



Unified Government of Wyandotte County and Kansas City, Kansas

Neighborhood & Community Development Standing Committee

Standing Committee Room, 5th Floor
701 N. 7th Street Trafficway, Kansas City, KS 66101

*Chairman Andrew Davis,
Commissioner Melissa Bynum, Commissioner Gayle Townsend, Commissioner Christian Ramirez,
Commissioner Dr. Evelyn Hill*

AGENDA

Monday, August 4, 2025

Immediately upon adjournment of the earlier committee, or 5:00 PM

- 1. Call to Order/Roll Call**
- 2. Revisions to August 4, 2025 Agenda**
- 3. Approval of standing committee minutes from April 29th and July 8th, 2024.**
- 4. Committee Agenda**
 - 4.1 RESOLUTION: COMMUNITY DEVELOPMENT 2025 ANNUAL ACTION PLAN**

Synopsis: Every year, the UG must submit an Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) in order to receive three grants: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG). Grants will total \$3,021,493.98.

It is requested that this item be fast tracked to the July 31, 2025 full commission meeting.

Tracking #: 21769
 - 4.2 RESOLUTION: LAND BANK POLICY REVISION**

Synopsis: A resolution approving revisions to Section 6 regarding Yard Extension and Commercial Lot Extension Program and Section 8 regarding Option Agreements.

Tracking #: 21765

4.3 LAND BANK OPTIONS

Synopsis:

The following **option application(s)** are presented at the 08/04/25 Neighborhood & Community Development standing committee meetings:

Please visit the new site to review the applications below

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

37 Single Family Homes

4 Multi-Family

2 Commercial

Tracking #: 21767

4.4 LAND BANK PROPERTY TRANSFERS

Synopsis: The following **property transfer application(s)** are presented at the 08/04/25 Neighborhood & Community Development standing committee meetings:

Please visit the new site to review the applications below

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

53 Property Transfers

Tracking #: 21768

5. Public Agenda

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Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

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

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

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Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.

View the meeting live on our website at: [UGTV Live Stream](#) or via [YouTube](#).

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, April 29, 2024**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, April 29, 2024, at 7:04 p.m., remotely via Zoom and on-site. The following members were present: Commissioner Davis, Chairman; Commissioners Bynum, Ramirez, Hill. Commissioner Townsend was absent. The following officials were also in attendance: Kallie McLaughlin, Planning Department; Ross Stewart, Senior Counsel; Angela Lawson, Acting Chief Counsel; Wendy Green, Deputy Chief Counsel; Jud Knapp, Land Bank Administrator; Gunner Hand, Director of Planning and Urban Design; Stevie Wakes, BPU Board Member; and Monica Sparks, Deputy UG Clerk.

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

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

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

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

Public comments will be allowed during each item. Comments should be limited to the item at hand per the Commission Rules of Procedure and should not include any rude or derogatory remarks, reflection as to integrity, abusive comments and statements as to motives and

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personalities. I do want to remind everybody that for public comment it will be three minutes just so you all are aware of that.

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

Chairman Davis said in the interest of the folks that are here, in the interest of time committee, if you all are okay with it what we'll do is we will go through the applications for the Land Bank first, and then we will talk about the food trucks, and then we'll come back to the Land Bank policy review if that is all right with everyone. Just all in the interest of time. Awesome. Thank you so much. Mr. Knapp, I know we have some applications for the Land Bank. Before we do that, our first order of business is the approval of minutes from our March 6, 2023, meeting.

Approval of standing committee minutes from March 6, 2023. **On motion of Commissioner Bynum, seconded by Commissioner Ramirez, the minutes were approved.** Roll call was taken and there were four "Ayes," Hill, Ramirez, Bynum, Davis.

I'll turn the meeting over to Jud Knapp, our Land Bank Manager. He'll take us through the applications.

Committee Agenda

Item No. 1 – 2153...LAND BANK OPTIONS

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

Please visit the site to review the applications below.

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

A. Single Family Homes – 14 Homes

1. RA Engineering Corp – 1 home
1322 N 8th St – 081987

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2. RA Engineering Corp – 1 home
2527 N Hallock St – 292430
3. Cookie Francene Sutton – 1 home
3601 Locust Ave – 079642
4. Francene Sutton, FMJ Properties, LLC – 2 homes
3613 Lust Dr – 079417
5. Ryan Barr – 1 home
1856 S St. Paul St – 154937
6. Ryan Barr – 1 home
2252 S Ferree St -126619
7. Conrad Miller, Jr – 1 home
709 Garfield Ave – 095200
8. Kachet M Peterkin – 1 home
1114 S 39th St – 170561
9. David Wennerstrom – 1 home
1900 N 62nd Pl -207504
10. Melissa Black – 1 home
4743 Parkview Ave - 916927
4739 Parkview Ave - 916926
4735 Parkview Ave - 916925
4729 Parkview Ave – 916924
11. Jeree Dickens – 1 home
2062 N Thompson St – 109729
12. Hope Meador – 1 home
3109 S 34th St – 150301
13. Luis Rocha – 1 home
715 N 12th St – 080830

Jud Knapp, Land Bank Administrator, said tonight we have—I believe we can vote on all these items at once. There’s nothing in there that’s really controversial. I did receive one comment from a neighborhood group that I will go over, but they were in support of the project.

So, first one, A1, is at 1322 N. 8th St. This one received no comments. They’re going to build a single family home where it’s zoned for single family homes. This is by RA Construction Group, and they’ve built three homes on Land Bank lots and are in the process of many more.

A2 is also RA Engineering at 2527 N. Hallock St. They actually have two options on the properties to the north of this one, so they’re going to add this one and build a house there. So, I did receive neighborhood group comments on this application. I will sum them up. Oak Grove supports this project. They do have three conditions. Ensure compliance with the HOA’s covenant. This is done when they’re getting their building permit, so we got that one covered. Make sure that they’re hiring racial and gender diversity in all aspects of construction and

marketing, and that they are making sure that there is no lead or asbestos contamination on the site. That was the only comments received on that one.

A3 is at 3601 Locust Ave. This is a bigger lot, but the other sides of it are landlocked. There's no road access, so the applicant wants to build one home on this lot, and it's already zoned R1.

A4 is actually the same applicant. They want to build two homes. They're going to split this lot in half and build two homes on this lot.

A5 is at 1856 S. St. Paul St. This applicant has already built one home on the Land Bank lot at 611 Douglas Ave., so this is an additional home that he wants to keep building. It's zoned R1, also.

A6 is at 2252 S. Ferree St. I hope I said that right. This is also the Ryan Bar, the applicant that already built on the Land Bank lot, and it is zoned R2.

A7's at 709 Garfield Ave. Now, this is for a single-family home. No comments were received on this one.

A8 is at 1114 S. 39th St.

A9 is at 1900 N. 62nd Pl. There were some staff comments on this one. They will have to extend the road here to build this house here, but the applicant is the owner of 1908, the property right next door to it.

A10 is at 4743 Parkview Ave. They initially requested this big lot, 4743, but there's no sewer in this area, so luckily, we had Land Bank lots next to it. We got them up to an acre so they can support a septic system. I do have to say on this lot there is a utility easement that's running through it, so the house is not to be built in this general area, and on another note, the Land Bank also owns all these lots and those also equal an acre so we can build another house over there not included in this application.

A11 is at 2062 N. Thompson St. This is to build a single-family home.

A12 is at 3109 S. 34th St.

A13 we seen last month. We had the discussion on splitting. He should cut the lot in half and build on one side of it. With further staff review, we found out that it's actually one lot, so not an issue with this lot.

