



**Neighborhood and Community Development  
Committee**

**Standing Committee Meeting Agenda Update**

**Monday, September 12, 2016**

**5:00 PM**

**Location:**

Municipal Office Building  
701 N 7th Street  
Kansas City, Kansas 66101  
5th Floor Conference Room (Suite 515)

Name

Absent

Commissioner Hal Walker, Chair

☐

Commissioner Brian McKiernan

☐

Commissioner Gayle E. Townsend

☐

Commissioner Ann Brandau-Murguia

☐

Commissioner James Walters

☐

**I. Call to Order/Roll Call**

**II. Revisions to September 12, 2016 Agenda**

**BLUE SHEET**

**III. Approval of standing committee minutes from July 11, 2016.**

**IV. Measurable Goals**

**Item No. 1 - DISCUSSION: REVIEW OF DEPARTMENT GOALS**

**Synopsis:** List of measurable goals, submitted by the County Administrator's Office.

*(Information forthcoming)*

*For information only.*

**Tracking #: 16779**

**V. Committee Agenda**

**Item No. 1 - COMMUNICATION: LAND BANK BUSINESS**

**Synopsis:** Request approval of the following applications, submitted by Charles Brockman, Economic Development.

Applications for yard extension, unless noted otherwise

3826 N. 37th St.- Jose Solis, property acquisition

3814 N. 37th St. - Jose Solis

3820 N. 37th St. - Jose Solis, property acquisition

3816 N. 37th St. - Jose Solis, property acquisition

(Held over from 8/11/16 Commission meeting)

1423 New Jersey Ave. - Rosa Navarrete

2027 N. 5th St. - Willaim Moore

654 Rowland Ave. - Ricardo Mogollan-Sanitlian

600 Melville St. - Salvador Vargas

1024 Reynolds Ave. - Charles Nutsch

7126 Osage Dr. - Cheryl Behrens

2947 N. 12th St. - Gregory Ross

2 S. 23rd St - Jorge Vasquez

2252 Lathrop Ave. - Charlotte Demming

(Property was in Tax Sale 335 at applicant's request)

1420 New Jersey Ave. - Elizabeth Hernandez

2710 Tennyson St. - Manual Cardoza Soto

(Property was in Tax Sale 335 at applicant's request)

5634 Roswell Ave. - Javier Madrigal

(Donated by Wells Fargo with an improvement and subsequently razed)

308 N. James St. - Tyler Coey

Donations To Land Bank

1859 S. Tremont St. - Cindy Larison

1022 Barnett Ave - Patricia Mead

**Tracking #: 16774**

**Item No. 2 - COMMUNICATION: LAND BANK BUSINESS**

**Synopsis:** Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager.

Tax Foreclosure Transfer

1038 Walker Ave. - Rising Star Baptist Church, parking

(Vacant property was a no sale in Tax Sale 329. Delinquent taxes and demo assessment owed.)

Land Bank Contract Sale

1101 S. 5th St. - K & W Land Company, LLC

(Property was taken by Land Bank in Tax Sale 335. Agreement in place for applicant to purchase property; one year period to demo property.)

*It is requested that this item be fast tracked to the September 15, 2016 full commission meeting.*

**Tracking #: 16775**

**Item No. 3 - COMMUNICATION: LAND BANK POLICY UPDATE**

**Synopsis:** Land Bank Policy update to Section 7.5, Conveyance Time Allowance, submitted by Chris Slaughter, Land Bank Manager.

**Tracking #: 16776**

**Item No. 4 - PRESENTATION: BLIGHT & TAX DELINQUENCY RESEARCH PROJECT**

**Synopsis:** Presentation on Blight & Tax Delinquency in the Argentine Neighborhood by Land Bank staff and an intern from ANDA/UMKC, submitted by Chris Slaughter, Land Bank Manager.

*For information only.*

**Tracking #: 16777**

**VI. Public Agenda**

**VII. Adjourn**

**AGENDA UPDATE  
NEIGHBORHOOD AND COMMUNITY DEVELOPMENT  
STANDING COMMITTEE MEETING  
MONDAY, SEPTEMBER 12, 2016**

**IV. MEASURABLE GOALS**

**ADDITIONAL INFORMATION**

**ITEM NO. 1 – 16779...DISCUSSION: REVIEW OF DEPARTMENT GOALS**

**Synopsis:** List of measurable goals:

311

Kansas State Extension

Neighborhood Resource Center

Parks and Recreation

Urban Planning and Land Use

| Standing Committee  | Neighborhood<br>Comm. Dev.                                            | Administration<br>Services                                               | Human | Eco. Dev.                                     | Pub. Works<br>Pub. Safety                        | Comments |
|---------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------|-------|-----------------------------------------------|--------------------------------------------------|----------|
| Commission Priority | Housing-<br>Multimodal Transportation<br>Healthy Community/Recreation | Education/Workforce<br>Social Services<br>Innovation<br>Customer Service |       | Economic Development<br>Fiscal Sustainability | Infrastructure -<br>Environment<br>Public Safety |          |

|                                                                                                                                                                          |  |  |  |  |  |                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|------------------------------------------------------------------------------|
| <b>311</b><br><i>Establish the 311 call Center as the official site for obtaining information, reporting problems, or submitting requests to the Unified Government.</i> |  |  |  |  |  | What makes a complaint a priority? What is a reasonable time for a complaint |
| Finalize the upgraded 311 network for use by customers both internal and external of the Unified Government.                                                             |  |  |  |  |  |                                                                              |
| Develop reporting models to be utilized by both internal and external customers of the Unified Government.                                                               |  |  |  |  |  |                                                                              |
| Implement the training program for targeted departments/users to gain full utilization of the new network.                                                               |  |  |  |  |  |                                                                              |

| Standing Committee  | Neighborhood<br>Comm. Dev.                                            | Administration<br>Human Services                                         | Eco. Dev.                                     | Public Works<br>Public Safety                    | Comments |
|---------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|----------|
| Commission Priority | Housing-<br>Multimodal Transportation<br>Healthy Community/Recreation | Education/Workforce<br>Social Services<br>Innovation<br>Customer Service | Economic Development<br>Fiscal Sustainability | Infrastructure -<br>Environment<br>Public Safety |          |

#### Kansas State Extension

Maintain or increase funds leveraged with the Wyandotte County Extension Council allocation from the following:

- ☐ State Funds
- ☐ Federal Funds
- ☐ Grant Funds
- ☐ Volunteer Groups Generated Funds

Maintain or increase the value of donated time by volunteers

Maintain or increase the number of programs offered to the public

Track the number of citizens reached by our programming

- ☐ by ethnicity
- ☐ by program area

| Standing Committee  | Neighborhood<br>Comm. Dev.                                            | Administration<br>Human Services                                         |  | Eco. Dev.                                     | Public Works<br>Public Safety                    | Comments |
|---------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------|--|-----------------------------------------------|--------------------------------------------------|----------|
| Commission Priority | Housing-<br>Multimodal Transportation<br>Healthy Community/Recreation | Education/Workforce<br>Social Services<br>Innovation<br>Customer Service |  | Economic Development<br>Fiscal Sustainability | Infrastructure -<br>Environment<br>Public Safety |          |

### Neighborhood Resource Center

#### *Building Inspections*

- Perform scheduled inspections in order for builders and developers to continue the economic development and/or re-development of our community's built environment.

#### *Business License Division*

- Collect current and/or delinquent occupational taxes on all eligible business and provide appropriate regulatory oversight to eligible business enterprises.

#### *Code Enforcement*

- Increase the health and safety of neighborhoods by making property owners and residents accountable for the conditions of their property.
- Increase the number of code citations by 7% over the total numbers of code citations issued in 2014.

#### *Demolition Division*

- Reduce the number of days a residential or commercial property remains on the demolition list posing a threat to life, health and safety issues to the community.

#### *Livable Neighborhoods*

- Provide informational outreach to 131 registered neighborhood associations.

#### *Rental Licensing Division*

|                     |                                                                       |  |                                                                          |  |                                               |                                                  |          |
|---------------------|-----------------------------------------------------------------------|--|--------------------------------------------------------------------------|--|-----------------------------------------------|--------------------------------------------------|----------|
| Standing Committee  | Neighborhood<br>Comm. Dev.                                            |  | Administration<br>Human Services                                         |  | Eco. Dev.                                     | Public Works<br>Public Safety                    | Comments |
| Commission Priority | Housing-<br>Multimodal Transportation<br>Healthy Community/Recreation |  | Education/Workforce<br>Social Services<br>Innovation<br>Customer Service |  | Economic Development<br>Fiscal Sustainability | Infrastructure -<br>Environment<br>Public Safety |          |

- Inspect residential rental properties for compliance with the Landlord License Ordinance to ensure that residents are living in safe housing.

| Standing Committee  | Neighborhood<br>Comm. Dev.                                            | Administration<br>Human Services                                         | Eco. Dev.                                     | Public Works<br>Public Safety                    | Comments |
|---------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|----------|
| Commission Priority | Housing-<br>Multimodal Transportation<br>Healthy Community/Recreation | Education/Workforce<br>Social Services<br>Innovation<br>Customer Service | Economic Development<br>Fiscal Sustainability | Infrastructure -<br>Environment<br>Public Safety |          |

## Parks and Recreation

Increase the revenues collected (Rentals, Fishing Licensing, Boating Permits, Youth Sports) for calendar year 2016 by 10% when compared to 2014.

Comments: This is a strategy, So what? Why do we want revenues to go up by 10%? What is our aspiration? What do we want to do? Simple, measurable, quantifiable Citizen Survey

Parks Masterplan 2016

Want People to want to use parks for events, reunions, etc. #s using parks, # of rentals, etc.

Reduce the turnaround time for mowing property (parks & medians) to 10-12 days and contractor mowing to 7-9 days

\*Why do this? What does it accomplish? Customer Satisfaction. Standard of Neatness, etc. What drove the decision to reduce mowing time - means to end

| Standing Committee  | Neighborhood<br>Comm. Dev.                                            | Administration<br>Human Services                                         | Eco. Dev.                                     | Public Works<br>Public Safety                    | Comments |
|---------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|----------|
| Commission Priority | Housing-<br>Multimodal Transportation<br>Healthy Community/Recreation | Education/Workforce<br>Social Services<br>Innovation<br>Customer Service | Economic Development<br>Fiscal Sustainability | Infrastructure -<br>Environment<br>Public Safety |          |

### Urban Planning and Land Use

*Help small businesses succeed in the development process*

- o Devote additional staff time to assisting small business.
- § Be sure to show small/family businesses how to get their desired result.
- § Advise them if they should seek a development representative.
- § Make DRC available to small business issues.
- o Identify gaps that create issues for small businesses.
- o Identify the potential need for an ombudsman.
- o Staff members will be assigned to identify contacts with small businesses.
- § Each contact will be assessed and tracked. This data will be used for a six month report.
- o The six month report will be used with County Administration to implement strategies to better assist small businesses in the future as well as develop performance standards for small business assistance.
- Become more customer friendly by making greater utilization of electronic resources/capacity*
- o Implement Encode 360 or similar software to have a web portal for entrepreneurs to be able to locate sites for their future business if funding is available.

| Standing Committee  | Neighborhood<br>Comm. Dev.                                            | Administration<br>Human Services                                         | Eco. Dev.                                     | Public Works<br>Public Safety                    | Comments |
|---------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|----------|
| Commission Priority | Housing-<br>Multimodal Transportation<br>Healthy Community/Recreation | Education/Workforce<br>Social Services<br>Innovation<br>Customer Service | Economic Development<br>Fiscal Sustainability | Infrastructure -<br>Environment<br>Public Safety |          |

o Make full use of the electronic submission and review process.

§ Hold one review meeting inviting regular clients of the process to comment on making the process more effective

§ Identify methods to allow online electronic payment along with electronic submission. Implement if funding is available.

§ Move the electronic submission process into an automated MAUWI function so that the online application automatically populates the MAUWI database. This would also include the electronic payment function if funding is available.

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT  
STANDING COMMITTEE MINUTES  
Monday, July 11, 2016**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 11, 2016, at 5:00 p.m., in the 5<sup>th</sup> Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Townsend, Murguia, and Walters. The following officials were also in attendance: Ken Moore, Chief Legal Counsel; Patrick Waters, Senior Attorney; Ryan Haga, Attorney; Melissa Mundt, Joe Connor and Gordon Criswell, Assistant County Administrators; Chris Slaughter, Land Bank Manager; Greg Talkin, Neighborhood Resource Center Director; and Officer Chris Blake, Sergeant-At-Arms.

**Chairman Walker** called the meeting to order. Roll call was taken and members were present as shown above.

Approval of standing committee minutes from May 2, 2016. **On motion of Commissioner McKiernan, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

**Item No. 1 – 16679....ORDINANCE: AMENDMENTS TO VARIOUS CONSTRUCTION CODE SECTIONS**

**Synopsis:** Proposed updates and amendments to the Unified Government's Electrical Code, Building Code, Fire Code, Plumbing Code, Property Maintenance Code, Mechanical Code, and Residential Code for One- and Two-Family Dwellings, submitted by Ryan Haga, Attorney.

**Greg Talkin, Neighborhood Resource Center Director,** said we are here this evening to, I've got some staff in support but I think I'll get through this on my own, but I may have to call them up if there's any specific questions.

# Pursuing Adoption of New Codes and Standards

JULY 11, 2016

We are pursuing the adoption of new codes and standards. We do that approximately every six years. This year's just a little bit different.

## Recommendations

### 2012 Series Codes + 2011 NEC

- International Building Code
- International Fire Code
- International Residential Code
- International Mechanical Code
- Uniform Plumbing Code
- International Property Maintenance Code
- 2011 National Electric Code (NEC)-published by NFPA

Note: Staying with 2009 Energy Code provisions

We're pursuing the adoption of the 2012 Standards, which would include 2012 International Building Code, International Fire Code, International Residential Code, Mechanical Code. We always go with the Uniform Plumbing Code because our partners in the community, the plumbers and everything, they prefer that Code. They're pretty much equal. It's got to do more with a union issue.

July 11, 2016

Then, the International Property Maintenance Code, we're also pursuing the adoption of the 2011 National Electric Code. Due to some things going on in the industry, we're staying with the 2009 Energy Code.

## Purpose for Adoption of New Codes

---

- Preserve Flood Insurance Discount for Community-ISO
- In line with most other Metro Jurisdictions
- Updated Standards
  - Developers/Architects generally prefer updated Standards and Codes
  - Image/Perception
  - Support and Reference Materials



The purpose for adopting new standards, our main purpose for bringing them forward at this time is we're currently getting ready to go through the flood insurance program reevaluation. Two key points in that program, we have to stay within six years of current code. What that program does is it gives insurance breaks to those that need flood insurance. That's a program that's run through the Planning & Zoning office, but that's a contributing factor out of our office that assists us in getting them a bigger reduction.

Also, we're trying to be more in line with the other metro cities and, of course, updating standards. Most developers and architects generally prefer updated standards. Older standards are hard to find reference material. They start designing under the new standards and the old standards kind of go by the wayside and they design to those anyway. Also, it helps our image and perception in the development community.

## Processes Prior to Commissions Exposure

---

### Public and Professional Input

- Request for Participation and Input Mailed out –Building /Residential Codes
- Committees Formed
- Verifying Direction of other Jurisdictions
- Solicitation at Liveable Neighborhoods meeting on IPMC

Our process for doing this, we requested participation and input. We mailed that out to several of our community partners. There were committees formed. We also talked to other jurisdictions to find out where they're out, especially those in the metro area. We also solicited input from Liveable Neighborhoods on the Property Maintenance Code, which is the items that Code Enforcement enforces.

