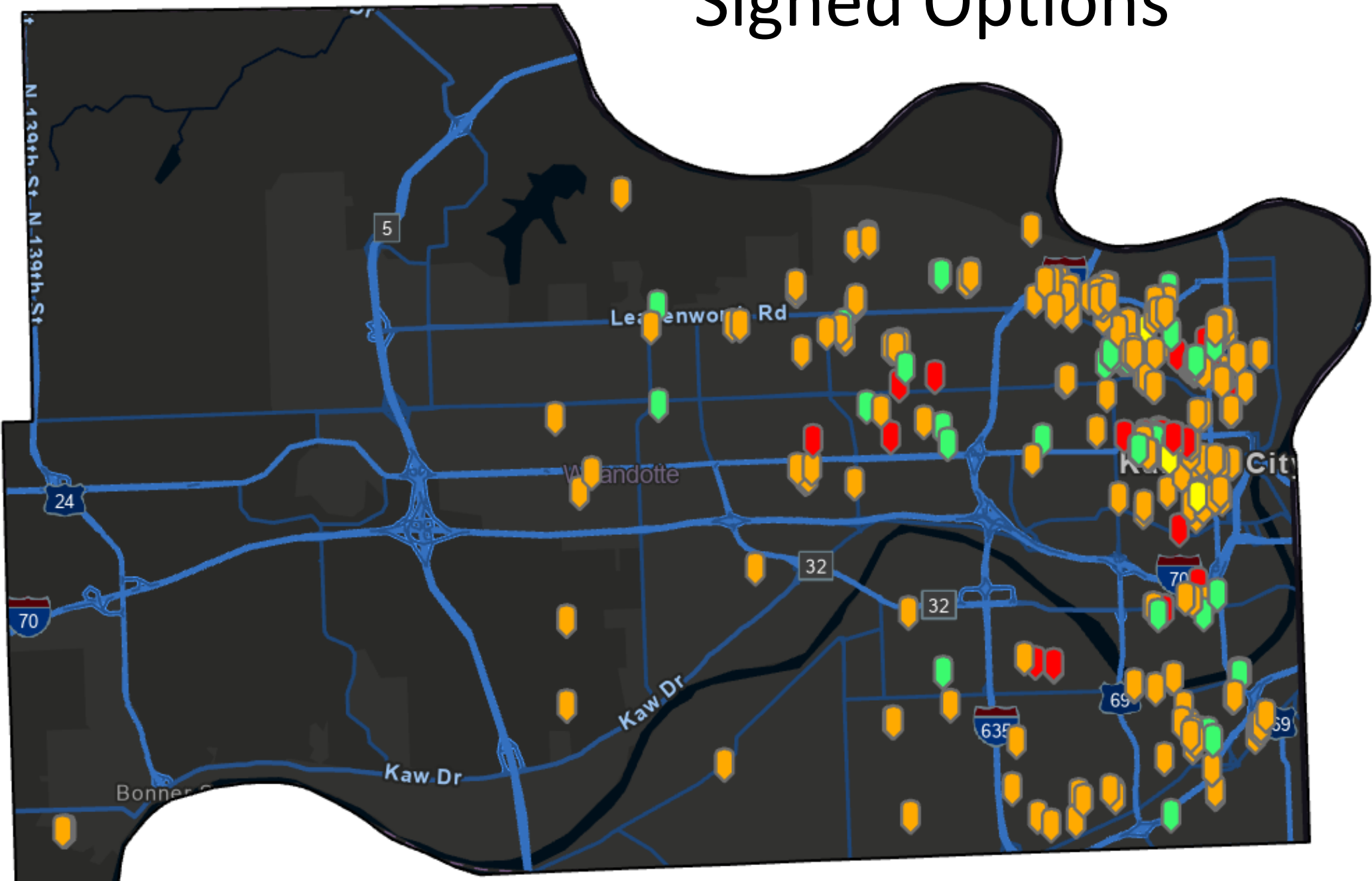
Commercial

45

Total

451

Signed Options



Single Family Homes

71

Multi Family

15

Garages

1

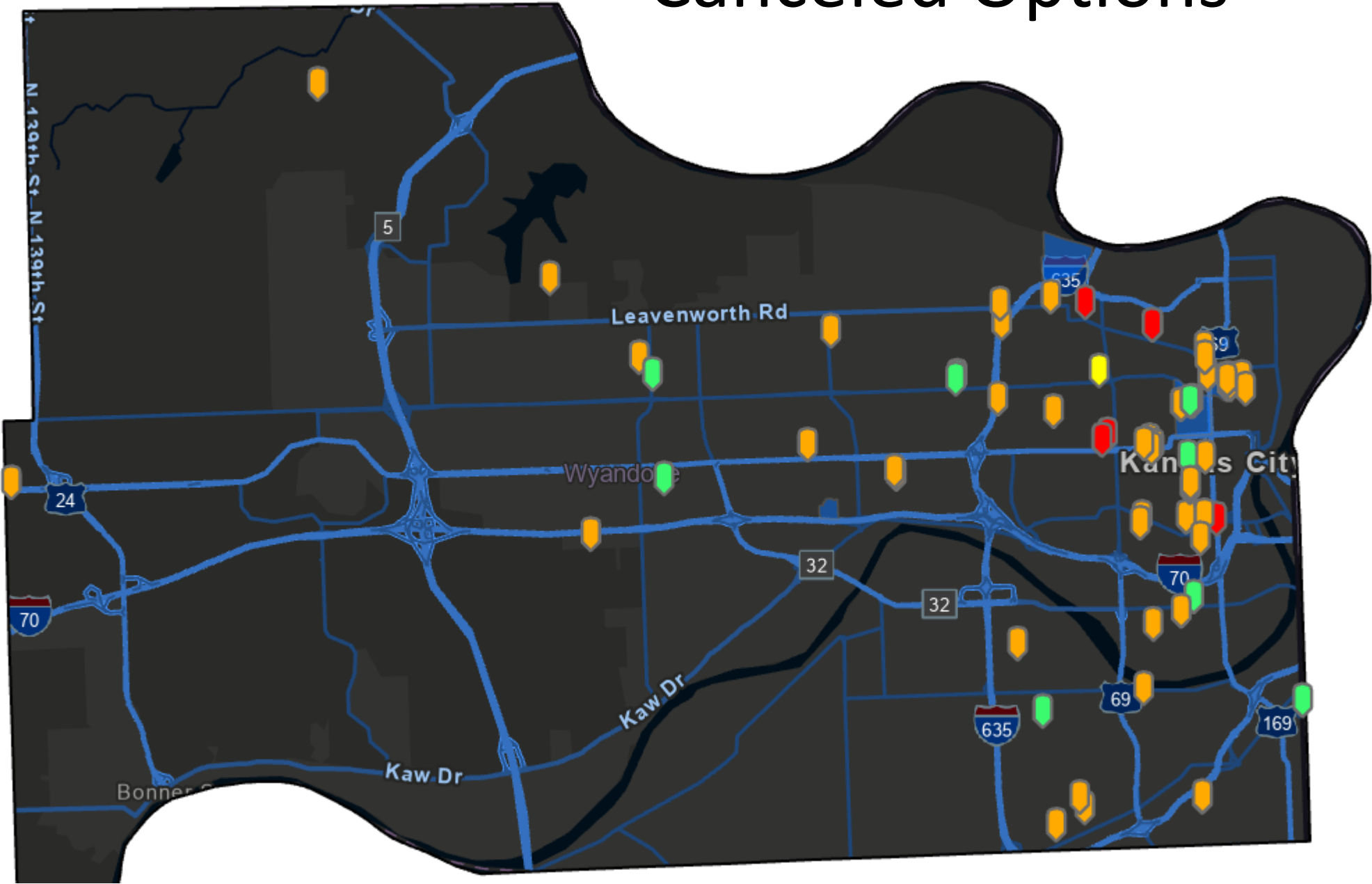
Commercial

8

Total New Units

95

Canceled Options



Holds

Quindaro
Ruins

Peregrine
Falcon

Tremont
Project

USD 500

Douglass Sumner

Kansas
City

61st and I70

Kansas River



ECONOMIC DEVELOPMENT / LAND BANK STAFF



Megan Smith – Program Coordinator

Michael Sutton – Redevelopment Coordinator

Tifani Portley – Professional Program Coordinator

Jud Knapp – Land Bank Manager