B. Multi Family – 6 units

1. RA Engineering Corp – 2 units
 528 Center St – 154848
 526 Center St – 154849
 524 Center St – 154850
 528 Center St – 154851
 1525 S 7th St Appr – 154847
 1526 S 7th St Appr - 154846
 1528 S 7th St Appr – 154845
2. Michael Portsche – 2 units
 2308 S 8th St – 137284
3. Sanaz Mohammadrable – 2 units
 946 Shawnee Ave - 073025
 948 Shawnee Ave – 073097

B1 is our first multi family one. This is also our RA Engineering Group that wants to build this. They initially requested these four lots here on Center St., but we included these three lots in the back because they are unbuildable lots. They want to build two duplexes there for a total of four units. That's a little different than what's in our agenda.

B2 is at 2308 S. 8th St. They want to build a duplex. It's zoned R2, so that fits.

B3 is at 946 Shawnee Ave. They are requesting two lots to join together. Those two lots when they join together make 50 feet, and they plan to build a duplex there.

C. Commercial – 2

1. Carlos Bravo
 2202 Quindaro Blvd - 162107

C1, our commercial one, is at 2202 Quindaro Blvd. The applicant wants to build a cabinet shop there. I try to stay away from design comments, but this is a commercial building, so it will need to be built out of masonry, not the steel building that's pictured there.

Item No. 2 – 2154...LAND BANK PROPERTY TRANSFERS

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

Please visit the site to review the applications below.

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

1 Property transfer from the UG into the Land Bank

PT- Property Transfers

1. UG to Land Bank – 1
819 Troup Ave – 095102

Mr. Knapp said PT1, is a property transfer from the Land Bank, from the UG own lot into the Land Bank and then transfer it to wall-ties forms that we seen back in March that wants to build 37 units in this area. That sums up all my applications this month.

Chairman Davis said I'll ask the Clerk if there are any comments that we received by the public. **Monica Sparks, Deputy UG Clerk**, said no comments were received. **Chairman Davis** said okay. I'll recognize members of the public who wish to address the committee. We'll start online. Any hands raised? **Ms. Sparks** said Beverly Easterwood has her hand raised. **Chairman Davis** said hi Ms. Easterwood. You have three minutes. Ready when you are.

Beverly Easterwood said yes, I wanted to comment on the first application at 1322 N. 8th St. As I mentioned to Mr. Knapp, I did not—Douglas Center doesn't have an issue with someone building a house on that lot, but because the multi-million dollar Boulevard Lofts that just had a ribbon cutting we want to make sure that whatever is built is compatible, that it meets design guidelines that would be attractive and not a deterrent or unattractive to the neighborhood. I did try to reach the developer, but I was not successful yet, but I would—I just sent him another email trying to set up a meeting so that we could discuss that. So again, not necessarily against release of the lot, but very concerned about the type of development that's on the lot. That concludes my comments.

Chairman Davis said I've made note of that, and I know other members have made note of that as well, so we would definitely talk about that. Any other comments online Clerk? **Ms. Sparks** said Kallie McLaughlin is online.

Kallie McLaughlin, Planning Department, said this parcel would qualify for review underneath the narrow lot design guidelines, so they would be subject to the design guideline review in that process in obtaining their building permit. **Chairman Davis** said and you're referencing A1, which is 1322 N. 8th St? **Ms. McLaughlin** said that is correct. I apologize. **Chairman Davis** said okay. Clerk, are there any other comments online? Any hands raised? **Ms. Sparks** said no other hands are raised. **Chairman Davis** said I'll turn it over to the gallery here, folks that are here in person. Would anyone like to provide a commentary on the Land Bank applications. I will go ahead and close the public comment period. Committee, questions on these applications, if any?

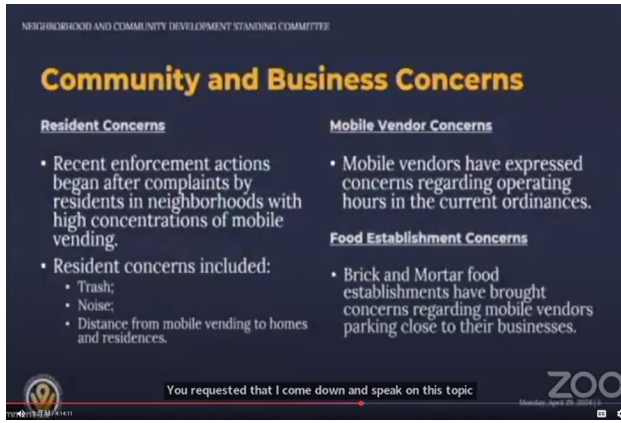
Action: **Commissioner Bynum made a motion, seconded by Commissioner Ramirez, to approve all items.** Roll call was taken and there were four "Ayes," Hill, Ramirez, Bynum, Davis.

Chairman Davis said Mr. Knapp, we don't have to take a separate vote for the property transfers, correct? That was kind of included in that vote. It would have to be separate. **Wendy Green, Deputy Chief Counsel**, said no. He presented them all at once, and then the motion was to approve them all together, so that is absolutely fine. **Chairman Davis** said okay. So, yeah, it was. Yeah, because it was, it was at the bottom there, so okay.

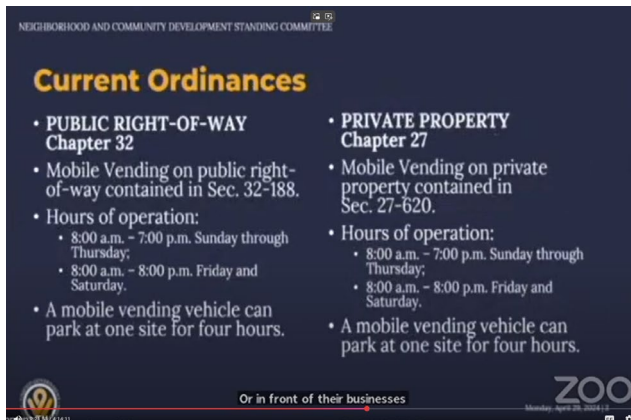
Item No. 4 – 2197...PRESENTATION: FOOD TRUCK POLICY (ADDED PER AGENDA UPDATE)

Synopsis: A presentation regarding options to address concerns surrounding the UG food truck policies (Sections 32-188 Mobile Vending on Public Roads and 27-620 Mobile Vending on Private Property), submitted by Ross Stewart, Senior Counsel.

Ross Stewart, Senior Counsel, said I'm here tonight to talk about our mobile vending ordinances on the request of the Mayor. He requested that I come down and speak on this topic tonight.

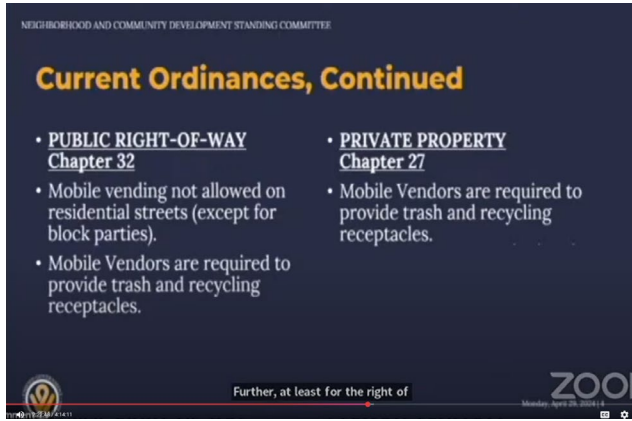


The reason that we're addressing this is we've had some concerns in the community that have been brought to our attention, not only from residents, but also from the mobile vendors themselves and brick-and-mortar food establishments. We've had some recent enforcement actions that we've been doing, and the reason we started doing those was we had complaints from residents saying, hey, I've got trash and noise and food trucks being parked close to my home, and it's a problem for me. After those enforcement actions we had mobile vendors speak some concerns about the hours of operations that are currently allowed in these ordinances. And then we've also had brick-and-mortar food establishments voice concerns about having mobile vendors parking close to their businesses or in front of their businesses.