## Committees Formations

---

### Three Separate Committees

- Building/Fire Committee
  - Building, Fire, Plumbing, Electrical, Mechanical Codes.
  - Committee made up largely of staff, licensed trades people, architects, engineers, builders and developers.
- Residential Committee
  - Residential Code
  - Committee made up largely of Staff and Residential Contractors
- Property Maintenance Committee
  - Property Maintenance Code
  - Committee made up largely of Staff, Property Owners, Landlords and Neighborhood Leaders.

There were three committees that were formed. We had a Buildings and Fire Codes Committee. That involved Building, Fire, Plumbing, Electrical and Mechanical Codes. That committee was made up largely of our staff, UG staff including the Fire Department, licensed trade people, architects, engineers, builders, and developers.

**July 11, 2016**

We developed a Residential Committee. Those are our residential builders that were involved in that process. We had a Property Maintenance Committee, which involved some property owners, landlords, neighborhood leaders and staff.

I have to back up when I say a lot. We actually had very minimal participation this year because we were adopting a standard that was well known already to the industry. Nobody really proposed a lot of changes to amendments to the standards and they felt fairly comfortable with everything we were adopting.

## Metro/Kansas Codes Adoption Comparison

Source: Kansas Codes Collaborative-Kansas Corporation Commission

### General Comments:

- State of Kansas-for those communities who have adopted Building Codes
  - Only one city has adopted the 2015 codes
  - All other Kansas communities have adopted the 2012 or older codes
- Metro Area
  - Kansas City, MO has adopted 2012 Codes-Not pursuing 2015
  - Johnson County has Adopted 2015 Codes-Not pursuing 2015
  - Most cities in JOCO have adopted the 2012 Codes or older-None pursuing the 2015

In looking across the state and the metro area, we're adopting the 2012 Standard which there is a 2015 out. The reason why we're staying back one cycle, first of all the comfort level with the community and the partners. Second of all, nobody's adopting the 2015 for various reasons. We're trying to stay kind of similar to all the metro areas so our codes are similar in nature so it's easier for those builders and developers to know what we're under.

Kansas City, Missouri's under the 2012. They're not pursuing the 2015. Johnson County, I'm sorry that is incorrect. They have not adopted the 2015. They are not pursuing the 2015 either. They're under the 2012. Most Johnson County cities are under the 2012 or older versions. Nobody's adopted the 2015.

There is only one city that I'm aware of that's adopted the 2015 Standard and that's actually in Wyandotte County. It's Bonner Springs because they got out of the chute earlier than

everybody and didn't realize that they were not going to adopt, most weren't going to adopt the 2015. We're trying to stay similar, once again, with what the metro area has adopted.

One more comment. We did receive, I mean we invited more than 70 people to the table on the Buildings Code Committee, which we split up into two separate committees after they got together to form the Residential and the Buildings Code Committee. Those that were interested in Residential went one way. Those that were interested in the Commercial went the other way.

Out of those 70, we've only had 20 participants. Largely, the feedback was we don't have any comment of change in those standards. We're used to them.

The only one change that we did amendment to the standard itself, the primary amendment in the Building Code, was we did increase an exit distance travel issue that NorthPoint brought to our attention. It was a travel distance issue that was in the 2006 Code and it's in the 2015. For some reason in the 2012, they reduced it with no other change in the provision. So, we increased it to the distance travel back to what the 2015 required. It helped them on their development of the Amazon announcement as well as another project they have coming forward in the very near future.

## Adoption of New Codes Initiative

New Codes – New Progress

JULY 11, 2016

That's all I have.

**Commissioner McKiernan** asked in terms of permitting and inspection standards, as we compare ourselves to surrounding communities, we're on a par with them. We don't have any

July 11, 2016

extra permitting or inspecting requirements compared? As I'm thinking about contractors and developers who want to come into our area, they wouldn't encounter extra hurdles in Wyandotte County, then, right. **Mr. Talkin** said the only exception I'm going to say, Commissioner, is some of the very small communities may not have the same requirements. In comparison, I think we're kind of similar to Olathe and all the cities in the metro area. We have no extra requirements than them. We have a lot less requirements than Kansas City, Missouri.

**Action:** **Commissioner McKiernan made a motion, seconded by Commissioner Walters, to approve and forward to full commission.** Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

**Item No. 2 – 16683....ORDINANCE: EXPANDING UG'S ABILITY TO PLACE A LIEN FOR DAMAGE TO A STRUCTURE**

**Synopsis:** Proposed amendments to expand the ability of the UG to place a lien on the proceeds of any covered claims for damage to a structure in excess of 75% of the face value of the insurance policy, submitted by Ryan Haga, Attorney.

**Ryan Haga, Attorney**, said it's in response to the Kansas Legislature amending K.S.A. 40-3901 which previously we were only allowed to assert liens on properties that were storm damaged or wind damaged or fire damaged. Basically, the Kansas statute that the ordinance is based on took away those qualifiers. Now it's applicable to the damage to any structure or structure damage caused by any form of damage.

**Commissioner Townsend** said you answered one of the questions that I have. It looks like our ordinance is taking out specific hazards that were named. Is that what also happened at the state level? **Mr. Haga** said that's correct.

**Commissioner Townsend** said the other thing that confused me was the definition of what they're calling a covered claim and when this applies. Is it essentially only applicable to people who may have insurance or what happens if they don't have insurance? At what amount is there a lien assessed? Those are the questions I had as I read this.

**Mr. Haga** said this only applies to those individuals that have covered claims. They have insurance in place. There is, of course, certain limitations to that. The claim, I think, has to be 75% of the policy value before it really kicks in, and the mortgage companies have first rights to the dollars that are there in the insurance. If there's insurance and the other thresholds are met, I can't remember, I believe we get 10% or 15%. It's changed over the years a couple of times. We get 15% to hold.

That is sent to the Treasurer's Office. They communicate with the NRC. We, through the Code Enforcement Office and Demolition, we use that as bargaining to get either the house repaired or demolished. Once the owner takes care of the problem, we will return those funds to the policyholder. If they do not take care of the problem over time, we can utilize those funds to both take care of the issues as well as pay any back taxes that are due.

**Commissioner Townsend** said let's say on my residence I have property. There's a fire, wind, whatever, flood. I put in for a claim to help take care of the damage. Will the UG get a certain percentage of that claimed amount upfront to hold as a lien in case I don't get my property taken care of or repaired? **Mr. Haga** said provided the criteria net is met, the 75% threshold and the fact that there's a mortgage company, yes. They send 15% of the proceeds for the amount they determine to be the damage then we hold that. The Treasurer's Office holds those dollars until we are provided proof that they've taken care of and repaired the property or demolished it.

**Commissioner Townsend** said here's what I'm missing. If some of the money is to be given to the UG, will that not impair the homeowner's ability to take care of whatever the damage is though? **Mr. Haga** said it very well could. We have worked with a number of individuals that have had problems in that area where as long as they're showing due diligence, and they should have 85% of the proceeds and we're only holding 15. If they make progress with that 85%, we have released portions of that funding to help them finish the project. Just trying to make sure that they're going to complete it.

**Commissioner Townsend** said let's say the project is satisfactorily completed, what happens to the 15% that we have held? **Mr. Haga** said all of it's returned, as well as interest, to the policyholder.

**Action:** Commissioner McKiernan made a motion, seconded by Commissioner Walters, to approve and forward to full commission. Roll call was taken and there were five “Ayes,” Walters, Murguia, Townsend, McKiernan, Walker.

**Item No. 3 – 16682....COMMUNICATION: LAND BANK TRANSFERS**

**Synopsis:** Request review by the Neighborhood & Community Development Committee of the proposed packets and forward them to the Land Bank Board of Trustees for final consideration, submitted by Chris Slaughter, Land Bank Manager.

Side-lots

36 S. Hallock St. - Distant Vista Properties, LLC

38 S. Hallock St. - Distant Vista Properties, LLC

(Applicant will be extending his property and cleaning/maintaining property(s). Parking is an option for the future to service other property(s) owned in the area.)

3014 N. 17th St. - Maria Fernandez

1716 N. 25th St. - Claude Johnson

Rehab

3023 S. 23rd Cir. - Residential Revival, LLC

(Applicant will be rehabbing the single-family home.)

Transfers from Land Bank

2921 S. 53rd St. - Argentine Betterment Corporation (ABC)

4714 Vista Dr. - Argentine Betterment Corporation (ABC)

(ABC will be building a single-family home using CDBG funds on these properties.)



**July 11, 2016**

**Chris Slaughter, Land Bank Manager**, said we have five applications tonight. Four of them are basically yard extensions, so we'll go through this quickly.

| Yard Extension Applications     |                            |
|---------------------------------|----------------------------|
| • Distant Vista Properties, LLC | 36 S Hallock St            |
| • Distant Vista Properties, LLC | 38 S Hallock St            |
| • Maria Fernandez               | 3014 N 17 <sup>th</sup> St |
| • Claude Johnson                | 1716 N 25 <sup>th</sup> St |

We have two with Distant Vista Properties for 36 and 38 S. Hallock Street. Maria Fernandez is requesting 3014 N. 17<sup>th</sup> Street and Mr. Johnson, 1716 N. 25<sup>th</sup> Street.



This is an aerial for 36 and 38 S. Hallock. It's the shaded ones here. These are highlighted properties of the applicant.

**July 11, 2016**

**Yard Extension – Distant Vista Properties, LLC**  
**36 & 38 S Hallock St**

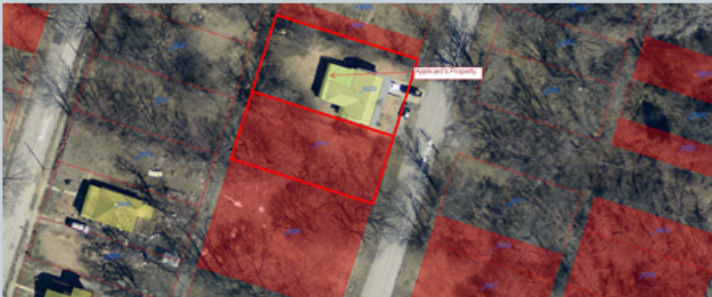
---

- Applicant owns property at **549 Lowell Ave & 41 S 6<sup>th</sup> St**
- Applicant is current on property taxes & has no open Code cases
- Appraised Value of **36 S Hallock St: \$630.00**
- Appraised Value of **38 S Hallock St: \$670.00**
- Potential Taxes: **\$25.00** (*approximate/combined*)

Those property addresses are 549 Lowell, 41 S. 6<sup>th</sup> Street. The applicant is current on taxes. There are no code cases. The appraised value of the two properties is roughly about \$1,300 and the potential for new taxes would be \$25 per year, those are combined.

**Yard Extension – Maria Fernandez 3014 N 17<sup>th</sup> St**

---



An aerial photograph of a residential area. A specific property is highlighted with a red outline. A small white label with a red arrow points to the house on this property, indicating its location. The surrounding area shows other lots and trees.

The next applicant there is for 3014 N. 17<sup>th</sup> Street. The Land Bank property is this one. This is the applicant's property.

### Yard Extension – Maria Fernandez 3014 N 17<sup>th</sup> St

- Applicant owns property at **3020 N 17<sup>th</sup> St**
- Applicant is current on property taxes & has no open Code cases
- Appraised Value of **3014 N 17<sup>th</sup> St: \$770.00**
- Potential Taxes: **\$15.00** (*approximate*)

Kind of the same spiel here. 3020 is owned by the applicant, no codes, current on taxes. The appraised value of the Land Bank property is \$770 which should generate about approximately \$15 in new taxes.

### Yard Extension – Claude Johnson 1716 N 25<sup>th</sup> St



Now we have Mr. Johnson, 1716 N. 25<sup>th</sup>. Again, the shaded area is the Land Bank property.

**Yard Extension – Claude Johnson 1716 N 25<sup>th</sup> St**

- Applicant owns property at **1718 N 25<sup>th</sup> St**
- Applicant is current on property taxes & has no open Code cases
- Appraised Value of **1716 N 25<sup>th</sup> St: \$340.00**
- Potential Taxes: **<\$5.00 (approximate)**

He is the owner at 1718, current, no codes. \$340 is the Land Bank appraised value. It should generate greater than \$5 of approximate new taxes. That is a greater than sign. Those are, generally, the yard extensions we have.

**Rehab Project – 3023 S 23<sup>rd</sup> Cir**

**RESIDENTIAL REVIVAL**

**RESIDENTIAL  
REVIVAL**

We also have a house rehab. I can go right into that. I didn't know if you wanted to separate these out. **Chairman Walker** said go on with it.

### Rehab – Residential Revival, LLC 3023 S 23<sup>rd</sup> Cir



3023 S. 23<sup>rd</sup>, this is a rehab project. Our applicant is Residential Revival. They are in attendance in case there are any questions.

This is an overview of the South 23<sup>rd</sup> neighborhood. Some of the highlights: you've got I-35, BNSF Railroad, Merriam Lane up here to the north and this is South 23<sup>rd</sup> Circle.

### Rehab – Residential Revival, LLC 3023 S 23<sup>rd</sup> Cir



There's just a close up of the property. A pretty good sized lot.

July 11, 2016



Just a reminder of the current conditions of the house: there is some mold damage, it has been abandoned, no current utilities going to the property.

Rehab – Residential Revival, LLC 3023 S 23<sup>rd</sup> Cir

**History**

- Donated to Land Bank on December 18, 2015 from U.S. Bank through the Wells Fargo Donation Program
- Board approved transfer to KCKCC Tech Center in January 2016 – KCKCC later passed on opportunity
- Approached by Residential Revival, LLC

Just a quick history of it. It was donated to us back in December of last year from Wells Fargo. This was the one you guys approved to be sent to the Tech Center at KCK. They later came back and said that they would have to pass on the opportunity.

Out of the blue we were approached by Residential Revival, hey this is what we do. Do you got any properties? Hey, why don't you go look at this one. They went and looked at.

July 11, 2016

**Rehab – Residential Revival, LLC 3023 S 23<sup>rd</sup> Cir**

- **Residential Revival, LLC**
  - Mission – revitalize homes that have been neglected.
  - Existing experience in rehabbing homes
    - × 4008 Holly Street KCMO
    - × 4505 NE Carolane Street KCMO



Their mission is to revitalize homes that have been neglected. Here are two examples of properties that they've already taken care of.

**4008 Holly Street**



4008 Holly Street is one that me and Mr. Brockman went and visited. Here are some pictures of that property. Very impressed with what they've done. As you can see, pretty new upscaled amenities. Very open floor plan which is pretty neat and would probably work out well with the South 23rd property.

**July 11, 2016**



This is the other property on Carolane Street.

**Rehab – Residential Revival, LLC 3023 S 23<sup>rd</sup> Cir**

- Property – **3023 S 23<sup>rd</sup> St**
- Appraised Building Value - **\$56,390.00** (\$71,240.00)
- Inspected Repair Value - **\$28,195.00** (50% damage)
- Agreed Selling Price - **\$15,000.00**
- Rehab Timeframe – **3+ months**
- *Property at 3031 S 23<sup>rd</sup> St was recently rehabbed and sold for \$103,000.00*

Now a little bit about the property again. The building is appraised at \$56,390. The total is \$71,000 plus. Through our initial evaluation and inspection, we've come up that there's about 50% damage to the property. That gave us roughly the value down to \$28,000 plus.

After some negotiations, we've agreed on a \$15,000 selling price to the applicant. They are proposing about a little over a three-month timeframe to get this rehab done. One thing we wanted to point out, the property right next door, 3031, was recently rehabbed and sold for \$103,000. Not by them, but it is capable of being done in that neighborhood. I know one of the

**July 11, 2016**

things that the Community College had issues with was the ability to get a property back to that position.

That's all we have for the application part of the presentation.

**Commissioner Murguia** said I just want to know who Residential Revival is. That's my district. I just want to know who it is. **Mr. Slaughter** said they are available. **Commissioner Murguia** said that's alright. I don't have any questions for you. I'm Commissioner Murguia and hopefully you'll call me because I'd like to talk to you about housing. That's my district, so I appreciate what you're doing.

**Commissioner Townsend** said I'd also like to know is your rehab, are you looking at all districts of the city for rehab opportunities or only certain districts. **Andrew McClain, Residential Revival**, said we're looking at all districts. We were, Adam and I were both raised in KCK so that's where we're kind of focusing on first. We've done properties in Kansas City, Missouri, Northland, but we're open to any opportunity. **Commissioner Townsend** said I'm Commissioner Townsend and after you're through with Commissioner Murguia, I would love to speak with you both.

**Mr. Slaughter** said I'll just add that our housing stock is very limited right now so that's kind of why this fell into this position. As we obtain more properties, yes, we hope to obtain more qualified applicants like that.

**Commissioner Townsend** said you said that the junior college had some concerns about getting the rehab up to the dollar value of some of the other properties. **Mr. Slaughter** said I think completing the project, they had some issues with being that close to the train. I think there was some other liability issues that their board just wasn't comfortable with. We told them that we will always be here in case there are other properties. Hopefully, something eventually can work out with them, but this just didn't work out.

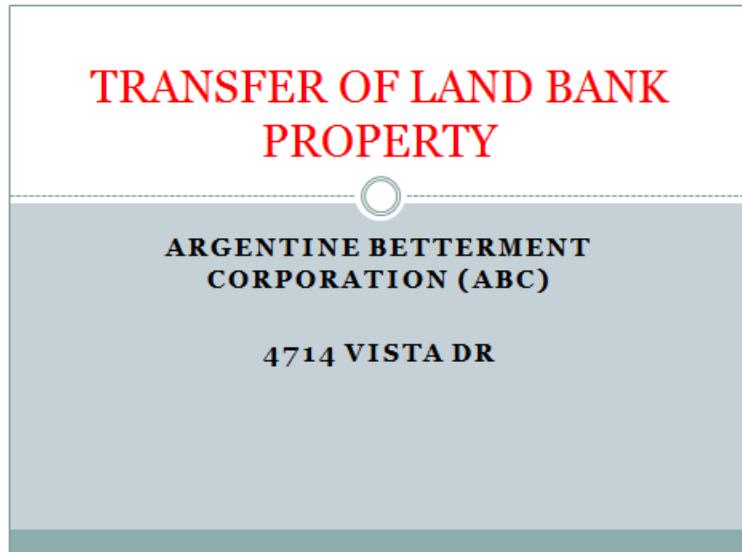
**Commissioner Murguia** asked are you fair market or non-profit? **Mr. McClain** said fair market.

**Chairman Walker** said why don't you approach the podium and state your name and business address for the record so everyone in the public will know who you are in case they have a piece of property they want to contact you about. **Mr. McClain** said we'll leave cards. Andrew McClain, my business partner is Adam Golubski. Our business address is currently his home address, 4609 North Main Street, Kansas City, Missouri. We can leave our contact information and any details anyone wants. **Chairman Walker** said I think you should. There's certainly opportunities the commissioners know of in their districts that may or may not intrigue you. **Mr. McClain** said I'm a KCK alumni so I'll make right for what they walked away from. We'll fix it up.

**Commissioner Murguia** said the real question is, where are you from in KCK. **Mr. McClain** said Indian Woods, 86<sup>th</sup> Street. That's where we both lived until we left for college. **Chairman Walker** said we're glad you're taking on this kind of project. We wish there were a dozen of you working simultaneously to do the same thing. **Mr. McClain** said we'd like to multiply ourselves to act like a dozen if we can get enough properties. **Chairman Walker** said if you'd make sure the Commission gets your contact information. **Mr. Slaughter** said I'll make sure to pass that on to everybody.

**Action:** **Commissioner McKiernan made a motion, seconded by Commissioner Townsend, to approve all items as submitted.** Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

**Mr. Slaughter** said the last thing we have, your packet had two properties to be considered for transfers to ABC, Argentine Betterment Corp. The first one, 2921 S. 53rd, we are pulling that. That will not be under consideration for tonight.



Really, we have 4714 Vista Drive for consideration to be transferred to them.



Here's an aerial. I will point out that this house is no longer standing. In fact, the funds we received with the donation of the S. 23rd Street went to strategically demo that property.

July 11, 2016

**Transfer of property to  
Argentine Betterment Corporation (ABC)**

---

- Donated to Land Bank on September 15, 2015 from U.S. Bank through the Wells Fargo Donation Program, via Board approval
- ABC was to rehab property, however, extensive structural damage was discovered
- Land Bank paid for a Strategic Demolition of property
- ABC plans to build new house on property

Some good has come from the Wells Fargo program obviously. Right now, it is completely demoed. The plan, eventually, will be a new house to be constructed there. We're just wanting to get your guys' approval out of the way so when the transfer actually does take place, we can just bang, bang, get it done instead of waiting to the next calendar to get it on the agenda.

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

**Commissioner Murguia** said I have just have a comment for clarity for people. This is being run by the Argentine Betterment Corporation. Just for the record, I have nothing to do with that organization. I'm not the executive director of that nor do I serve on the board or any sort of paid advisor for them. Just for the record, that's not my district. That's Turner. ABC is doing that, some courtesy work in assisting the local commissioner, Commissioner Markley, in renovating the Highland Crest area. Just saying that for the record.

Chris, you did a great job on that. I'm aware of it because I also provide assistance to Commissioner Markley on housing redevelopment.

Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

Adjourn

**Chairman Walker** adjourned the meeting at 5:25 p.m.

mls



# Staff Request for Commission Action

Tracking No. 16779

**Full Commission Meeting Date:** NA

**Committee:** Neighborhood & Community Development

Date of Standing Committee Action: 9/12/16

(If none, please explain):

**Publication Required:** No

|                                                                                                        |                                       |                                |                                             |                                                       |
|--------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------|---------------------------------------------|-------------------------------------------------------|
| <u>Date:</u><br>09/01/2016                                                                             | <u>Contact Name:</u><br>Melissa Mundt | <u>Contact Phone:</u><br>x5017 | <u>Contact Email:</u><br>mmundt@wycokck.org | <u>Department/Division:</u><br>Administrator's Office |
| <u>Item Description:</u><br>List of measurable goals.<br><br><i>Information forthcoming.</i>           |                                       |                                |                                             |                                                       |
| <u>Action Requested:</u><br>For information only                                                       |                                       |                                |                                             |                                                       |
| <u>Budget Impact: (if applicable)</u><br>Amount:<br>Source:<br>Included In Budget:<br>Other (explain): |                                       |                                |                                             |                                                       |
| <u>Attachments List:</u><br><br><br><br><br>                                                           |                                       |                                |                                             |                                                       |



# Staff Request for Commission Action

Tracking No. 16774

**Full Commission Meeting Date:** 9/29/16

**Committee:** Neighborhood & Community Development

Date of Standing Committee Action: 9/12/16

(If none, please explain):

**Publication Required:** No

|                                                                                                                                                                                                                                                                                                                               |                                          |                                |                                                |                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------------------|------------------------------------------------|------------------------------------------|
| <u>Date:</u><br>08/31/2016                                                                                                                                                                                                                                                                                                    | <u>Contact Name:</u><br>Charles Brockman | <u>Contact Phone:</u><br>x5733 | <u>Contact Email:</u><br>cbrockman@wycokck.org | <u>Department/Division:</u><br>Land Bank |
| <u>Item Description:</u><br><br>The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.<br><br>Item (1) - Applications (17)<br><br>Item (2) - Donations To Land Bank (2) |                                          |                                |                                                |                                          |
| <u>Action Requested:</u><br>The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.                                                                                            |                                          |                                |                                                |                                          |
| <u>Budget Impact: (if applicable)</u><br>Amount:<br>Source:<br>Included In Budget:<br>Other (explain):                                                                                                                                                                                                                        |                                          |                                |                                                |                                          |
| <u>Attachments List:</u><br>Land Bank Applications, Donations to the Land Bank                                                                                                                                                                                                                                                |                                          |                                |                                                |                                          |

## WYANDOTTE COUNTY LAND BANK - APPLICATIONS

| APPLICANT                                              | APPLICANT ADDRESS       | LAND BANK ADDRESS   | PROPOSED USE         | NOTES                                                                          |
|--------------------------------------------------------|-------------------------|---------------------|----------------------|--------------------------------------------------------------------------------|
| Jose Solis                                             | 3839 Bell Crossing Dr   | 3826 N 37th St      | Property Acquisition | Brought back per August 11, 2016 from Commission request                       |
| Jose Solis                                             | 3839 Bell Crossing Dr   | 3814 N 37th St      | Yard Extension       |                                                                                |
| Jose Solis                                             | 3839 Bell Crossing Dr   | 3820 N 37th St      | Property Acquisition |                                                                                |
| Jose Solis                                             | 3839 Bell Crossing Dr   | 3816 N 37th St      | Property Acquisition |                                                                                |
| Rosa Navarrete                                         | 1419 New Jersey Ave     | 1423 New Jersey Ave | Yard Extension       |                                                                                |
| William Moore                                          | 2025 N 5th St           | 2027 N 5th St       | Yard Extension       |                                                                                |
| Ricardo Mogollan-Sanitllan                             | 644 Rowland Ave         | 654 Rowland Ave     | Yard Extension       |                                                                                |
| Salvador Vargas                                        | 522 Ruby Dr             | 600 Melville St     | Yard Extension       |                                                                                |
| Charles Nutsch                                         | 1026 Reynolds Ave       | 1024 Reynolds Ave   | Yard Extension       |                                                                                |
| Cheryl Behrens                                         | 7124 Osage Dr           | 7126 Osage Dr       | Yard Extension       |                                                                                |
| Gregory Ross                                           | 2942 N Bethany          | 2947 N 12th St      | Yard Extension       |                                                                                |
| Jorge Vasquez                                          | 7 S 24th St             | 2 S 23rd St         | Yard Extension       |                                                                                |
| Charlotte Demming                                      | 2246 & 2248 Lathrop Ave | 2252 Lathrop Ave    | Yard Extension       | Property was in tax sale 335, applicant requested to be put in sale            |
| Elizabeth Hernandez                                    | 1414 New Jersey Ave     | 1420 New Jersey Ave | Yard Extension       |                                                                                |
| Manuel Cardoza Soto                                    | 2712 Tennyson St        | 2710 Tennyson St    | Yard Extension       | Property was in tax sale 335, applicant requested to be put in sale            |
| Javier Madrigal                                        | 5626 Roswell Ave        | 5634 Roswell Ave    | Yard Extension       | Property was donated by Wells Fargo with an improvement and subsequently razed |
| Tyler Coey                                             | 304 N James St          | 308 N James St      | Parking              | Property was in tax sale 335, applicant requested to be put in sale            |
| <b>LAND BANK<br/>ADVISORY BOARD<br/>RECOMMENDATION</b> |                         |                     |                      |                                                                                |

**PAGE LEFT  
BLANK  
INTENTIONALLY**

## Villegas, Brittany

---

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Monday, May 16, 2016 12:43 PM  
**To:** Land Bank; info@opportunitiespace.org  
**Subject:** Unified Government Land Bank Application [#35]

|                                                                                              |                                                                                                                                                      |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of applicant *                                                                          | Jose Solis                                                                                                                                           |
| Address *                                                                                    | <br>3614 Sortor Dr<br>Kansas City, KS 66104<br>United States        |
| Email                                                                                        | rodolfosolis07@gmail.com                                                                                                                             |
| Home phone *                                                                                 | (913) 802-0192                                                                                                                                       |
| Property 1                                                                                   | <br>3839 Bell Crossing Dr<br>Kansas City, KS 66104<br>United States |
| Offer price *                                                                                | 150                                                                                                                                                  |
| Do you (or your spouse) have any Code Enforcement violations? *                              | No                                                                                                                                                   |
| Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? *          | No                                                                                                                                                   |
| Address of property                                                                          | <br>3826 N 37TH ST<br>KansasCity, KS 66104<br>United States       |
| Property type? *                                                                             | Vacant land                                                                                                                                          |
| Proposed use of property *                                                                   | Yard Extension.                                                                                                                                      |
| As the applicant I attest that the information in this proposal is accurate. I attest that I | Yes                                                                                                                                                  |

have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause. \*

Name \*

Jose Solis

Date \*

Monday, May 16, 2016

## Villegas, Brittany

---

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Monday, May 16, 2016 12:39 PM  
**To:** Land Bank; info@opportunityspace.org  
**Subject:** Unified Government Land Bank Application [#33]

Name of applicant \* Jose Solis

Address \*   
3614 Sortor Dr  
Kansas City, KS 66104  
United States

Email rodolfosolis07@gmail.com

Home phone \* (913) 802-0192

Property 1   
3839 Bell Crossing Dr  
Kansas City, KS 66104  
United States

Offer price \* 150

Do you (or your spouse) have any Code Enforcement violations? \* No

Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? \* No

Address of property   
3814 N 37TH ST  
KansasCity, KS 66104  
United States

Property type? \* Vacant land

Proposed use of property \* Yard Extension.

As the applicant I attest that the information in this proposal is accurate. I attest that I Yes

have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause. \*

Name \*

Jose Solis

Date \*

Monday, May 16, 2016

## Villegas, Brittany

---

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Monday, May 16, 2016 12:41 PM  
**To:** Land Bank; info@opportunityspace.org  
**Subject:** Unified Government Land Bank Application [#34]

|                                                                                              |                                                                                                                                                      |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of applicant *                                                                          | Jose Solis                                                                                                                                           |
| Address *                                                                                    | <br>3614 Sortor Dr<br>Kansas City, KS 66104<br>United States        |
| Email                                                                                        | rodolfosolis07@gmail.com                                                                                                                             |
| Home phone *                                                                                 | (913) 802-0192                                                                                                                                       |
| Property 1                                                                                   | <br>3839 Bell Crossing Dr<br>Kansas City, KS 66104<br>United States |
| Offer price *                                                                                | 150                                                                                                                                                  |
| Do you (or your spouse) have any Code Enforcement violations? *                              | No                                                                                                                                                   |
| Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? *          | No                                                                                                                                                   |
| Address of property                                                                          | <br>3820 N 37TH ST<br>KansasCity, KS 66104<br>United States       |
| Property type? *                                                                             | Vacant land                                                                                                                                          |
| Proposed use of property *                                                                   | Yard Extension.                                                                                                                                      |
| As the applicant I attest that the information in this proposal is accurate. I attest that I | Yes                                                                                                                                                  |

have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause. \*

Name \*

Jose Solis

Date \*

Monday, May 16, 2016

## Villegas, Brittany

---

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Monday, May 16, 2016 12:36 PM  
**To:** Land Bank; info@opportunityspace.org  
**Subject:** Unified Government Land Bank Application [#32]

Name of applicant \* Jose Solis

Address \*   
3614 Sortor Dr  
Kansas City, KS 66104  
United States

Email rodolfosolis07@gmail.com

Home phone \* (913) 802-0192

Property 1   
3839 Bell Crossing Dr  
Kansas City, KS 66104  
United States

Offer price \* 150

Do you (or your spouse) have any Code Enforcement violations? \* No

Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? \* No

Address of property   
3816 N 37TH ST  
KansasCity, KS 66104  
United States

Property type? \* Vacant land

Proposed use of property \* Yard Extension.