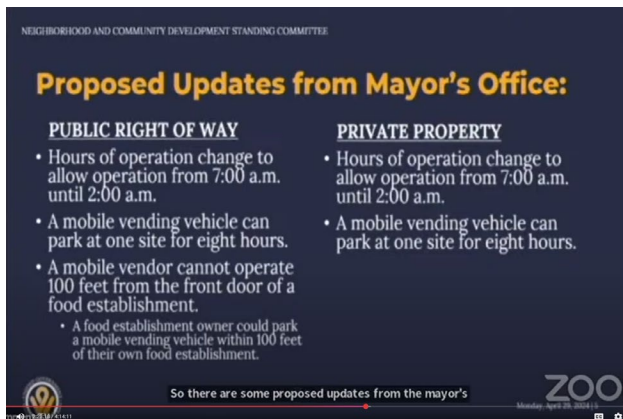


We currently have two sets of ordinances that address these. So, we have public right-of-way, that would be like on a street. And then we have private property, which would be like a parking lot. Public right-of-way is in Chapter 32. Private property is in Chapter 27. That would be Section 32-188 or Section 27-620. The hours of operation are the same in both of them pursuant to the

ordinances, so they can operate 8:00 a.m. to 7:00 p.m. Sunday through Thursday or 8:00 a.m. to 8:00 p.m. on Friday and Saturday. And there's also a limitation on hours in terms of how long a vehicle can sit at one location at one site, and it is four hours. So, you can park a vehicle for four hours at one location during that time period, or those time periods listed.



Further, at least for the right-of-way, mobile vending is not allowed on residential streets. It's only allowed during block parties for the time of a block party, but there can't be mobile vending on a residential street in a neighborhood. This has to be in commercial throughfares or arterial roads. It is specifically not allowed under Chapter 32, and under both sections mobile vendors are required to provide trash and recycling receptacles while they are selling goods.



So, there are some proposed updates from the Mayor's Office that he is suggesting to start the conversation about this. There would be a change of the hours of operation for both public right-of-way and for private property, and that would be changed to 7:00 a.m. until 2:00 a.m. every day

of the week. That would mirror hours that bars are allowed to operate. So, a bar has to close at 2:00 a.m., these would also be closing at 2:00 a.m. It would also extend the amount of time that a mobile vending vehicle could sit at one site, so it extends it to eight hours. And also, on public right-of-ways to address concerns from brick-and-mortar food establishments, there would be no parking allowed from 100 feet of the front door of a food establishment. Now, if the food establishment owns a food truck and wants to park it in front of their own restaurant, they could do so under these suggested changes.

NEIGHBORHOOD AND COMMUNITY DEVELOPMENT STANDING COMMITTEE

Illegal Dumping of Food Waste and Cooking Oil

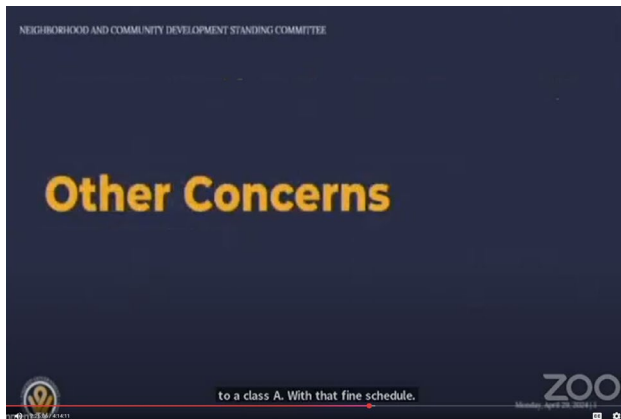
- **Current Ordinance:**
 - Sec. 31-12. Unlawful Dumping and Sec. 31-16. Penalties.
 - \$500 minimum fine with maximum \$2,500 fine for illegal dumping of food waste or cooking oil
- **Proposed update:**
 - Sec. 31-16. Penalties.
 - Revise with an addition making illegal dumping of "garbage," which includes cooking waste, as defined in Sec. 31-1 a minimum fine of \$1,000 with a maximum fine of \$2,500. This brings a violation from a Class B misdemeanor to a Class A misdemeanor.

could do so under the suggested changes

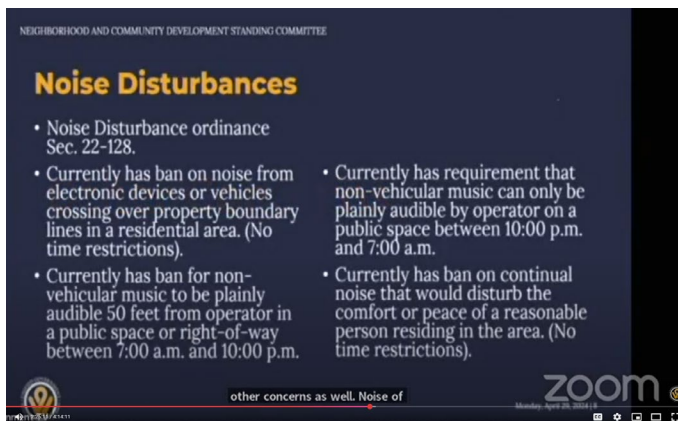
ZOO

Monday, April 29, 2024 11:41

We've had some issues with the illegal dumping of cooking oil, specifically where I believe we pulled out a three, two or three cubic foot block of grease from a storm drain located over, I believe, over by 18th & Central. So, we have some concerns about illegal dumping. We have an ordinance already, that's unlawful dumping, that this would be found under. Currently the fine is a \$500 minimum. There would be a \$2500 maximum fine. I think there's a possibility of six months' jail time. It's a Class B misdemeanor. The suggestion is to revise that because garbage is defined under Section 31-1 to include cooking waste, which would be grease, cooking grease and to up that fine to a minimum fine of \$1,000 with the maximum that remains \$2,500. We're essentially bringing it from a Class B misdemeanor to a Class A with that fine schedule. So that's another suggestion for change.



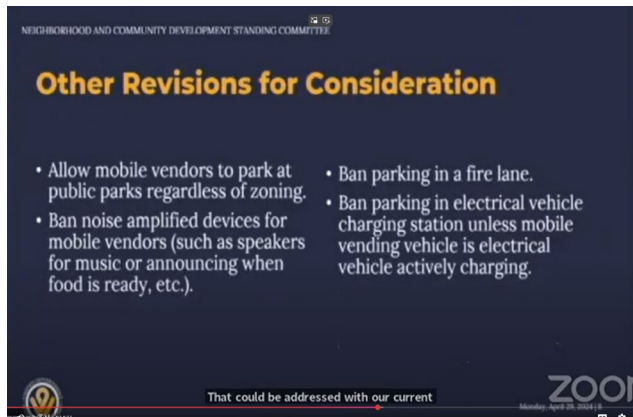
There were some other concerns as well.