As the applicant I attest that the information in this proposal is accurate. I attest that I Yes

have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause. \*

Name \*

Jose Solis

Date \*

Monday, May 16, 2016

## Slaughter, Chris

---

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Wednesday, March 30, 2016 3:30 PM  
**To:** Land Bank; info@opportunityspace.org  
**Subject:** Unified Government Land Bank Application [#25]

Name of applicant \* Rosa Navarrete

Address \*   
1419 new jersey ave  
kansas city, kansas 66102  
United States

Email [arienci75@gmail.com](mailto:arienci75@gmail.com)

Home phone \* (913) 281-3983

Work phone (913) 345-1500

Property 1   
1419 new jersey ave  
kansas city, kansas 66102  
United States

Offer price \* 150.00

Do you (or your spouse) have any Code No

Enforcement violations? \*

Are you (or your spouse) delinquent on any No  
licenses or taxes in Wyandotte County? \*

Address of property   
1423 NEW JERSEY AVE  
KansasCity, KS 66102  
United States

Property type? \* Vacant land

Proposed use of property \* Yard Extension.

As the applicant I attest that the information in Yes  
this proposal is accurate. I attest that I have  
read the Unified Government's Land Bank  
policy and agree to the terms and conditions of  
it. I understand that the Unified Government  
reserves the rights to reject any proposal  
without cause. \*

Name \*

Rosa Navarrete

Date \*

Wednesday, March 30, 2016

## Brockman, Charles

---

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Tuesday, July 26, 2016 10:00 PM  
**To:** Land Bank; info@opportunityspace.org  
**Subject:** Unified Government Land Bank Application [#51]

Name of applicant \* William Moore

Name of spouse (if applicable) Traci Moore

Address \*  
  
4236 Woodland Ave.  
Kansas City, Missouri 64110  
United States

Email [william\\_s49573@yahoo.com](mailto:william_s49573@yahoo.com)

Home phone \* (913) 220-5978

Work phone (816) 861-4700

Property 1  
  
2025 North 5th Street  
Kansas City, Kansas 66101  
United States

Offer price \* 300.00 or less

Do you (or your spouse) have any Code  
Enforcement violations? \* No

Are you (or your spouse) delinquent on any  
licenses or taxes in Wyandotte County? \* No

Address of property  
  
2027 N 5TH ST  
KansasCity, KS 66101  
United States

Property type? \* Vacant land

Proposed use of property \* Yard Extension.

Yes

William Moore

Tuesday, July 26, 2016

## Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

### Basic Eligibility Requirements

- The Applicant must own a property adjacent to WCLB's lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

### Key Considerations

1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

### Initials Required

I have read and understand the information provided in this section.

RMS (Applicants Initials)

### Necessary Attachments

Please include the following with your application:

- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

**Property Information**

Address of Property: 654 Rowland Ave Kansas City KS 66102  
Parcel Number: 111830

**Property Owner Information**

Applicant Name: Ricardo Mogollan Santillan  
Business Name: Personal use only  
Mailing Address/P.O. Box: 646 ROWLAND AVE  
City: Kansas State: KS Zip: 66102  
Phone: 913-653-5900 Phone (other): 913-237-0913  
Email address: \_\_\_\_\_

*Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.*

**Signature (Required)**

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

Ricardo Mogollan Santillan, Ricardo Mogollan 7/26/16  
Applicant Signature Printed Name Date  
Santillan

*Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.*

*This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property*

**Please fill out all sections completely and return to:**

**Wyandotte County Land Bank  
701 N 7<sup>th</sup> St, Suite 421  
Kansas City, KS 66101**

**Brockman, Charles**

---

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Thursday, July 28, 2016 4:21 PM  
**To:** Land Bank; info@opportunityspace.org  
**Subject:** Unified Government Land Bank Application [#52]

Name of applicant \* Salvador Vargas

Name of corporation or other entity (if applicable) Dana Long

Address \*   
600 Melville Street 600 Melville Street  
Kansas City, KS 66103  
United States

Email [salvargas31@yahoo.com](mailto:salvargas31@yahoo.com)

Home phone \* (913) 515-6159

Property 1   
522 Ruby Drive  
Kansas City, KS 66103  
United States

Offer price \* 500.00

Do you (or your spouse) have any Code Enforcement violations? \* No

Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? \* No

Address of property   
600 MELVILLE ST  
KansasCity, KS 66103  
United States

Property type? \* Vacant land

Proposed use of property \* Yard Extension.

As the applicant I attest that the information in      Yes  
this proposal is accurate. I attest that I have read  
the Unified Government's Land Bank policy and  
agree to the terms and conditions of it. I  
understand that the Unified Government  
reserves the rights to reject any proposal  
without cause. \*

Name \*

Salvador Vargas

Date \*

Thursday, July 28, 2016

## Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

### Basic Eligibility Requirements

- The Applicant must own a property adjacent to WCLB's lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

### Key Considerations

1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

### Initials Required

I have read and understand the information provided in this section.

C.N. (Applicants Initials)

### Necessary Attachments

Please include the following with your application:

- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

Property Information

Address of Property: 1024 REYNOLDS  
Parcel Number: 093884

Property Owner Information

Applicant Name: CHARLES NUTSCH / JEFF EASTERBERG  
Business Name: \_\_\_\_\_  
Mailing Address/P.O. Box: 5100 SOUTHLAKE DRIVE  
City: SEDALIA State: MO Zip: 65301  
Phone: 660-826-5880 Phone (other): 660-287-6377  
Email address: CHASDNUTSCH@YAHOO.COM

*Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.*

Signature (Required)

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

Charles D. Nutsch  
Applicant Signature

CHARLES D. NUTSCH 08/04/16  
Printed Name Date

*Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.*

*This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property*

Please fill out all sections completely and return to:

Wyandotte County Land Bank  
701 N 7<sup>th</sup> St, Suite 421  
Kansas City, KS 66101

**Villegas, Brittany**

---

**From:** Wufoo <no-reply@wufoo.com>  
**Sent:** Sunday, August 07, 2016 4:04 AM  
**To:** Land Bank; info@opportunitiespace.org  
**Subject:** Unified Government Land Bank Application [#55]

Name of applicant \* Cheryl Behrens

Address \*



7126 osage LB address  
Kansas city, Ks 66111  
United States

Email

Cherylbehrens2@gmail.com

Home phone \*

(913) 980-0092

Property 1



7124 osage Applicant's Address  
Kc, Ks 66111  
United States

Offer price \*

150.

Do you (or your spouse) have any Code  
Enforcement violations? \*

No

Are you (or your spouse) delinquent on any  
licenses or taxes in Wyandotte County? \*

No

Address of property



7126 OSAGE DR  
KansasCity, KS 66111  
United States

Property type? \*

Vacant land

Proposed use of property \*

Yard Extension.

As the applicant I attest that the information  
in this proposal is accurate. I attest that I

Yes

have read the Unified Government's Land Bank policy and agree to the terms and conditions of it. I understand that the Unified Government reserves the rights to reject any proposal without cause. \*

Name \*

Cheryl Behrens

Date \*

Sunday, August 7, 2016

## Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

### Basic Eligibility Requirements

- The Applicant must own a property adjacent to WCLB's lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

### Key Considerations

1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

### Initials Required

I have read and understand the information provided in this section.

SLR (Applicants Initials)

### Necessary Attachments

Please include the following with your application:

- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

**Property Information**

Address of Property: 2947 N 12<sup>th</sup> St  
Parcel Number: 106500

**Property Owner Information**

Applicant Name: Gregory F Ross  
Business Name: None  
Mailing Address/P.O. Box: 2942 N Bethany  
City: Kansas State: Kan Zip: 66104  
Phone: 913-7131660 Phone (other): \_\_\_\_\_  
Email address: \_\_\_\_\_

*Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.*

**Signature (Required)**

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

Gregory F Ross  
Applicant Signature

Gregory F Ross  
Printed Name

8/11/15  
Date

*Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.*

*This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property*

**Please fill out all sections completely and return to:**

**Wyandotte County Land Bank  
701 N 7<sup>th</sup> St, Suite 421  
Kansas City, KS 66101**

## Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

### Basic Eligibility Requirements

- The Applicant must own a property adjacent to WCLB's lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

### Key Considerations

1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

### Initials Required

I have read and understand the information provided in this section.

 (Applicants Initials)

### Necessary Attachments

Please include the following with your application:

- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

**Property Information**

Address of Property: 2 S. 23<sup>RD</sup> ST.

Parcel Number: 058041

**Property Owner Information**

Applicant Name: JORGE L. VASQUEZ

Business Name: \_\_\_\_\_

Mailing Address/P.O. Box: 2319 RIVERVIEW AVE.

City: KANSAS CITY State: KS Zip: 66102

Phone: (913) 248-5036 Phone (other): \_\_\_\_\_

Email address: VASQUEZ J. 5319 @ YAHOO.COM

*Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.*

**Signature (Required)**

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

Jorge L. Vasquez  
Applicant Signature

JORGE L. VASQUEZ  
Printed Name

08-16-2016  
Date

*Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.*

*This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property*

**Please fill out all sections completely and return to:**

Wyandotte County Land Bank  
701 N 7<sup>th</sup> St, Suite 421  
Kansas City, KS 66101

## Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

### Basic Eligibility Requirements

- The Applicant must own a property adjacent to WCLB's lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

### Key Considerations

1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

### Initials Required

I have read and understand the information provided in this section.

CD (Applicants Initials)

### Necessary Attachments

Please include the following with your application:

- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

**Property Information**

Address of Property: 2252 Lathrop Ave  
Parcel Number: 162050

**Property Owner Information**

Applicant Name: Charlotte Demming  
Business Name: \_\_\_\_\_  
Mailing Address/P.O. Box: 2246 Lathrop Ave  
City: KANSAS City State: KANSAS Zip: 66104  
Phone: 913) 621-6351 Phone (other): \_\_\_\_\_  
Email address: \_\_\_\_\_

*Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.*

**Signature (Required)**

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

Charlotte Demming      Charlotte Demming      8/24/16  
Applicant Signature      Printed Name      Date

*Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.*

*This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property*

**Please fill out all sections completely and return to:**

**Wyandotte County Land Bank  
701 N 7<sup>th</sup> St, Suite 421  
Kansas City, KS 66101**

Rec 8/26/16  
BB

66

## Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

### Basic Eligibility Requirements

- The Applicant must own a property adjacent to WCLB's lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

### Key Considerations

1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

### Initials Required

I have read and understand the information provided in this section.

E.C. (Applicants Initials)

### Necessary Attachments

Please include the following with your application:

- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

**Property Information**

Address of Property: 1420 NEW JERSEY AVE  
Parcel Number: 209566

**Property Owner Information**

Applicant Name: Elizabeth Calvillo Hernandez  
Business Name: \_\_\_\_\_  
Mailing Address/P.O. Box: 1414 NEW JERSEY AVE  
City: Kansas City State: KS Zip: 66102  
Phone: 913 626 1271 Phone (other): \_\_\_\_\_  
Email address: \_\_\_\_\_

*Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.*

**Signature (Required)**

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

  
Applicant Signature

Elizabeth Calvillo Hernandez 08-26-16  
Printed Name Date

*Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.*

*This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property*

**Please fill out all sections completely and return to:**

**Wyandotte County Land Bank  
701 N 7<sup>th</sup> St, Suite 421  
Kansas City, KS 66101**

TS 335

## Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

### Basic Eligibility Requirements

- The Applicant must own a property adjacent to WCLB's lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

### Key Considerations

1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

### Initials Required

I have read and understand the information provided in this section.

MCS (Applicants Initials)

### Necessary Attachments

Please include the following with your application:

- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

**Property Information**

Address of Property: 2710 Tennyson St  
Parcel Number: 910638

**Property Owner Information**

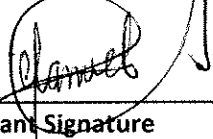
Applicant Name: Manuel Cardoza Soto  
Business Name: \_\_\_\_\_  
Mailing Address/P.O. Box: 2712 Tennyson St  
City: Kansas City State: KS Zip: 66104  
Phone: 913 5754002 Phone (other): \_\_\_\_\_  
Email address: manam\_88@hotmail.com

*Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.*

**Signature (Required)**

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

  
Applicant Signature

Manuel Cardoza Soto  
Printed Name

8/24/16  
Date

*Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.*

*This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property*

**Please fill out all sections completely and return to:**

**Wyandotte County Land Bank  
701 N 7<sup>th</sup> St, Suite 421  
Kansas City, KS 66101**

## Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

### Basic Eligibility Requirements

- The Applicant must own a property adjacent to WCLB's lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

### Key Considerations

1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

### Initials Required

I have read and understand the information provided in this section.

Jm (Applicants Initials)

### Necessary Attachments

Please include the following with your application:

- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

**Property Information**Address of Property: 5634 Roswell AveParcel Number: 037128**Property Owner Information**Applicant Name: Javier Madrigal

Business Name: \_\_\_\_\_

Mailing Address/P.O. Box: 5626 Roswell AveCity: Kansas City State: KS Zip: 66104Phone: 913-596-2481 Phone (other): 913-475-4142Email address: patricia.madrigal36@gmail.com

*Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.*

**Signature (Required)**

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

  
Applicant Signature

Javier Madrigal  
Printed Name

8-30-16  
Date

*Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.*

*This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property*

**Please fill out all sections completely and return to:**

**Wyandotte County Land Bank  
701 N 7<sup>th</sup> St, Suite 421  
Kansas City, KS 66101**

**Please provide a narrative for the following**

**Redevelopment Plans**

- Description of planned improvements/renovation
- Development Team description (List names of developer, contractors, lead construction lender, architects, project managers, consultants, marketing agent, etc.)
- Timeline for renovation/improvement
- List of previous projects and references

**Project Financing**

- Cost of renovation/improvements
- Description of how acquisition and improvement/renovation will be financed or if any incentives from the Unified Government will be perused

*Note: The WCLB may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed renovations/improvements are completed to WCLB standards.*

**Please attach the following documents:**

- Pre-qualification letter from lender or letter from bank supporting funds of project costs
- Most recent audited financial statement
- Development budget

**You will be given a quit claim deed with purchase. If desired, title insurance is the responsibility of the purchaser. All property is sold AS IS.**

To the best of my knowledge, the information provided in this application is true and in compliance with WCLB Policies and Procedures (see <http://www.wycokck.org/landbank/>). I understand that the WCLB staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing WCLB and neighborhood plans. I also understand that this form is a statement of interest only. Receiving it does not commit the WCLB to transfer property.

Signature of Applicant: \_\_\_\_\_

Date: 8/26/16

Please submit this completed application to:

**Wyandotte County Land Bank**

**701 N 7<sup>th</sup> St, Suite 421**

**Kansas City, KS 66101**

**Phone: 913 573-8977 Fax: 913 573-5745**

**<http://www.wycokck.org/landbank/>**

**Please allow at least 90 days for your application to be processed.**

TS 335

Wyandotte County Land Bank (WCLB)

Commercial Property Interest Application

Please complete a separate application for each parcel.

To purchase a WCLB owned property AS IS, with or without a structure that is zoned commercial or will be used for commercial purposes, complete this form and return it to the WCLB.

Please review our Priorities, Policies, and Procedures before completing this application  
(See <http://www.wycokck.org/landbank/>).

\*Application will NOT be processed if not completed in its entirety.\*

Contact Information

Name of Applicant: Tyler Coey

Name of Corporation/Business: Never Done would occupy - Tyler Coey to own

Mailing Address: 304 N James St.

City: Kansas City State: KS Zip: 66118

Daytime Phone #: 913-406-3489 Alternate Phone #: \_\_\_\_\_

Fax Number: (optional): \_\_\_\_\_ Email Address (optional): tylercoeyart@gmail.com

Property Information

WCLB address: 308 N James St. Parcel#: \_\_\_\_\_

Description of property in its existing condition: Vacant lot - It was extremely overgrown and apparently used as a dump site for years. We have cleared trash several times, and cleared brush at our own expense to try and manage the eyesore despite not owning it yet.

The other concern is the need to grade it, because sink holes have developed in the corners

Purchase offer amount (if applicable): \_\_\_\_\_ of the old foundation.