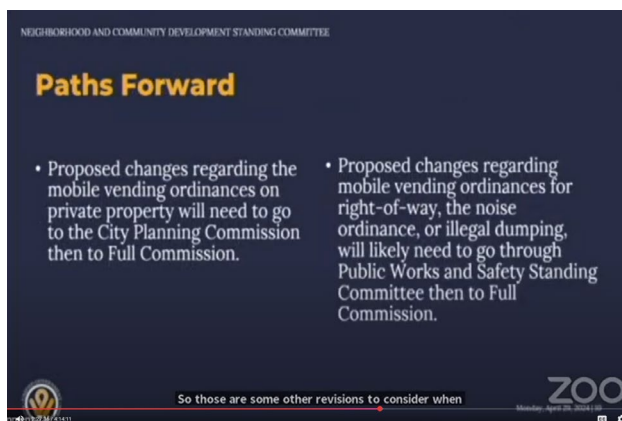
Noise disturbances. There were complaints about noise from mobile vending. We have a noise disturbance ordinance. I believe it was put on the books in 2018. There are a couple different facets of it that could apply to these issues and concerns. There's currently a ban on noise that would cross over a property boundary line in a residential area. There's no time restriction. There's a reasonableness aspect to it, where if it's continuous or it's grating or it's to such a level that it would bother you, then obviously could rise to that somebody mowing their lawn and you hearing it as a neighbor wouldn't qualify for that. There's also a ban for non-vehicular music that could be audible 50 feet away from where it's being played from—where the operator is on a public space or a right-of-way between 7:00 a.m. and 10:00 p.m., so that would be like somebody setting up a speaker outside of a mobile vending unit on the street. You should not be able to hear it 50 feet away from there. The same situation at nighttime. It can only be heard by the operator, so that would be something with like a personal Bluetooth speaker where the person running a truck could have that playing in their truck to listen to it, but can't play it for the general public.

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And also, there would be, again, that continual noise that would disturb comfort or peace for a reasonable person residing in an area. There's no time restrictions on that. That's for residential purposes. So, if there's noise coming from a commercial thoroughfare, that could be addressed with our current noise disturbance ordinance.



Some other things in talking with other departments about this or other concerned individuals, we could allow mobile vendors to park at public parks regardless of zoning. Right now, parks are not typically zoned in a way that would be allowable for this to occur there. So, we could consider expanding it out to that, you know, even like a park on Central. Bethany Park—you would not be able to park right there. That's a residential, I believe it's R1. We'd also consider banning noise amplified devices for mobile vendors period. So, no music, no announcing when food is ready because you could be right next to a residential area. Banning parking in a fire lane or banning parking in an electrical vehicle charging station, unless the food truck itself is an electrical vehicle that's being charged. So, those are some of the revisions to consider when looking at this.



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And there's kind of a bifurcated path forward in terms of addressing this if it is to be amended, and some of it needs to go to the City Planning Commission, so anything that would be a private property issue would be Planning Commission so that would go to CPC and then on to full commission and then any of the other changes regarding right-of-way, noise ordinance, illegal dumping, those would likely need to go through Public Works and Safety on the full commission. That's it for me.

Chairman Davis said Commissioner Ramirez, I know this has been something that you've publicly already kind of talked about addressing this particular issue, which is kind of prior to this blue sheet item. I wanted to just give you the opportunity to talk about your efforts to address this and then want to open this up for public comment.

Commissioner Ramirez said I want to thank all of the mobile food vendor community and the community at large for being here tonight. I want to say, and I've said, as I said on my Facebook post, I hear you, and I support you. I want it known that our small business owners in Wyandotte County are the bedrock and cultural epicenter of our community. You ask anyone in the metro area where do you go to get some good food, they're going to say Wyandotte County. So, I want you to know that I will work to serve and protect that identity that's our culture as a community.

Over a month ago I sent Commissioner Davis and staff a request to have a hearing like this to hear from the community, to hear from the mobile food vendors, to see where we can make changes. Since then, I have set up a meeting. It's tomorrow. Tomorrow afternoon I have a meeting with Legal and our Planning Department to go over the changes being brought forward to us. Any concerns that are heard tonight, we will go over it. We will look through everything, and we will come up with an ordinance—proposed changes that fit and that are fair for everybody. Once we have, we'll bring those options. It's not going to be one thing. We're going to bring options forward for the Commission to discuss. We'll bring this to this committee and hopefully to the full commission for more consideration and adoption, but most importantly, I want you to know that I'm going to continue to keep our community involved in these talks, and as we go along. Your voice is what's important. You're the ones on the front lines. This is your life, your business, and I hear that, and I understand that. And so, I want you to know that I will do everything that I

can to make sure that these ordinances and these proposed changes are fair for everybody and that you have a chance to grow and thrive as a business, and so that our community can grow and thrive. But we can't do this unless we work together. And so, I want to let you know I'm ready to work with you and work with everybody to make this happen.

Chairman Davis said awesome. Colleagues, any other comments before we jump into public comment?

Commissioner Bynum said Chair, couple of questions on the documents that are proposed from the Mayor's Office. Mr. Hand, if you could refresh our memories back to the pandemic, because I believe that's when we originally adopted ordinances to allow the mobile vending at all. At the same time, and this is where I'd kind of like some clarity, so, number one, refresh our memory on that and how this came about. Secondly, at that time I feel like we also made some modifications to the drinking establishments, especially with regard to allowing them to expand, sort of, the outdoor part of their business, and how that might relate to a proposal in here that we allow for mobile vending up to 2 a.m. when the bars close, so to speak, because I think that with regard to the outdoor activity of those drinking establishments, that might have been a different closure time than 2 a.m. So, if you could just refresh us on all that and then just after that I just have a question for clarity.

Gunner Hand, Director of Planning and Urban Design, said really, in the thick of the pandemic the Board of Commissioners adopted the Streets for People Ordinance. It was also a bifurcated code update for both Chapter 32 and Chapter 27. Pre-pandemic it was illegal to do business outside of four walls in Wyandotte County, so any bar that had a patio was technically illegal. And what this did is sort of legalized some of those historic traditional settings that perhaps thought they were maybe legal non-conforming. But it basically allowed businesses to use any excess rear yard or side yard for their business, be it a patio or outdoor space. It also allowed for sidewalk sales of a brick-and-mortar business out in the public realm with certain standards and into what you would consider the public street, so it legalized what you would call a parklet. You could take a parking spot in front of your building and extend the sidewalk to make it either a place where you did sales,

a place where you could have a patio for drinks potentially if you were a bar or restaurant or what have you. So there were lots of standards about those, and again because they were all about getting people outside and in general trying to create greater activity in our street life in Kansas City, Kansas, we sort of batched them together and moved it forward as a component piece of Streets for People were mobile vending and then, I apologize, I've already forgotten what your second question was.

Commissioner Bynam said I'm just curious, I thought, that when we allowed for an expansion, if you will, of the drinking establishments out into the patio or outdoor area that that time limit was different than the 2 a.m. closure time of the bar. **Mr. Hand** said that is correct. I'd have to look up the code section. I don't have it in front of me, but I believe it was about 10:00 p.m. we had them come back inside after using that space, so it wasn't meant to be a place where you party all night till 2 a.m. when the bar closes. It was just a space outside. **Commissioner Bynum** said okay. That's what I thought.

Question on the potential change of hours of operation in both the public right-of-way and private property. We're contemplating an upper—allowing operation beginning at 7 a.m. and up till 2 a.m., but in addition the mobile vending can only be in operation for eight hours, and I'm assuming that's in any given day, so if we were to allow for a 2 a.m. closure that vendor counting backwards could open at 7:00 p.m. or 6:00 p.m. or whatever, but couldn't be open from 7 a.m. until 2 a.m. the next morning, correct? If they're going to stay open until 2 a.m., and they can be open eight hours, if we adopt this, then they can't open until 7 p.m. is me counting backwards. **Mr. Stewart** said that'd be correct. It's one site. So, if they wanted to go operate in Fairfax during the day and sell lunch, they could go do that shift over to 18th & Central or Leavenworth Road, wherever for evening. They'd be able to do that, but it's to allow for shift and service. **Commissioner Bynum** said okay. That's all my questions.

Commissioner Hill said I have a question for Mr. Hand or whoever the question goes to. I'm not sure. The part about allow mobile vendors to park at public parks regardless of zoning. So, there's different zoning at different parks?

Mr. Hand said there is no zone in the UG Code of Ordinances for open space or parks. Most of our parks are zoned R1 or some other residential zone, typically whatever the zoning is adjacent to that park. I believe the recommendation here is not necessarily anywhere on a park, but if that park, and again, think Bethany Park on Central Avenue, but if that park were on a commercial corridor or an arterial on that side, so not the three residential streets around Bethany Park, two technically on either side of Bethany Park, but Central Avenue would allow trucks with those same standards. Until we—the use allowed for mobile vending is based on zoning in the ordinance, and so, it basically says you can do it in commercial or industrial zones, and there are some parks that are zoned R1, and you couldn't park in front of, so La Cocina can get a permit from the Park Department and do their thing inside the park, but we wouldn't allow them to park their food trucks in the parking spots in front of the park on Central Avenue. So, we were trying to address that very specific situation where some parks are on commercial corridors or arterial roads, and that would be an appropriate location for food trucks as well, but to your point, yes, it's a function that our Zoning doesn't have an open space category, correct.

Chairman Davis said any other questions? I will go ahead and open up the period for public comment. Again, you all have three minutes. We ask that you stay on topic for the food trucks as well as not have any disparaging comments. With that, Clerk, I'll ask if you have received any comments from the public prior to this meeting. **Ms. Sparks** said no comments were received. **Chairman Davis** said. Okay. We'll check first online. Are there any hands raised online? **Ms. Sparks** said no hands are raised at this time. **Chairman Davis** said okay. For the gallery, do we have folks that would like to speak? Can you just put your hand up for now if you would like to speak. Okay. We're going to take this and do it school style. If you all can just kind of get in a line, and we'll just do kind of the honor system. That way we just know but do keep track of who wants to speak and then from there make sure that you state your name and the city that you are currently residing in, and then we will go from there. Clerk, do make sure that we are keeping track of the three minutes. Whenever you all are ready. If there's no room to get in line, it's totally okay. I understand it's cramped back there but just want to make sure we have some sort of structure back there.

Edgar Galicia said I'm with Central Avenue Betterment Association, and I have a couple of pointers that I would like to bring attention to. Yes, the full-time operation restriction is harsh. I'm glad to have the eight-hour continuous operation proposed, and I hope it passes. I believe that the ability for these trucks to move from one location to another and eight hours at a time it's a magnificent opportunity for their growth and also for servicing different areas of our community that are not being serviced, so that's an incentive.

I would like to ask the consideration from the Unified Government to create an ordinance for the ability to rent on public spaces to these trucks. That would also allow the control of their location and allow for these trucks to actually have an address of operation. That in turn would allow for them, if the infrastructure allows or serves for them, to get electric service and other type of services that would help their operation. That rental space is very important because also will allow for branding, and that's one of the things that we need to think about. The fact that all of these trucks, all of these businesses are investing not only in their service, but also in the name, the history, the attention grabbing from other segments of our community and the metro in general. Just like Commissioner said, we go outside, and we ask, where do you go and get good food, and they'll say Kansas City, Kansas, and they'll find those, they'll find those spaces. **Ms. Sparks** said one minute remaining. **Mr. Galicia** said so, branding is important, and this ability to rent these spaces and locations are very keen to branding.

I would like to end with the fact that the clubs or nightclubs in our space in our community close earlier than anybody else in the whole metro, so their market is somewhere outside the city. That means from 1 a.m. to 3 a.m. there is a bundle of clients coming from other cities, other counties to eat here to have dinner or breakfast, if you would call it, and then go on with the rest of their day. So, please take that into consideration. Thank you.

Leonardo said I'm owner of a food truck, and I want to tell you guys why you need us. Just to let you know guys, so far this year on taxes each truck paid \$43,000, and I got proof. \$43,000 on taxes. Those taxes goes to the schools, streets, for taxes for the city, and it's eight trucks. If we put it together, most of them have almost the same customers, so it's over \$367,000 that they get on taxes just for that corner, and those taxes are going through the government paying for the police and all of that stuff, and I got proof of that, as each of them have their business—all of them

have registration with the city, fire department. They got their permits, licensing, and if you look into that, you will see how much money you will lose if you move them out of there. I'm just talking about those nine taco trucks that are there at 18th & Central. Now, imagine all the other taco trucks around. So, food trucks are a big business. I don't know if you guys have seen it or what. I don't know why you didn't look into the research and why instead of taking them out, why you don't support them a little bit more. They make their businesses. Imagine if you cut their hours. They make all of this money during the lunch hours because most of the people that buy from them are people that work on the offices, construction workers. And then after the clubs are closed, that's when they make all the money. But if you guys cut their hours, you guys are losing money too. They're not going to make that much money for you guys to pay for the taxes. So just look into that and, like I say, we have proof of that if you guys want to see it. My name is Leonardo, and each of them have something to say, too. **Ms. Sparks** said one minute remaining. **Chairman Davis** said awesome. Please, no clapping. **Leonardo** said do you guys have a translator? **Chairman Davis** said yes. Are you done with your statement, sir. **Leonardo** said yes, I'm done with my statement.

Chairman Davis said awesome. Yes, we just wanted to make sure it was clear public record. Are there other individuals that would like to come and speak? **Leonardo** said do you guys have a translator, or I can translate? **Chairman Davis** said yeah, absolutely.

Leonardo said okay, basically he's saying that his name is Jose Hernandez. He's a proud owner of Taqueria Hernandez, and he's here to defend his business and the hours and how it's affecting him, and not just him, the workers that he has already. He had seven workers he had to let go of four of them. Imagine four families homeless because of this ordinance that they create. Not just that, their kids. How are they going to pay for their bills if you're already affecting the business and he can only support two families out of the seven that he had. Basically, he's stating what I've just said about the families and how he had to let go of some of the workers because he can't support them anymore after you guys put in this ordinance. And he thinks there's some third people that try to make different ordinances, like to rent or instead of how they used to have it. Like they try to get a benefit from it, not just help the community. He believes that they are doing

this for that basically to rent the park or to move them to a different park where they can rent to them even though he is already paying private parking lot because where he's at he pays \$1,500 a month plus the city staff and plus his taxes. He believes in God and that you guys will come to a good understanding of all of this and how you guys are affecting not just us as the business, but the families of our workers. I think that's all he had to say, and he said thank you and God bless you guys. He said that they will accept major hours, but we don't want 100 feet from each other because that will create—if you think about it, they already created a community down there, so if you put three street taco trucks with 100 feet between each other they cannot watch for each other. If you separate them, it's going to bring crime to them and a lot of other stuff. That's what we recommend, and that's all we have to say. **Chairman Davis** said okay.