Its my hope our past maintence of the vacant lot and our plan to clean it up further and put it to use (stopping the homeless foot traffic through it) will be considered. We dont mind sweat equity, but we are of modest means and any money not spent on the lot can be spent making it nice.

Proposed Property Reuse/Improvements

Property will be used for: Residential ☒ Commercial ☐ Industrial ☐ Other

Property will be occupied by: ☒ Owner ☒ Renter ☐ Business ☐ Other

business i am a partner in will occupy the lot.

## DONATIONS TO LAND BANK

| Donor           | Parcel # | Requested Donation Address |
|-----------------|----------|----------------------------|
| Cindy L Larison | 154950   | 1859 S Tremont St          |
| Patricia Mead   | 080506   | 1022 Barnett Ave           |

**PAGE LEFT  
BLANK  
INTENTIONALLY**

# WYANDOTTE COUNTY LAND BANK

## Property Donation Application

Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met. The property must be free of liens, including a mortgage, utility lien, or judgment.

**NOTE:** The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

**\*\*Application will not be processed if not completed in its entirety\*\***

### CONTACT INFORMATION

Owners Name: Cindy L. Larison  
Mailing address: 1531 So. 17<sup>th</sup> St.  
City: Kansas City State: KANSAS Zip: 66103  
Daytime Phone #: 913 461 2790 Alternate Phone #: \_\_\_\_\_  
Email address: \_\_\_\_\_

### PROPERTY INFORMATION

Property address: 1859 So. Tremont RCKS 66103  
Parcel ID#: 154950  
Structure Present: Yes \_\_\_\_\_ No X  
Has this property recently gone through foreclosure? Yes \_\_\_\_\_ No X  
Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes \_\_\_\_\_ No X

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Cindy L. Larison KCK Date: 9/29/2015

Please return to:  
Wyandotte County Land Bank  
701 N 7<sup>th</sup> St, Suite 421  
Kansas City, KS 66101

# WYANDOTTE COUNTY LAND BANK

## Property Donation Application

Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met. The property must be free of liens, including a mortgage, utility lien, or judgment.

**NOTE:** The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

**\*\*Application will not be processed if not completed in its entirety\*\***

### CONTACT INFORMATION

Owners Name: PATRICIA MEAD  
Mailing address: 8831 MAIDEN LN  
City: KANSAS CITY State: MO Zip: 64114  
Daytime Phone #: 816 333-2166 Alternate Phone #: NONE  
Email address: NONE

### PROPERTY INFORMATION

Property address: 1022 BARNETT AVE KC KS 66102  
Parcel ID#: 080506  
Structure Present: Yes \_\_\_\_\_ No X  
Has this property recently gone through foreclosure? Yes \_\_\_\_\_ No X  
Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes \_\_\_\_\_ No X

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Patricia Mead Date: 7-25-14

Please return to:  
Wyandotte County Land Bank  
701 N 7<sup>th</sup> St, Suite 421  
Kansas City, KS 66101



# Staff Request for Commission Action

Tracking No. 16775

**Full Commission Meeting Date:** 9/15/16

**Committee:** Neighborhood & Community Development

Date of Standing Committee Action: 9/12/16

(If none, please explain):

**Publication Required:** No

|                                                                                                                                                                                                                                                                                                                                             |                                         |                                |                                                 |                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------|-------------------------------------------------|------------------------------------------|
| <u>Date:</u><br>08/31/2016                                                                                                                                                                                                                                                                                                                  | <u>Contact Name:</u><br>Chris Slaughter | <u>Contact Phone:</u><br>x8977 | <u>Contact Email:</u><br>cslaughter@wycokck.org | <u>Department/Division:</u><br>Land Bank |
| <u>Item Description:</u><br>The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.<br><br>Item (1) - Tax Foreclosure Transfer<br>Item (2) - Land Bank Contract Sale                   |                                         |                                |                                                 |                                          |
| <u>Action Requested:</u><br>The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.<br><br>It is requested that this item be fast tracked to the September 15, 2016 Full Commission Meeting. |                                         |                                |                                                 |                                          |
| <u>Budget Impact: (if applicable)</u><br>Amount:<br>Source:<br>Included In Budget:<br>Other (explain):                                                                                                                                                                                                                                      |                                         |                                |                                                 |                                          |
| <u>Attachments List:</u><br>Tax Foreclosure Transfer, Land Bank Contract Sale                                                                                                                                                                                                                                                               |                                         |                                |                                                 |                                          |

## TAX FORECLOSURE TRANSFERS

| Recipient                         | Property Address       | Comments                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Rising Star Baptist Church</b> | <b>1038 Walker Ave</b> | Vacant property that was a <b>No Sale</b> in <b>Tax Sale 329</b> . Property has been delinquent since 2009 for approximately \$3,600.00 and there is a Demo Assessment for about \$8,900.00 also owed. The church is requesting the property to increase their parking. <b>The Land Bank is requesting the authority to transfer the property to Rising Star Baptist Church. *</b> |

### EVENTS

08/26/16 - Hearing held on transferring property to Land Bank and Judge Lampson ordered the transfer of property to the Unified Government. Sheriff's Deed sent to Sheriff Ash for signature. Once Sheriff's Deed is filed a Clerk's Deed will be generated and filed.

**\* In order for Land Bank to receive property, a Clerk's Deed must be filed with the Register of Deeds Office**



**RIISING STAR BAPTIST CHURCH**

**1034 Walker Avenue Kansas City, KS 66104**

**913-371-0629**

**risingstarbaptist7@att.net**

**REV. MICHEAL D. BLACK, PASTOR**

July 18, 2016

Mr. Chris Slaughter - Unified Government  
The Land Bank:

Rising Star Baptist Church's *'Mission'* is to nurture disciples, to bring about regeneration, to teach, and to reach out to ALL through the power of our Lord and Savior Jesus Christ. (Matthew 28:18-20)

Our *'Vision'* Statement: Daily we will work to bring about improvements to our neighborhood. (John 9:4)

We, the Rising Star Baptist Church Congregation, request Parcel #081263 of which we have maintained the property for the past two years. This parcel of property will be used as additional parking. This additional parking will be used by our congregation; some of which are now elderly and require closer parking spaces to the church. Additionally, we plan to host outside community events throughout the year.

Each July the community is invited to attend Youth Enrichment Week and Vacation Bible School Week. The church van picks up community youth and adults to come hear the Good News of Jesus Christ in spirit-filled classes, eat free meals and snacks; take part in various fun and educational activities.

Each August we host a Community Back-to-School Celebration for any/all families. During this day of celebration, families are given school supplies, clothing/shoes, food and in general attend a day of fun at the church.

In December we host a Christmas Day celebration. Again, the community is invited to come enjoy a festive holiday meal, receive gifts (clothes, shoes, and toys), hear holiday music, and receive free counseling and spiritual guidance.

In November Rising Star Baptist Church will celebrate its 79<sup>th</sup> year anniversary and we plan to continue serving well in Kansas City, Kansas communities. Receiving the additional parcel of land will help our future expansion plans on Walker Avenue. We greatly appreciate your consideration of our request. God Bless!

Sincerely,

Reverend Micheal D. Black, Pastor

Rev. Micheal D. Black

Deacon Michael W. McConnell, Chairman

Michael W. McConnell

**Please provide a narrative for the following**

**Redevelopment Plans**

- Description of planned improvements/renovation
- Development Team description (List names of developer, contractors, lead construction lender, architects, project managers, consultants, marketing agent, etc.)
- Timeline for renovation/improvement
- List of previous projects and references

**Project Financing**

- Cost of renovation/improvements
- Description of how acquisition and improvement/renovation will be financed or if any incentives from the Unified Government will be perused

*Note: The WCLB may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed renovations/improvements are completed to WCLB standards.*

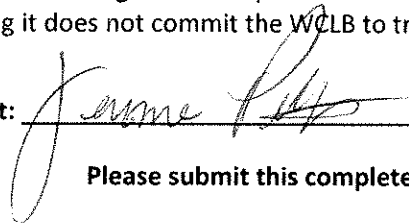
**Please attach the following documents:**

- Pre-qualification letter from lender or letter from bank supporting funds of project costs
- Most recent audited financial statement
- Development budget

**You will be given a quit claim deed with purchase. If desired, title insurance is the responsibility of the purchaser. All property is sold AS IS.**

To the best of my knowledge, the information provided in this application is true and in compliance with WCLB Policies and Procedures (see <http://www.wycokck.org/landbank/>). I understand that the WCLB staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing WCLB and neighborhood plans. I also understand that this form is a statement of interest only. Receiving it does not commit the WCLB to transfer property.

**Signature of Applicant:**



**Date:**

8/26/16

**Please submit this completed application to:**

**Wyandotte County Land Bank**

**701 N 7<sup>th</sup> St, Suite 421**

**Kansas City, KS 66101**

**Phone: 913 573-8977 Fax: 913 573-5745**

**<http://www.wycokck.org/landbank/>**

**Please allow at least 90 days for your application to be processed.**

## Wyandotte County Land Bank (WCLB)

## Commercial Property Interest Application

Please complete a separate application for each parcel.

To purchase a WCLB owned property AS IS, with or without a structure that is zoned commercial or will be used for commercial purposes, complete this form and return it to the WCLB.

Please review our Priorities, Policies, and Procedures before completing this application

(See <http://www.wycokck.org/landbank/>).

\*Application will NOT be processed if not completed in its entirety.\*

## Contact Information

Name of Applicant: Jerome Peterson

Name of Corporation/Business: Guiding Star Baptist Church

Mailing Address: 3035 N. 27 St

City: Kansas City State: K.S. Zip: 66104

Daytime Phone #: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

Fax Number: (optional): \_\_\_\_\_ Email Address (optional): \_\_\_\_\_

## Property Information

WCLB address: 2249 Lathrop Parcel#: 081263

Description of property in its existing condition: over grown

Purchase offer amount (if applicable): \_\_\_\_\_

## Proposed Property Reuse/Improvements

Property will be used for: ☐ Residential ☐ Commercial ☐ Industrial ☒ Other

Property will be occupied by: ☐ Owner ☐ Renter ☒ Business ☐ Other

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS  
CIVIL COURT DEPARTMENT

Case No. 2013 PT 000001  
(Tax Sale No. 329)

TITLE TO REAL ESTATE  
INVOLVED

K.S.A. Chapter 60

## 1

2. Pursuant to the Order of Sale previously filed herein on May 2, 2013, the Sheriff offered the subject property under Cause of Action No. 141 for sale on May 23, 2013.

3. The subject property under Cause of Action No. 141 did not sell at the Sheriff's sale on May 23, 2013.

4. Pursuant to K.S.A. 79-2803b (a), "upon application of the county, a court may authorize the county to dispose of one or more lots or tracts by negotiated public or private sale or transfer if the court finds that such property or properties had been included as a part of a prior judgment and order of sale and had not been purchased at the sale."

5. Plaintiff should be allowed to transfer the subject property to the Wyandotte County Land Bank, by way of the Plaintiff, for the amount of \$2,452.28, which has been credited upon the judgment heretofore rendered in this case for said Cause of Action.

IT IS THEREFORE BY THE COURT ORDERED, ADJUDGED AND DECREED that the subject property under Cause of Action No. 141 be transferred pursuant to K.S.A. 79-2803a and 79-2803b to the Wyandotte County Land Bank through the Plaintiff.

IT IS FURTHER BY THE COURT ORDERED, ADJUDGED AND DECREED that the Sheriff of Wyandotte County, Kansas forthwith execute to the Plaintiff a good and sufficient deed therefore.

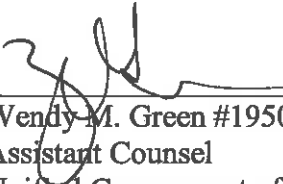
IT IS SO ORDERED.

**R. WAYNE LAMPSON**

\_\_\_\_\_  
The Honorable R. Wayne Lampson  
Chief Judge of the District Court

I hereby certify the above and foregoing  
to be a True and correct copy, the original  
of which is filed and entered record  
in this court.  
CLERK DISTRICT COURT  
WYANDOTTE CO. KS  
DATE 8/26/16  
By [Signature], Deputy.

Submitted by:



---

Wendy M. Green #19505  
Assistant Counsel  
Unified Government of Wyandotte  
County/Kansas City, Kansas  
Legal Department  
701 North 7<sup>th</sup> Street  
Kansas City, Kansas 66101  
PH: (913) 573-5060  
FX: (913) 573-5243  
EM: [wmgreen@wycokck.org](mailto:wmgreen@wycokck.org)  
ATTORNEY FOR THE  
UNIFIED GOVERNMENT

**PAGE LEFT  
BLANK  
INTENTIONALLY**

## LAND BANK CONTRACT SALE

| Applicant               | Property Address | Comments                                                                                                                                                              |
|-------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| K & W Land Company, LLC | 1101 S 5th St    | Property was taken by Land Bank in <b>Tax Sale 335</b> . Agreement in place for applicant to purchase property, one (1) year period to demo property or face penalty. |

**PAGE LEFT  
BLANK  
INTENTIONALLY**

Wyandotte County Land Bank (WCLB)

Commercial Property Interest Application

Please complete a separate application for each parcel.

To purchase a WCLB owned property AS IS, with or without a structure that is zoned commercial or will be used for commercial purposes, complete this form and return it to the WCLB.

Please review our Priorities, Policies, and Procedures before completing this application  
(See <http://www.wycokck.org/landbank/>).

\*Application will NOT be processed if not completed in its entirety.\*

Contact Information

Name of Applicant: William Willhite and Kathi Butler

Name of Corporation/Business: K & W Land Co. LLC

Mailing Address: 801 Armourdale Parkway

City: Kansas City State: KS Zip: 66105

Daytime Phone #: 913-281-5353 Alternate Phone #: 816-898-2933

Fax Number: (optional): 913-281-5399 Email Address (optional): billwillhite@ntstrucking.com

Property Information

WCLB address: 1101 S, 5th Street Parcel#: 258500

Description of property in its existing condition: Vacant multi story buildings.  
Unsecure, with blight

Purchase offer amount (if applicable): \_\_\_\_\_

Proposed Property Reuse/Improvements

Property will be used for: Residential Commercial ~~xxx~~ Industrial Other

Property will be occupied by: Owner Renter ~~xxx~~ Business Other

Please provide a narrative for the following

**Redevelopment Plans**

- Description of planned improvements/renovation
- Development Team description (List names of developer, contractors, lead construction lender, architects, project managers, consultants, marketing agent, etc.)
- Timeline for renovation/improvement
- List of previous projects and references

**Project Financing**

- Cost of renovation/improvements
- Description of how acquisition and improvement/renovation will be financed or if any incentives from the Unified Government will be perused

*Note: The WCLB may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed renovations/improvements are completed to WCLB standards.*

**Please attach the following documents:**

- Pre-qualification letter from lender or letter from bank supporting funds of project costs
- Most recent audited financial statement
- Development budget



~~You will be given a quit claim deed with purchase.~~ If desired, title insurance is the responsibility of the purchaser. All property is sold AS IS.

To the best of my knowledge, the information provided in this application is true and in compliance with WCLB Policies and Procedures (see <http://www.wycokck.org/landbank/>). I understand that the WCLB staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing WCLB and neighborhood plans. I also understand that this form is a statement of interest only. Receiving it does not commit the WCLB to transfer property.

Signature of Applicant: 

Date: 8-31-2016

**Please submit this completed application to:**

**Wyandotte County Land Bank**

**701 N 7<sup>th</sup> St, Suite 421**

**Kansas City, KS 66101**

**Phone: 913 573-8977 Fax: 913 573-5745**

**<http://www.wycokck.org/landbank/>**

**Please allow at least 90 days for your application to be processed.**



# Staff Request for Commission Action

Tracking No. 16776

**Full Commission Meeting Date:** 9/29/16

**Committee:** Neighborhood & Community Development

Date of Standing Committee Action: 9/12/16

(If none, please explain):

**Publication Required:** No

| Date:      | Contact Name:   | Contact Phone: | Contact Email:         | Department/Division: |
|------------|-----------------|----------------|------------------------|----------------------|
| 08/31/2016 | Chris Slaughter | x8977          | cslaughter@wycokck.org | Land Bank            |

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Land Bank Policy Update - the Land Bank Manager is requesting to add language to the current policy under **Section 7.5**

**Conveyance Time Allowance.**

*This change would give an awarded applicant 180 days, from date of award letter, to purchase property and sign deed. If no action transpires after the 180 days, the award will be voided and property returns to Land Bank Inventory.*

Action Requested:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Land Bank Policy Update

**WYANDOTTE COUNTY LAND BANK  
(WCLB)**

**ADMINISTRATIVE POLICY  
AND  
PROCEDURE GUIDELINES**

**APPROVED 03/26/15**

Wyandotte County Land Bank  
Administrative Policy and Procedure Guidelines  
As approved and adopted by the Board of Trustees  
on March 26, 2015

These policy and procedure guidelines are a consolidation and codification of all prior policies and procedures of the Wyandotte County Land Bank and supersede all such prior policies and procedures.

## **Section 1. Authority and Role**

- 1.1 Establishment.** The Wyandotte County Land Bank (WCLB) was established by the Unified Government of Wyandotte County/Kansas City, Kansas (UG) by the power vested in it by K.S.A. 19-26,103 et. seq.
- 1.2 Governance.** The WCLB is governed by a Board of Trustees (BOT) comprised of the Mayor/Chief Executive and the UG Commissioners. The WCLB manager is charged with its administration.
- 1.3 Land Bank Advisory Board.** A Land Bank Advisory Board (LBAB) shall be available to advise the BOT and WCLB manager on matters relating to the business and affairs of the WCLB, and to suggest or be available for consultation with regard to projects, proposals and/or activities which the WCLB may undertake. The membership of the LBAB shall consist of eight representatives designated by the Executive Board of the Liveable Neighborhoods Task Force and, subject to the modification and approval of the County Administrator, representatives from the following UG Departments: Administration, Community Development, Delinquent Real Estate, Economic Development, GeoSpatial Services, Neighborhood Resource Center, Treasury, and Urban Planning and Land Use. The LBAB shall serve solely in an advisory capacity.
- 1.4 Governing Authority.** The core governing documents of the WCLB are the applicable state statutes and the UG Code of Ordinances. The policies and procedures set out in this document constitute guidelines only and the Board of Trustees reserves discretion to deviate therefrom when it deems appropriate.
- 1.5 Purpose.** The purpose of the WCLB is to return tax delinquent and distressed property to productive use that benefits the community.

## **Section 2. Priorities for Property Use**

- 2.1 Government Use.** The first priority for use of real property of the WCLB is to make available its properties to local governments for public use and ownership.
- 2.2 Housing.** The first priority for use of real property of the WCLB for nongovernmental purposes is the production or rehabilitation of property for housing.
- 2.3 Other Purposes.** When there is no governmental purpose or use for a property, nor a feasible use for housing, the WCLB may consider permitting the property to be used for other community improvement purposes. These uses should be consistent with the following priorities:
- a. Neighborhood revitalization;
  - b. The return of property to productive tax-paying status;
  - c. Land assemblage for economic development;
  - d. Long-term “banking” of properties for future strategic uses; and/or
  - e. The provision of financial resources for operating functions of the WCLB.
- 2.4 Neighborhood Consultation.** The WCLB encourages every applicant seeking to acquire property from the WCLB to demonstrate prior consultation with neighborhood associations and non-profit entities operating in the geographical area of the property.
- 2.5 City-Wide Master Plan.** The WCLB shall encourage the development and use of properties in a manner consistent with the UG City-Wide Master Plans and other government-approved plans.

### **Section 3. Priorities for Identity of Transferees.**

- 3.1 Priority Transferees.** Except where limited by the terms of the acquisition of a property, the WCLB may, at its discretion, give priority to:
- a. Government entities;
  - b. Non-profits that will hold title to the property on a long-term basis or hold title to the property for the purposes of subsequent reconveyance to private third parties for housing or other public purposes;
  - c. Other individuals and entities seeking to obtain the property for housing;
  - d. Non-profit institutions such as academic and religious institutions;

- e. Entities that are a partnership, limited liability corporation or joint venture comprised of a private non-profit corporation and a private for-profit entity; and
- f. Individuals who own and occupy residential property for purposes of a side lot disposition program.

**3.2 Transferee Qualifications.** All applicants seeking to acquire property from the WCLB, or to enter into transaction agreements with the WCLB, may be required to provide as part of their application information regarding, but not limited to:

- a. The legal status of the applicant, its organizational and financial structure;
- b. Its prior experience in developing and managing housing;
- c. The financial health and resources of the applicant; and/or
- d. Adequate plans for development.

**3.3 Reserved Discretion.** The WCLB reserves full and complete discretion to decline applications and proposed transaction agreements from individuals and entities that meet, among others, any of the following criteria:

- a. Failure to perform in prior transactions with the WCLB;
- b. Ownership of properties that became delinquent in ad valorem tax payments and remain delinquent in ad valorem tax payments during their ownership;
- c. Parties that are barred from transactions with local government entities;
- d. Inability to demonstrate sufficient experience and/or capacity to perform in accordance with the requirements of the WCLB;
- e. Ownership of properties that have a history of violations of state and/or local laws, codes or ordinances; and/or
- f. Properties that have been used by the transferee or a family member of the transferee as his or her personal residence at any time during the twelve (12) months immediately preceding the submission of application (except in rental cases).

## **Section 4. Priorities Concerning Neighborhood and Community Development.**

**4.1 Neighborhood and Community Development.** The WCLB reserves the right to consider the impact of a property transfer on short and long-term neighborhood and community development plans. In doing so, the WCLB may prioritize the following in any order it deems appropriate:

- a. The preservation of existing stable and viable neighborhoods;
- b. Neighborhoods in which a proposed disposition will assist in halting a slowly occurring decline or deterioration;

- c. Neighborhoods that have recently experienced or are continuing to experience a rapid decline or deterioration;
- d. Geographic areas that are predominately non-viable for purposes of residential or commercial development; and/or
- e. Potential impact on areas targeted by a strategic development plan.

## **Section 5. Conveyances to the WCLB**

- 5.1 Sources of Property Inventory.** Sources of real property inventory of the WCLB include, but are not limited to, the following:
- a. Transfers from local governments;
  - b. Acquisitions at tax foreclosure sales;
  - c. Donations from private entities;
  - d. Market purchases;
  - e. Conduit transfers contemplating the simultaneous acquisition and disposition of property;
  - f. Other transactions such as land banking agreements.
- 5.2 Policies Governing the Acquisition of Properties.** In determining which, if any, properties might be acquired, the WCLB may give consideration to the following circumstances and factors:
- a. Proposals and requests by individuals or entities in which specific properties are identified for ultimate acquisition and redevelopment.
  - b. Residential properties that are occupied or are available for immediate occupancy without need for substantial rehabilitation.
  - c. Improved properties that are the subject of an existing order for demolition of the improvements and/or meet the criteria for demolition of improvements.
  - d. Vacant properties that are appropriate for the side lot disposition program.
  - e. Properties for which reutilization would be in support of strategic neighborhood stabilization and revitalization plans.
  - f. Properties that would form a part of a land assemblage development plan.
  - g. Properties that will generate operating resources for the functions of the WCLB.
  - h. Properties that would allow for the creation or expansion of community, garden, green, and/or recreational space.
- 5.3 Transaction Agreements.** In most cases involving conduit transfers and land banking agreements, a transaction agreement must be approved in advance by the BOT and executed by the WCLB and the grantor of the property. In the case of conduit transfers, such a

transaction will generally be in the form of an acquisition and disposition agreement prepared in accordance with these policies. In the case of a land banking relationship, such a transaction agreement will generally be in the form of a land banking agreement prepared in accordance with these policies. These transaction agreements shall be in form and content as deemed by the WCLB to be in the best interest of the WCLB, and shall include to the extent feasible specification of all documents and instruments contemplated by the transaction as well as the rights, duties and obligations of the parties.

- 5.4 Transactions Requiring Board of Trustees Approval.** WCLB BOT approval shall be required prior to any conduit transfer, land banking agreement, or any acquisition of property with improvements.
- 5.5 Title Assurance.** Generally, the WCLB requires all property acquired to have marketable title. In some instances, the WCLB may require a policy of title insurance or other assurances prior to acquiring a property.
- 5.6 Environmental Concerns.** The WCLB reserves full and complete discretion to require in all transactions that satisfactory evidence or assurances be provided that the property is not affected by or subject to environmental contamination.
- 5.7 Set Off Program.** Property that has been placed in the State of Kansas Set Off Program may be deemed ineligible for conveyance to the WCLB.

## **Section 6. Establishing Hold Areas**

- 6.1 Hold Areas.** The WCLB shall work with the UG Economic Development Department and the WCLB BOT to identify geographical areas that are contemplated for development. After approval by the BOT, any Land Bank parcels in such areas shall be held for designated partnering developers and may not be available for other interested parties.

## **Section 7. Conveyances from the WCLB**

- 7.1 Covenants, Conditions and Restrictions.** All conveyances by the WCLB to third parties shall include such covenants, conditions and restrictions as the WCLB deems, in its sole discretion, necessary and appropriate to ensure the use, rehabilitation and redevelopment of the property in a manner consistent with the public purposes of the WCLB.

- 7.2 Deed Without Warranty.** All conveyances by the WCLB to third parties shall be by quitclaim deed.
- 7.3 Conveyances requiring Board of Trustees Approval.** With the exception of conveyances of property within a hold area to previously-approved, WCLB BOT-designated partnering developers, all transfers of WCLB property shall require the approval of the BOT.
- 7.4 Conveyance Reports to the Board of Trustees.** All transfers unilaterally authorized and completed by the WCLB manager shall be reported in writing to the Board of Trustees at the immediately following Neighborhood and Community Development Standing Committee meeting.
- 7.5 Conveyance Time Allowance.** All Land Bank property shall be conveyed and deed recorded within 180 days of Award and approval of the Land Bank Board of Trustees. Any property not conveyed within the above time period, and without a written extension from the Land Bank manager, will have Award voided and property returned to Land Bank Inventory.

## **Section 8. Collaboration with Not-For-Profit Entities**

- 8.1 Transactions with Not-For-Profit Entities.** The WCLB is willing to enter into conduit transfers with not-for-profit corporate entities as outlined in this section. After executing an agreement with the WCLB, these not-for-profit corporate entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the WCLB for waiver of taxes, and “buy back” these properties for development and/or rehabilitation.
- 8.2 Documentation of Lot Purchase.** The collaboration applicant must document the purchase process extensively. This documentation should include, at minimum, the following information per parcel:
- The total purchase price for the property, including the net proceeds paid or payable to the seller
  - The total amount spent to acquire the property (e.g. legal counsel, administrative costs).
  - The development or rehabilitation costs impacting the anticipated final sale price.
  - The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.
- 8.3 Maximum Costs.** The total of these costs should exceed the maximum allowable lot cost (i.e., the cost that will permit rehabilitation or

development) before the WCLB may consider the waiver of back taxes in part or in total.

- 8.4 WCLB Discretion.** Some properties may present unusual or extenuating circumstances to the developer due to lack of funding for housing production or related costs. The WCLB reserves the right to evaluate and consider these properties case-by-case.

## **Section 9. Collaboration with For-Profit Entities**

- 9.1 Transactions with For-Profit Entities.** The WCLB is willing to enter into conduit transfers with for-profit entities as outlined in this section. The corporate entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the WCLB for waiver of taxes, and “buy back” these properties for use for development and/or rehabilitation.
- 9.2 Eligibility.** Eligibility for this option will be based on numerous criteria. Among others, these shall include geographical location of the property. The corporate entity must first identify and consult with any active non-profit entities that may have an interest in developing the property. If such interest exists, it may be required that the for-profit and non-profit forge an agreement for joint development.
- 9.3 Documentation of Lot Purchase.** The applicant must document the purchase process extensively. This documentation should include, at a minimum, the following information per parcel:
- a. The total purchase price for the property, including the net proceeds paid or payable to the seller.
  - b. The total amount spent to acquire the property (e.g. legal counsel, administrative costs, etc.).
  - c. The development costs impacting the final sale price.
  - d. The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.
- 9.4 Maximum Costs.** The total of these costs should exceed the maximum allowable lot cost (i.e., the cost that will permit rehabilitation or development before the WCLB may consider the waiver of back taxes in total or in part).
- 9.5 WCLB Discretion.** Some properties may present unusual or extenuating circumstances to the developer due to lack of funding for housing production or related costs. The WCLB reserves the right to evaluate and consider these properties case-by-case.

## **Section 10. Property for Community Improvements**

- 10.1 Community Improvement Property.** The WCLB is willing to accept donations of property to be transferred to a non-revenue generating, non tax-producing use that is for community improvement or other public purposes. Additionally, the WCLB is permitted to assemble tracts or parcels of property for community improvement or other public purposes.
- 10.2 Eligibility.** Properties can be conveyed to the WCLB for waiver of delinquent taxes and then reconveyed by the WCLB to be utilized for community improvement purposes including, but not limited to, community gardens, parking for non-profit functions such as a school or cultural center, or playground for after-school or day care. The application must demonstrate that no alternative tax-generating use is available for the property, and that the proposed community improvements are consistent with the area redevelopment plans and community revitalization.
- 10.3 Transferee.** The application must identify and be signed by the ultimate transferee from the WCLB. The transferee should be a governmental entity, a not-for-profit property entity, or, in rare cases, a for-profit entity that is capable of holding and maintaining the property in the anticipated conditions and for the anticipated purposes.
- 10.4 Covenants, Conditions and Restrictions.** The WCLB, in the conveyance of the property to the transferee, may require covenants, conditions and restrictions as necessary to ensure that the property is used for the contemplated community improvement or other public purposes.

## **Section 11. Conduit Transfers – Reasonable Equity Policy**

- 11.1 Purpose.** In order to prevent benefits accruing to owners of property that is tax delinquent by virtue of the exercise of the tax waiver power of the WCLB, the WCLB establishes this reasonable equity policy guideline.
- 11.2 Definitions.** The reasonable equity policy is based on the value of the property and the equity of its owner. While any valuation is subjective, it can be reasonably estimated.
- a. “Fair Market Value” shall be determined by staff according to the County Appraiser’s valuation, in conjunction with the average sale price in a given community. The WCLB staff or WCLB BOT shall have full authority to require a professional

appraisal for proposals that have significant variances in valuation and entail transactions in which the owner received consideration in excess of nominal compensation.

- b. "Net Equity" shall mean the current fair market value, as determined by WCLB staff or the WCLB BOT, less the total amount of all liens and encumbrances (tax liens, associated interest and penalties, special assessments, mortgages, judgments, etc.).

**11.3 Less than \$2,000 Net Equity.** To ensure that an owner does not receive unwarranted benefit, the WCLB will not consider transactions in which the owner's net equity is less than \$2,000 and the owner receives more than nominal compensation for the sale of his property. Nominal compensation is hereby defined as \$2,000.

**11.4 Equity in Excess of \$2,000.** To ensure that the owner does not receive an unwarranted benefit, the WCLB will not consider transactions in which the owner receives an amount greater than 75% of net equity.

**11.5 Speculation.** To ensure that speculators do not seek to take advantage of the WCLB, staff shall closely review instances in which the owner is receiving money far in excess of his investment while consistently ignoring his tax responsibility. Particular attention shall be given to properties purchased in the past three years.