Francisco Valencia said it's me again Francisco Valencia, my wife Judith Aravelo. We are the owners of Paco's Tacos at 18th & Central. We've been in business for a year and a half. We started working at 18th Central back in May 2023, and since we started working there some of the news said that we don't have any regulations, we don't have any permits. We don't make any moves until we have everything online, like Health Department inspection, Fire Department inspection, LLC insurance. We already pay too much money, plus we employ five employees. You guys don't believe that we pay five employees. We paid \$43,000 in taxes this year, and then we had to let three of those guys go. It's three families. They're suffering because we cannot operate after 8 o'clock. As you guys can see we have videos. I have pictures of how we clean out the streets myself with the partners, with the rest of the food trucks in there. During the wintertime the city doesn't even look at the street. There was so much ice, probably two inches of ice. Nobody removed that. I had to remove it myself with the rest of the crew. We do it by hand. We put salt on it. During the summer we clean out the park. We cut the grass. We clean out the trash. We never leave this dirty. There can be one person out there. I have videos. I have pictures of what they do. Some people don't care. Some people out here don't have all the permits, and just because of that we are all going to pay for that. Like every time to make a living. We're trying to make a living out here. We're not on the streets asking for money. We're not on the corner asking for a dollar because we got a family dying. That's not true. No, we are workers. We are hard workers. Know in a year and a half, two years, you guys can check my records, we don't have not one

violation by the Health Department. Every single inspection, we've been passing the first time without any failings. **Ms. Sparks** said one minute remaining. **Mr. Valencia** said as for the food trucks, we care.

As you know—I mean we probably look like all Hispanics, thinking that we don't even know how to read, how to write. But we're educated. I educated myself. I'm a certified chef. I have a construction company, too. I do a lot of stuff, not just one thing. So, I go up and beyond and I help a lot of people. I help a lot of people. I hope you guys can help us out. There is a restaurant, I mean we're not even close to the restaurant. We're like 500 feet away from one restaurant. There's only one complaint. Especially that restaurant. Last year they got eight critical violations from the Health Department. Actually, last month eight critical violations—undercooked chicken, unsanitized cutting boards, raw eggs. We don't do that. We wash our hands. We have sanitation. All the guys, they understand how important it is to work with food and how important it is to serve safe food. **Ms. Sparks** said your time has expired. **Mr. Valencia** said so help us out. It's in our hands and in your guys' hands, you know. Then we can do anything in our hands to keep the area clean. Clean as we go. We don't dump any grease into the sewer. So let us know what we need to do. We need to work. That's all we ask. Thank you very much.

Chairman Davis said thank you. I'll just remind you all we cannot hear if there's like murmuring or talking and stuff, so when folks are speaking, please try to be quiet. It also is really, really important that we're able to hear so that we're able to make a public record of what folks are saying, so please try to be respectful so that we can hear what is being said. And we also have this kind of vent thing that's right under me, so please, please try to be as quiet as you can. Yes, do we have another person?

Marta said my name is Marta. I came here to represent Primos food truck. Another person that had to pay taxes of \$43,000. Again, on taxes just for the city. So, that's another taco truck paying \$43,000 for each. Basically, she added the whole \$43,000 to all of the taxes that they have, and they have a total of \$344,000 paid on just city taxes. That's money for you guys that basically she's saying that that money goes to parks, schools, and streets. And that doesn't include all of the legal stuff that we pay separate—our business license, our Health Department inspection, our

Fire Department permit. Basically, she's saying that she's asking you guys to please remove those norms that you guys have because basically her business has been affected and not just her business, as you can see. It's going to affect you guys as the money that they already support for the city and the schools and all of the other stuff. Thank you.

Antojitos Cacho said basically he is saying that his name is Anto Anitos Cacho. His taco truck depends on two families, and he's talking about the music. He says it's important since it's part of our culture. But with a little bit of regulation and having hour times, like not having it in the late night. Okay, that's all he had to say and thank you.

Sima Morataya said the name of her food truck is Antojitos Morataya. She has been paying all of her permits, licenses, and business licenses. She's not good with you guys moving her out of the park that they already have there since they already have their clientele and most of the people that go and buy from them already know where they are. The thing that is affecting all of them is the hours, and they even take care of the park. They clean it. She has another recommendation. I think they already sent it about the prices for business licenses where for one day they start at \$25 all the way to two years for \$350. You see how much money they are paying already on top of the money you guys are making for the city. She doesn't want to move from where they are since she thinks some other person is trying to move them out of that park to just to get a benefit from them moving and charging rent because they were already paying rent on another place that was contaminated by oil corruption. Thank you.

Leonardo said another person with another taco truck. **Armando Rolis** said they have a food truck, that two people depend on them, and how the hours are affecting them. They even have insurance from the food if somebody gets sick, and they even have insurance in case one of their workers falls or a worker's comp and stuff like that. We did not include him on the \$340 something, and here's another one that taxes. Now imagine the whole country. He says he has all his permits, and he does everything they want. Like I said, they want more time so they can still make the money. Thank you and have a nice day.

Sarah Lynch, Wyandotte County, said you guys know me by now. It was when I met these fellow vendors and food trucks that I got to know them, got to know not only what great people they are, but also how it is that they contribute to our community as Wyandotte County residents, as Wyandotte County vendors, as small businesses. Leo and I are both very exhausted right now because we've been trying to think of the words to explain to you guys what this ordinance does and how it affects their businesses and their sales. Something that I'd like to convey to you is that there's the limit in this ordinance for eight hours at a time in any given location, and it's really their right as citizens, as residents, as vendors, as merchants to be able to sell wherever they choose to park their truck for as long as they choose to park their truck, but more than that they also now have clientele throughout their various spots. They have sales niches. They have places where they provide their services and where the residents depend on their services. I know you guys have say, have reports, that you've received complaints, but what you haven't yet heard are the excellent commendations of their food, not only their food, but their general pleasantries and what it is that they provide. So, I feel like you guys should take that into account when you're thinking of how it is that you're going to best craft this ordinance because eight hours in one place—it's better than four hours in one place, but it's still not fully meeting the needs of both the merchant and the customer. **Ms. Sparks** said one minute remaining. **Ms. Lynch** said, and this right is something that I feel like you guys should take into consideration. Thank you.

Louise Lynch, Kansas City, Kansas said first, I want to thank you all for making this meeting and listening to what all these vendors have to say. And I want to put out an extra thanks to Mayor Garner for, after being so ill, jumping back in the saddle and making sure that this comes to be and working very hard to make this happen. The vendors are very pleased with the hours offered, and they will accept them, but I want to talk a little bit about some of the things that are disturbing that I would like you to consider as you're crafting this ordinance. These people have been harassed, been intimidated, been accused of being filthy, being accused of simulating them selling tacos to selling marijuana, crack, and cocaine. This is despicable. This happened on April 19 when 14 Police Officers, Captains, and Sergeants came upon six vendors because they were there to check their permits along with business licensing. After intimidating them, attempting to intimidate them, and assimilating their selling tacos with marijuana, crack, and cocaine, and I do have the

video for that, it is just deplorable. Nobody, nobody has the right to do that to people who are trying to earn a living, who have taken care of themselves, their property, get there early, and they wind up helping to feed the homeless. They don't have them stick out of the trash. They give them hot food. They give them part of their profits. They are an integral part of this community, and to be harassed and treated like that and told by the police that two and a half weeks prior that there was a meeting between six commissioners, the ninth-floor staff, and the upper echelons of the Police Department—**Ms. Sparks** said one minute remaining—**Ms. Lynch** said to come down and do this raid type or educational blitz.