**11.6 Excessive Sale Price.** In communities that are experiencing internal and surrounding redevelopment, it is unacceptable for an owner to seek a profit in excess of 75% of his net equity. Such an owner may believe that the market will bear more than is offered and would therefore be unwilling to sell the property for a reasonable amount. In such an instance, it would likely fall to the Delinquent Real Estate Department to sell the property at a tax sale.

**11.7 Non-Conforming Situations.** To ensure flexibility and protect the interests of the WCLB and the public, the WCLB BOT reserves the right to modify, change, or deviate from this policy, if a situation clearly warrants such action.

**11.8 Strategic Importance.** To preserve the integrity of the WCLB's mission, all properties petitioned to the WCLB Board must pass the test of strategic importance. The WCLB may receive proposals that may pass other criteria but which may not be crucial to the redevelopment of a neighborhood. Staff must be able to assure the WCLB BOT that the transaction is not simply allowable but a crucial component of the comprehensive redevelopment of a neighborhood.

Such a transaction must be evaluated in terms of neighborhood redevelopment and ensure a long-term tax benefit to the Unified Government.

## **Section 12. Agreements For Temporary Use of Land**

- 12.1 Adopt-a-lot.** The WCLB may enter agreements for residents and organizations to participate in an adopt-a-lot program designed to encourage and support recreation including community-based greening and gardening of available vacant lots.
- a. Agreements shall expire on December 31 of the agreement year and be renewable on March 1 of the next year provided the lot has not been sold.
  - b. The lot will be available to be sold during the term of the agreement with the purchaser obtaining possession at the expiration of the adopt-a-lot agreement.
  - c. There will be no fee.
  - d. The agreements shall specify that the lot must be kept clean, the grass mowed, or otherwise maintained in compliance with applicable ordinances of the UG and other requirements made specific.
  - e. Participants must sign liability release waivers or add the UG to their insurance policies.
  - f. The agreements will not permit building on the lots (including fences).

## **Section 13. Side Lot Disposition Program**

- 13.1 Side Lot Transfers.** Individual parcels of property may be acquired by the WCLB and transferred to individuals in accordance with the following policies. The transfer of any given parcel of property in the Side Lot Disposition Program is subject to override by higher priorities as established by the WCLB.
- 13.2 Qualified Properties.** Parcels of property eligible for inclusion in the Side Lot Disposition Program shall meet the following minimum criteria:
- a. The property shall be vacant unimproved real property;
  - b. The property shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side;
  - c. The property shall consist of no more than one lot capable of development. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development; and
  - d. No more than one lot may be transferred per contiguous lot.

### **13.3 Side Lot Transferees.**

- a. All transferees must own the contiguous property, and priority is given to transferees who personally occupy the contiguous property.
- b. The transferee must not own any real property (including both the contiguous lot and all other property in the County) that is subject to any unremediated violations of state and/or local laws, codes or ordinances.
- c. The transferee must not own any real property (including both the contiguous lot and all other property in the County) that is tax delinquent.
- d. The transferee must not have been the prior owner of any real property in the County that was offered for sale as a result of tax foreclosure proceedings unless the WCLB approved the anticipated disposition prior to the effective date of completion of such tax foreclosure proceedings.

**13.4 Lot Consolidation.** As a condition of transfer of a lot, the transferee must enter into an agreement that the lot transferred will be consolidated with the legal description of the contiguous lot, and not subject subdivision or partition within an agreed period of time following the date of transfer.

## **Section 14. Land Banking Program**

**14.1 Scope.** As set forth in these policies and procedures, the land banking program consists of transactions in which a grantor transfers real property to the WCLB and the property is held by the WCLB pending a transfer back to the original grantor, to a grantee identified in a banking agreement, or to a third party selected by the WCLB.

**14.2 Goals.** The goals of this land banking program include but are not limited to the acquisition of real property for or on behalf of a governmental entity or not-for-profit corporation in order to:

- a. Permit advance acquisition of potential development sites in anticipation of rapidly rising land prices;
- b. Facilitate pre-development planning, financing, and structuring;
- c. Minimize or eliminate violations of housing and building codes and public nuisances on properties to be developed; and/or
- d. Hold parcels of land for future strategic governmental purposes such as housing development, opens spaces and green spaces.

**14.2 Land Banking Optional.** The WCLB is not required to enter into a banking agreement with any person or entity, and at all times retains full discretion and authority to decline to enter into a banking agreement. These policies are applicable only to real property of the WCLB which is acquired in accordance with an executed banking agreement and are not otherwise applicable to real property acquired by the WCLB pursuant to any other agreements or procedures.

**14.3 Definitions.** As used in these policies, the following terms shall have the definitions set forth:

- a. **"Banking Agreement"** shall mean a written agreement between a grantor and the WCLB which identifies the property, the length of the banking term, the potential grantee or grantees, the range of permissible uses of the property following transfer by the WCLB, the permitted encumbrances on the property, the rights and duties of the parties, the responsibility of the grantor for the holding costs, the possible advance funding of holding costs, the forms of the instruments of conveyance and such other matters as may be appropriate.
- b. **"Grantor"** shall mean the party that transfers or causes to be transferred to the WCLB a tract of property pursuant to a banking agreement.
- c. **"Grantee"** shall mean the party or parties identified in a banking agreement as the party or parties to whom the property is to be transferred from the WCLB.
- d. **"Holding Costs"** shall mean any and all costs, expenses, and expenditures incurred by the WCLB, whether as direct disbursements, as pro rata costs, or as administrative costs, that are attributable to the ownership and maintenance of a tract of property. The WCLB shall maintain records of the monthly holding costs for each property.
- e. **"Property"** shall mean the real property and improvements (if any) located thereon identified in a banking agreement and transferred to the WCLB pursuant to a banking agreement, together with all right, title and interest in appurtenances, benefits and easements related thereto.

**14.4 Eligible Property.** Property which is eligible for a banking agreement must either be (a) unimproved real property or (b) real property with unoccupied single-family residences.

- a. In the event that a tract of property contains improvements which are to be demolished or removed, such property may qualify as eligible property for a banking agreement so long as adequate and sufficient funds are placed in escrow at the time of the banking agreement closing so as to assure that all

improvements will be demolished and removed within sixty (60) day of closing.

- b. Property that is ineligible for a banking agreement includes all other forms of improved real property, all real property which is occupied, and all real property that has been identified as containing hazardous substances and materials.

**14.5 Eligible Grantors and Grantees.** Parties eligible to be a grantor or a grantee are governmental entities and not-for-profit corporations defined as tax-exempt entities by the Internal Revenue Code. A limited partnership entity is eligible to be a grantor or grantee so long as a governmental entity or not-for-profit corporation has a controlling interest in such entity.

**14.6 Title.**

Unless and except to the extent expressly authorized in a banking agreement, property transferred to the WCLB pursuant to a banking agreement shall be fee simple title free and clear of all liens and encumbrances. The issuance of a policy of marketable title in favor of the UG may be required at the closing pursuant to the banking agreement containing such exceptions as are approved by the WCLB.

- a. Governmental liens may exist at the time of closing only if such liens are expressly acceptable to the WCLB.
- b. A mortgage or other security instrument may encumber property at the time of transfer to the WCLB provided that that the obligations secured by such instruments do not require monthly or periodic payments by the WCLB to the mortgagee. Under no circumstances will the WCLB have direct liability to a mortgage pursuant to a security instrument. It is anticipated that each banking agreement that contemplates the transfer of property to the WCLB encumbered by a security instrument will require a separate written agreement between the mortgagee and the WCLB which provides, among other things, that:
  - 1. The mortgagee expressly consents to the transfer to the WCLB;
  - 2. The mortgagee expressly subordinates its interests to covenants, conditions and restrictions as may be required by the WCLB; and
  - 3. Prior to the exercise of mortgagee rights under the security instrument, the mortgagee will request, on behalf of the grantor, the conveyance of the property to the grantor and pay to the WCLB the holding costs attributable to the property.
- c. At the time of closing pursuant to a banking agreement, all ad valorem taxes which are due and payable on the property must

be paid in full. An exception to this requirement of no outstanding ad valorem tax liens may be granted:

1. When the grantor is acquiring the property from a third party and immediately conveying the property to the WCLB pursuant to a banking agreement, and
2. The acquisition of the property by the grantor from the third party otherwise complies with the reasonable equity policy of the WCLB.

**14.7 Length of Banking Term.** A banking agreement may permit a maximum banking term of thirty-six (36) months for transactions in which the grantor is a not-for-profit entity, and sixty (60) months for transactions in which the grantor is a governmental entity.

**14.8 Transfers at Request of Grantor.** A banking agreement shall authorize a grantor to request a transfer of the property by the WCLB to a grantee at any time within the banking term.

- a. A conveyance by the WCLB to the grantee identified pursuant to a banking agreement shall occur within thirty (30) days of receipt of a written request for a transfer.
- b. As a condition precedent to the transfer by the WCLB, the full amount of holding costs incurred by the WCLB attributable to the property shall be paid to the WCLB. The WCLB shall provide to the grantor in accordance with section 13.13 a statement of the holding costs attributable to the property.
- c. At the time of the transfer by the WCLB to the grantee, the WCLB shall impose such restrictions and conditions on the use and development of the property in accordance with section 13.12 hereof and the applicable banking agreement.
- d. Conveyance by the WCLB to a grantee shall be by quitclaim deed.

**14.9 Transfer at Request of WCLB.** At any time and at all times during the term of a banking agreement, the WCLB shall have the right, in its sole discretion, to request in writing that the grantor or its designee accept a transfer of the property from the WCLB.

- a. A transfer by the WCLB pursuant to this section shall be subject to the same terms and conditions as set forth in section 13.8.
- b. In the event that the grantor (or its designee) is unwilling or unable to accept a transfer of the property from the WCLB, and reimburse the WCLB in full for the holding costs, then the WCLB shall have the right to terminate in writing the banking agreement. The property shall then become an asset of the WCLB and subject to use, control and disposition by the WCLB

in its sole discretion subject only to the provisions of applicable statutes and ordinances.

**14.10 Banking Agreement Closing.** Within a time period specified in a fully executed banking agreement, a closing of the transfer of the property to the WCLB shall occur. At such closing, the fully executed instrument of conveyance and other closing documents shall be delivered by the appropriate party to the appropriate parties. The appropriate documents shall be immediately recorded, and a title insurance policy shall be issued. All costs of closing shall be borne by the grantor.

**14.11 Holding Costs.** Holding costs shall be paid as a condition precedent to a transfer of property from the WCLB. Either the grantor or the grantee can request in writing at any time a statement of the holding costs, which statement will be provided by the WCLB within fifteen (15) business days of receipt of the request. The WCLB shall also have the right to request in writing that the grantor or grantee reimburse on written demand the WCLB for holding costs. In the event that the WCLB is not timely reimbursed for its holding costs in response to its written request for reimbursement, the WCLB may request a transfer pursuant to section 13.9.

**14.12 Public Purpose Restrictions.** All property held by the WCLB and transferred by the WCLB pursuant to a banking agreement shall be subject to covenants and conditions providing that the property is to be used for the following goals:

- a. The production or rehabilitation of housing for persons with low incomes;
- b. The production or rehabilitation of housing for persons with low or moderate incomes;
- c. Community improvements; and/or
- d. Other public purposes.

Each banking agreement will specify the range of permissible uses and the manner in which such use restrictions is secured. Such restrictions and conditions may be imposed either in the form of contractual obligations, deed covenants, rights of reacquisition, or any combination thereof.



# Staff Request for Commission Action

Tracking No. 16777

**Full Commission Meeting Date:** NA

**Committee:** Neighborhood & Community Development

Date of Standing Committee Action: 9/12/16

(If none, please explain):

**Publication Required:** No

|                                                                                                                                                                            |                                         |                                |                                                 |                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------|-------------------------------------------------|------------------------------------------|
| <u>Date:</u><br>08/31/2016                                                                                                                                                 | <u>Contact Name:</u><br>Chris Slaughter | <u>Contact Phone:</u><br>x8977 | <u>Contact Email:</u><br>cslaughter@wycokck.org | <u>Department/Division:</u><br>Land Bank |
| <u>Item Description:</u><br>The Land Bank, along with an intern from ANDA/UMKC, will be presenting a PowerPoint on Blight & Tax Delinquency in the Argentine Neighborhood. |                                         |                                |                                                 |                                          |
| <u>Action Requested:</u><br>For discussion only; NO ACTION REQUIRED                                                                                                        |                                         |                                |                                                 |                                          |
| <u>Budget Impact: (if applicable)</u><br>Amount:<br>Source:<br>Included In Budget:<br>Other (explain):                                                                     |                                         |                                |                                                 |                                          |
| <u>Attachments List:</u><br>Blight & Tax Delinquency Presentation                                                                                                          |                                         |                                |                                                 |                                          |



Argentine Neighborhood

# Overview + Goal

- Mission:
  - Assigned by Commissioner Ann Murguia, Camila S. Rivera -a student at UMKC in the Urban Planning + Design Program- will be conducting a project under ANDA and Unified Government of Wyandotte County/Kansas City Kansas with assistance from Chris Slaughter to approach blight through tax delinquency and survey research in District 3 of the Argentine Neighborhood.



More than 3 years tax delinquent



# Tax Sale Eligible + Land Bank

**Legend**

- Land Bank/UG
- Tax Sale Eligible

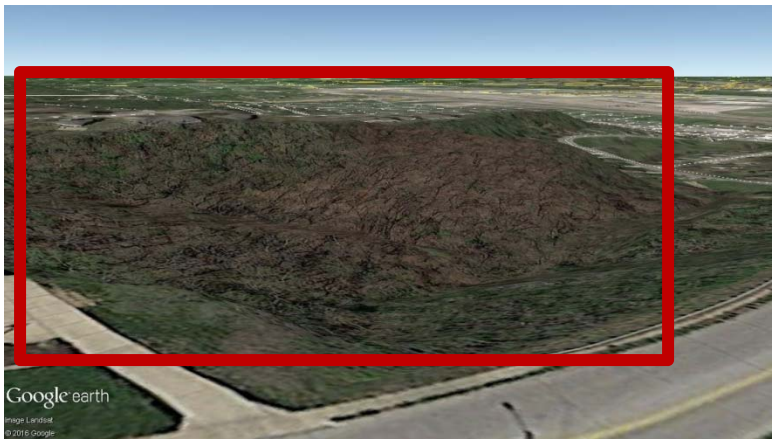
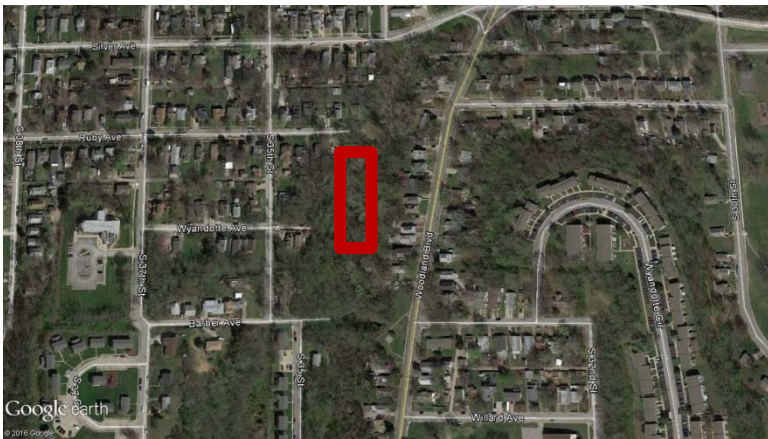


# The Vault

- The Vault was created to keep land in the Land Bank that should not be open to sell to the public.
- One of the main criteria for these decisions is the intended Land Use



# The Vault



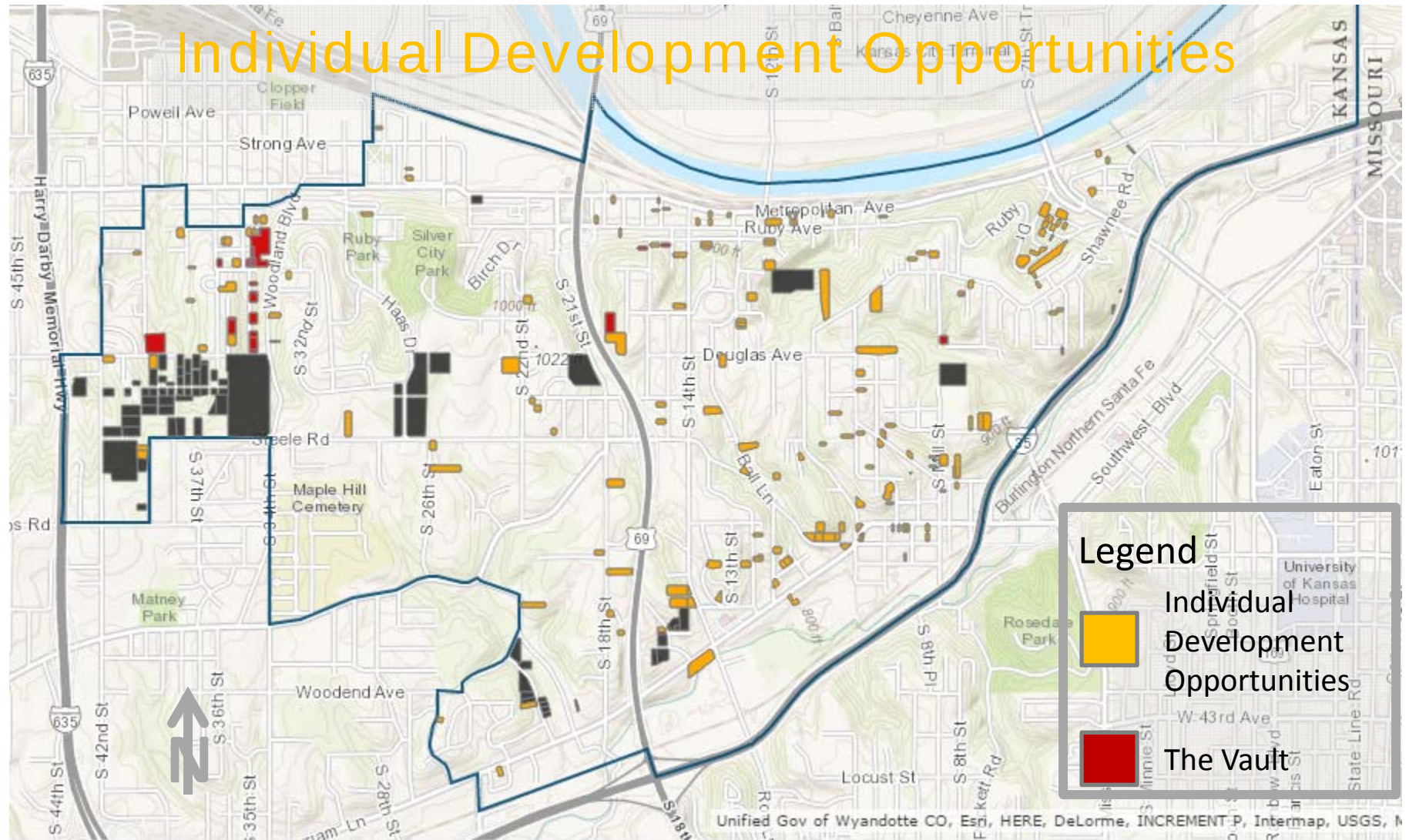


# Individual Development Opportunities

- Everything in Orange shows land that has a structure on it, is sellable to a neighbor as a side lot or is big enough to build on.
- It will not attract large scale developers, but it will give the Land Bank a tool in order to market land to the neighbors or other members of the community. This could aid in the occupation of vacant land.



# Individual Development Opportunities

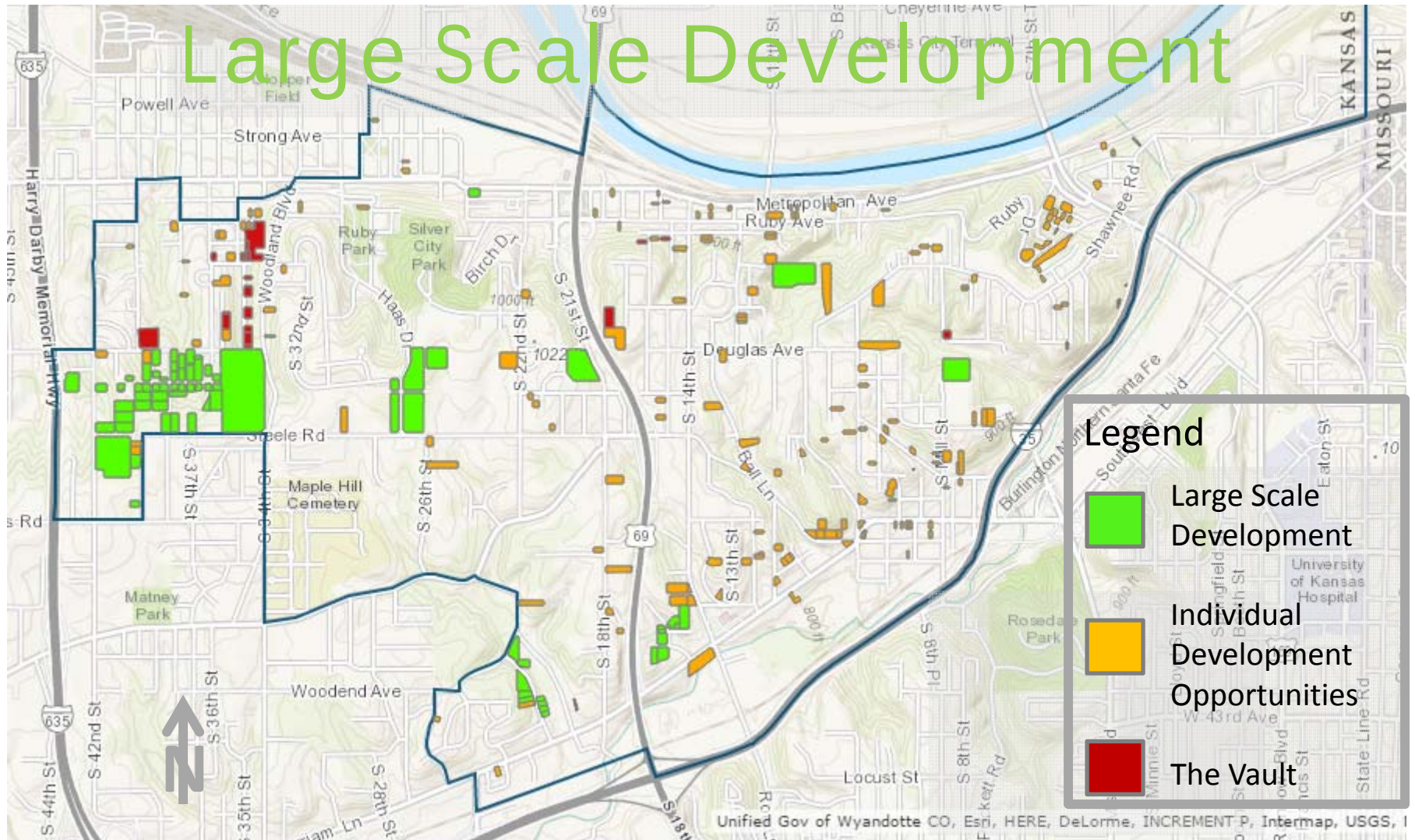


# Large Scale Development

- The Parcels in Green show land with room for opportunity. This is vacant land that is tax delinquent and large enough to attract large scale development.

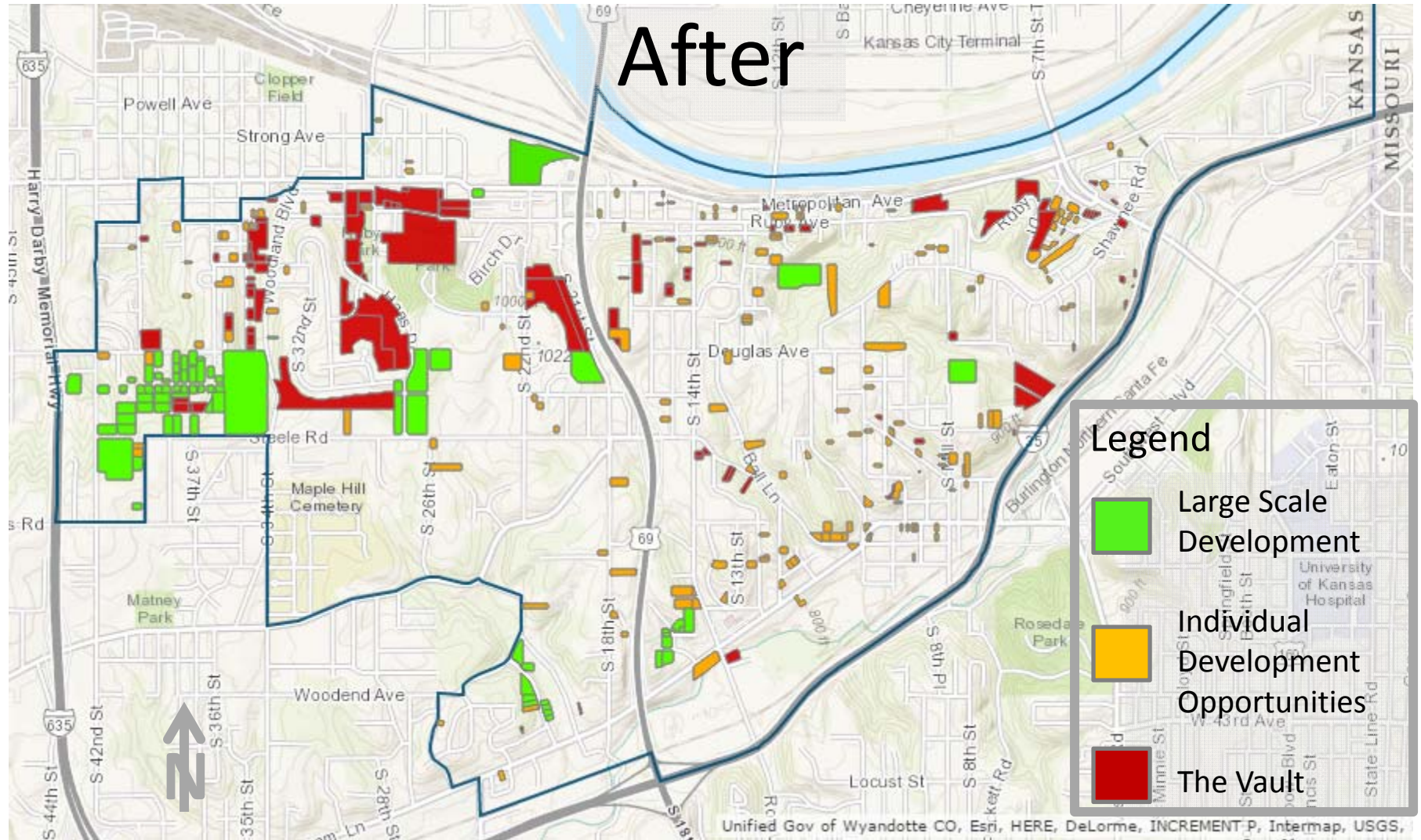


# Large Scale Development

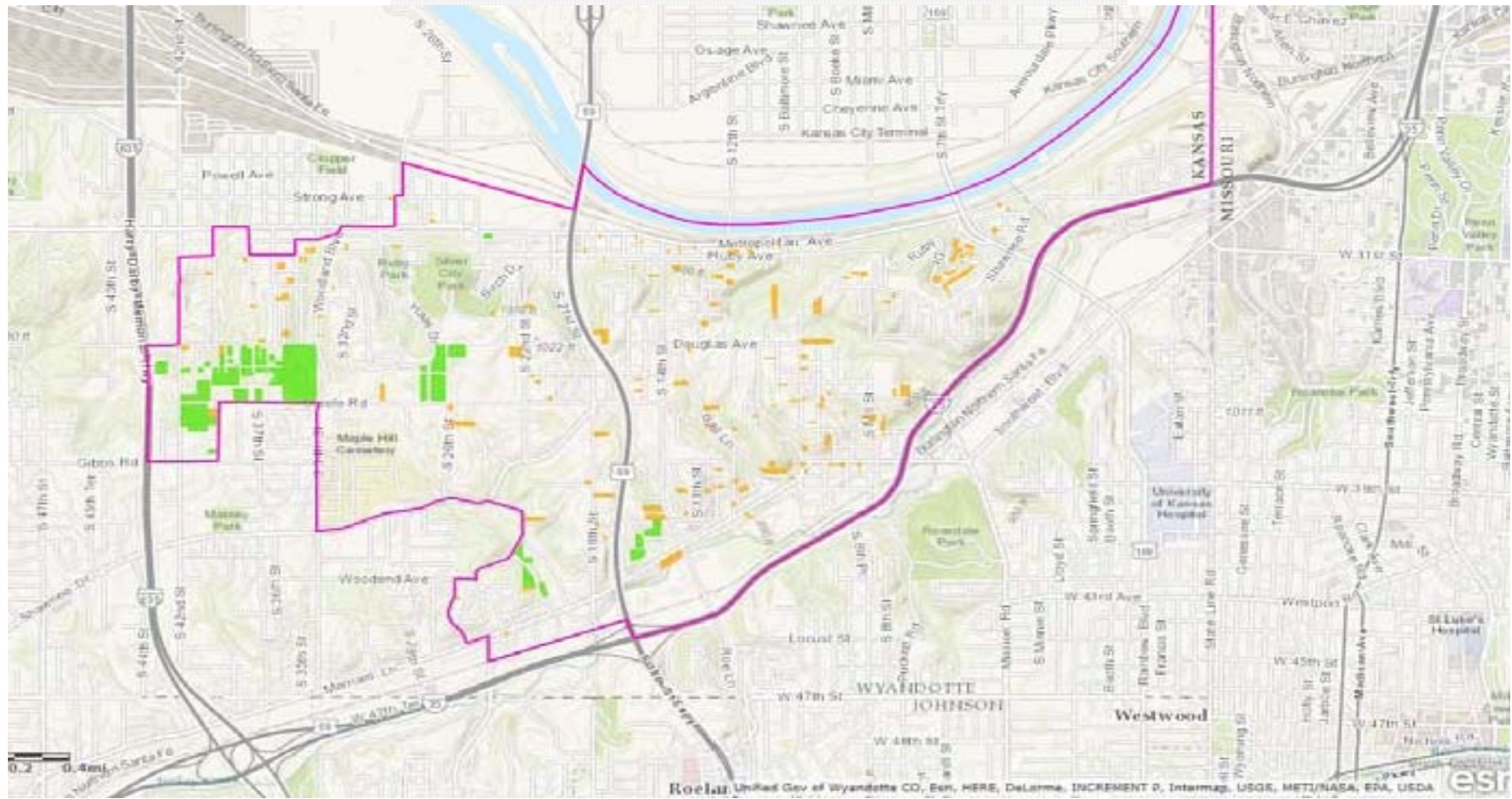








# Marketable Land



# Future Discussion

- This new approach will allow Staff to engage the Board in upcoming discussions for the following topics:
  - Property Land Use
  - Marketing
  - Hold Areas
  - Advisory Board