I would like for you to meet with them personally and hear their experiences. Ten people are not here tonight because they are so traumatized and fear to come here. That's not what Wyandotte County is about. It is about everyone. They deserve to be able to survive, and to raise a family, and work hard. They don't have health violations. They don't have permit violations. I can go ahead and testify to that as Business and Licensing told them, and we have the video to that, but also told them that they knew that some of them were being extorted for over a year, and they did nothing. **Ms. Sparks** said your time has expired. **Ms. Lynch** said that it was not their job that allowed them to do that. Thank you for your time and please consider everything they have said, they are great people. **Chairman Davis** said I do want to get to some of the other folks that are behind you. I do appreciate the commentary.

Helen Hokinson said I own homes in both Districts 7 and 8. I am in support of revising the ordinances that would support both these small businesses and the neighbors. I think we can find common ground somewhere. I also think it's important to address, I don't know how a business is normally informed when they're in violation of an ordinance, but I think it's important to mention that fear is a weapon, and if my understanding is true of how these business owners were informed that they were in violation, I just want to say that my expectation moving forward is that we apply a different intentionality to enforcing our ordinances. And also, we made some missteps, and we sent a pretty strong message to surrounding communities in the KC Metro that we are not friendly to small businesses. So, anything we can do to repair that damage that has been done, I think, would be smart. Thank you.

Chairman Davis said how many more folks do we have for public comment? It looks like we just have—we have—okay, so after you four is just—everybody put your hand up if you're going to do public comment. So after you four, we will be closing the public comment period, and we will be proceeding.

Dr. Alma Hall, Kansas City, Kansas, said okay. I just need some clarifications because I've heard that some businesses are renting, making the food trucks pay rent while they're parked on the street. I need some clarification on that. Can a business, or if my house is here, you pay me rent to park in front of my house. Is that a legal practice because if it's not then some—we need to go and check at 19th & Central. The other question that I have is if we are going to have a place where food trucks are going to pay rent to go and sell that if the property is from Wyandotte County, let's say we go to buy a park or here and there, is that something legal because they're already, we're already paying taxes, and taxes keep increasing as I keep hearing during these meetings. The other question that I have, and it's all clarifications, if the food trucks are already paying rent, how come Unified Government does not know about this rental parking spaces and how come those places are not being monitored? Because again, this community, our community, is getting hit all over the place with taxes, so those are questions that I'm asking. If you guys are aware of those practices, if you are, how come no one has stepped in and kind of go and investigate? If you have not, then we're bringing that up to life. Thank you.

Juan Sanchez said I also am a food truck operator/owner, and just a few points to point out also. Apart from supporting, also, the city of Wyandotte County, we also support the nightlife or the nighttime workers like second and third shift during their lunch breaks. Also, we have a huge crowd, also, that we cater to, like Kelloggs and some other third shift and second shift facilities that are in Fairfax area, and they always come down or we deliver to them, so we're also providing some type of food source for them so they can go to work and also be happy. I also want to say that I appreciate Mayor Garner for the revised ordinances. I think it will make a huge impact to the community of the mobile food vendors. I know a lot of them couldn't be here that I know and invited personally, but they also are in that same route in that same agreement. Thank you.

Stevie Wakes, BPU Board Member, said I just wanted to express my support of the food trucks because—and also express my gratitude to the Mayor and to the Commission for hearing their concerns, and I think that really, and I stress this even as in my role as an elected official, communication, communication, communication. Many time we want to make ordinances for people that we haven't really sat down and spoken with. I think attempts were made with the Mayor to meet with the food truck vendors to try to come up with a way in which he could provide a proposal for the change of the ordinance. I think that is why we have what was provided today. But I think that because I speak Spanish, I'm not intimidated by those who speak Spanish, and so it makes it easy for me to communicate with them and communicate with those who speak Spanish. And I think because of the influx of Spanish residents within our County a lot of us, and it seems—and I was very disappointed with the way in which many of the decisions that are made by the Unified Government seem to be resistant to our new immigrants, and I think it's very important that we pretty much even with—and I was very upset with the safe and welcoming, but I think that better communication needs to happen between the Commission and the residents, particularly when it comes to those that don't speak our language, that have concerns, that really need to be addressed, and I really thank you for having this time so that you could hear from them, and now that you've heard from them it is my prayer, my hope that this Commission, well this committee, will provide to the Commission a recommendation after you've spoken with them that will be acceptable by both of them as well as our County Commission. Thank you so much.

Chairman Davis said please hold the applause everyone. We still want to be respectful and make sure that we're able to get through public comment. This will be the last one here. We'll check if there's anything online, but this will be our last one here.

Pamela Penn- Hicks, Wyandotte County, said I just wanted to share that I've had the opportunity and the pleasure and the honor to work and sit down and break bread and listen to the story of these individuals who are trying to do a great thing, be an entrepreneur in America, and their story has touched me. It brought back some memories I want to share with them that they also have company in that harassment. We had the same situation on Quindaro with Black businesses, Black food trucks, that were there for First Friday and they are no longer doing that because of the

harassment. So, I hope that this gives us an opportunity to work with all of our entrepreneurs in this community who are trying to make a living and provide tax base and be a member of the community. So, I want to personally welcome them and tell them I look forward to eating more tacos, and Jose, thank you for the horchata.

Chairman Davis said I know it has been quite a night of you all sitting there through the first committee meeting, and then these Land Bank applications, and then you only get three minutes to speak and everything. So, I hope you all feel like this time was worth it for you all to express yourselves. You do want to make note that if you would like to send us more information or commentary, you can do that through the Clerk's Office. Our email addresses are also available, and we'd be, I personally, would be more than happy to meet with you all and hear more about your concerns and your experiences. With that the public comment, oh, yes, Clerk, do we have something. **Ms. Sparks** said we do have one hand raised online. **Chairman Davis** said okay. So, the public comment period for here is closed. Online this will be the last one, and then we will open it up to commissioners. **Ms. Sparks** said we have James online. Sir, you'll need to unmute and give your name and city of residence.

Allison Williamson, Wyandotte County, said this is his wife, Allison Williamson, Wyandotte County resident. We wanted to see whether there's been any push to have food trucks be in the Unified Government area. You know, you have all of those businesses, the courthouse, all of those employees that would like to come out and have lunch, and they're hungry at lunchtime. Is there any move to have some food trucks lined up around that driveway area where the potted plants are or any area around the city and court buildings for employees to actually have lunch. **Chairman Davis** said ma'am, is that all of your comment or were there other things that you want to add. **Ms. Williamson** said that's it. Thank you. I just want you to consider having a resource for employees down there as well. **Chairman Davis** said Awesome. Thank you so much. I know there were Food Truck Fridays that had happened some time before, so there have been some efforts. With City Hall being under construction I think there it's a little bit challenging there, but there's definitely some possibility for the future, especially in front of Memorial Hall and other

spaces, so no. Really appreciate that comment. Okay. Public comment period is closed. Are there, commissioners, any other comments or anything on this conversation regarding food trucks.

Commissioner Ramirez said I just want to again thank everyone who came out tonight to speak and give your thoughts and your concerns. I would be more than happy to come visit each and every one of these food trucks and get amazing food. And I do, I do support, I cannot remember which community member it was, who mentioned about the music and regulating music. It is true. Growing up cooking and listening to music is part of the culture. Growing up my tia every time she cooked, or my mom cooked, or cooked and cleaned it's just part of our culture to play music. To me you can't have a good taco or just good food in general if you don't have the music listening behind it, and so I hear you on that. I hear all the concerns. Like I said, I'd be more than happy to come out and visit each food truck and just get to know the good people who support this community and who clearly love and care about this community, so thank you.

Commissioner Hill said I too want to say thank you to each and every one of you that are here, and definitely, I have heard you and support also the efforts of being an entrepreneur. I do have questions for legal or Mr. Gunner. I'm not sure where this would fall. One of the things we heard on tonight, that there was rent being charged at the location where the vendors are at. Are there any comments? Is that a UG charge or does that come from outside or is that—**Mr. Hand** said if you are on a private property with a food truck, which is allowed with similar, but different standards, that's a business relationship between that private property owner and that food truck. If you are on the public right-of-way and someone is trying to charge you, that is illegal. **Ms. Green** said that is correct. Nobody should be charging you if you were parked on the street. **Commissioner Hill** said okay. So, does that go back to the park thing, too? Is park considered public property? **Mr. Hand** said which park? **Commissioner Hill** said I don't—I'm just trying to figure it out. Because I know earlier you said some parks. **Mr. Hand** said yeah. If we're talking about 18th Street & Central Avenue, there's that little triangle park right there where the access road meets the grid. There's a bunch of them on Central Avenue, actually little pocket parks. Some of those I'd have to double check the map, but some of those are actually zoned residential depending on where they're at. I do believe the one at 18th & Central is zoned

commercial, so there's a nonissue there. But if you are operating in the public right-of-way, that is the public right-of-way, that is everyone's domain as administered by the Unified Government. You cannot be charged to use that unless it's the Unified Government charging you for like a street meter, which are mostly, if not all, in downtown Kansas City, Kansas, not on Central Avenue. But if you're up on the park, you shouldn't be because we didn't give you permission to be up on the park selling, putting your taco truck or food truck or mobile vendor on top of that property, but if you're on the other side of the curb in the street that's where you're supposed to be. That was the full intent of the mobile vending ordinance, or at least the portion of the streets for people ordinance related to mobile vending is between the curbs, is where we're trying to legalize it, and then we allow it on private property, and again you see food trucks at all kinds of commercial businesses. That's allowed, and that's an agreement between that business, that food truck business, and that property owner business. So, yeah, they could rent it if they want.

Commissioner Hill said okay. Thank you for that clarity, and I'd just like to say one other thing. I'm not real sure about this, but I want to say this anyway. I heard several times that this community has been traumatized by how they were treated by those who were enforcing the code or this statute or this ordinance, and so I would like to apologize to you for any mistreatment that was out there. I want to apologize for that because we're all human beings living on a planet, so I just feel like everybody deserves to be treated fairly regardless of the circumstances, especially as a business owner. So, thank you. I support you and look forward to hearing from you and working with you in the future.

Commissioner Bynum said I just wanted to clarify back to I think might have been the last speaker. You had several questions, and I think we just answered one of them, but you had several more that I didn't catch. The last speaker was a female, Dr.—oh shoot. Is she gone? If she's gone we'll go back the record and capture the questions so that we can answer them. I think we just answered the first one, which was the question about charging rent if you're parked on the street, which the answer is no. So, we just want to go back and capture the other two questions and get those answered. **Ms. Green** said I think the other question of hers was how did we not know if they were charging rent, and that would be that I will guarantee you they're not licensed as a landlord, and so we wouldn't have known if they were charging rent to people if they're not

licensed as a landlord at this point, which, if they're charging people to park on the street, I'm going to guess that they're not trying to operate a legitimate business, so we wouldn't have known that way. I do remember that as a question. So, if they're not licensed as a residential landlord or even as any type of—if they don't have any type of rental license, then we would not know if they were trying to act as a landlord. **Commissioner Bynum** said I just think it points out that, you know, there might be some predatory activity occurring. **Ms. Green** said yes, absolutely. **Commissioner Bynum** said thank you.

Chairman Davis said if you have documents or evidence or anything like that, please do submit it to us just so that we can be aware of what is going on. We want to be as careful and as methodical with this approach so that we can make this easier. Any other questions or anything, committee? Staff? So, wrapping all this up—so, tonight was an item for information only. That means that the policy and the ordinance as it stands right now, there are proposals and continued conversations, but there's not a vote. We don't have any actual language that we can consider right now.

I will let you all know that it is my intention as Chair to call another meeting on May 13. We actually do—our regular schedule actually had us not meeting in the month of May for the Neighborhood and Community Development. We actually do have another meeting that I'm going to schedule and hopefully all my colleagues are able to make it. I think they will, but with that meeting the hope is to put a kind a final chapter to this Land Bank Policy and get it moved to full commission and then also now that this conversation for the food trucks has come, and have the Mayor's proposal, and I know Commissioner Ramirez is going to be working on stuff, you all can come back May 13, and there will be opportunity for public comment again during that time. And I know for some folks that weren't able to make it because again, this was blue sheeted, we do want to offer that opportunity. And so, if there are individuals that had planned on coming that couldn't make it because of the really, really quick notification, I did want to put that out there. That way if they'd like to come in person or online and provide public comment, they're able to do that.

Mr. Hand said May 13 is the City Planning Commission hearing, so that would be in conflict with that Standing. Again, just to reiterate that to update the Streets for People Ordinance in totality requires both Chapter 32 and 27. State law requires the Chapter 27 stuff to go through Planning Commission as Mr. Ross pointed out. If you remember a few years ago when we went through that process, they're not synced up really well, but I think to create a conflict in those two would be disadvantageous. So, sometimes things get held over in Standing and not Planning Commission or vice versa, and things move around a little bit or whatever when you're dealing with two committees to do a single policy update or whatever. So, I would just caution that we make sure we're—**Chairman Davis** said yes, make sure that there's alignment. And thank you for that. We'll work on scheduling to make sure that that's good, but thank you for notifying me of that. So, to the public, if it's not May 13 we'll find a closer date, but we'll make sure that there's opportunity to be provided and that there's alignment.

Action: For information only.

Chairman Davis said with that we're going to move on to our last item, which was actually our third to last item, which is the Land Bank policy review discussion. I'll give us some time to kind of change things out. Community, thank you all for coming out and providing public comment. Really do appreciate it. Mr. Knapp, I'll turn it over to you for this discussion and this portion of our Standing Committee.

Item No. 3 – 2155...LAND BANK POLICY UPDATE

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

- Gardens
- Yard Extensions
- Holds

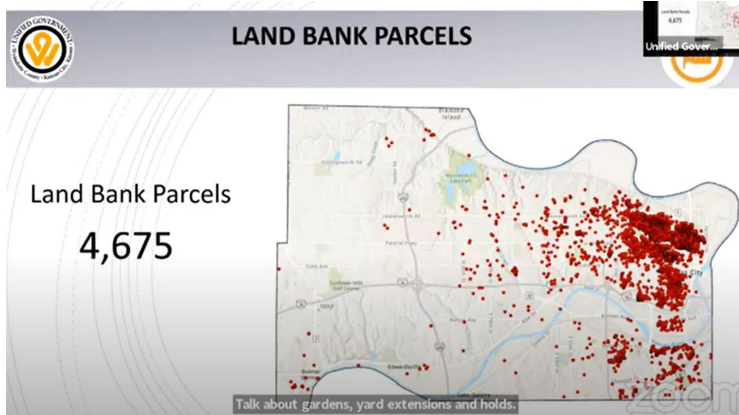
LET'S TALK
Land Bank

Monday April 29th

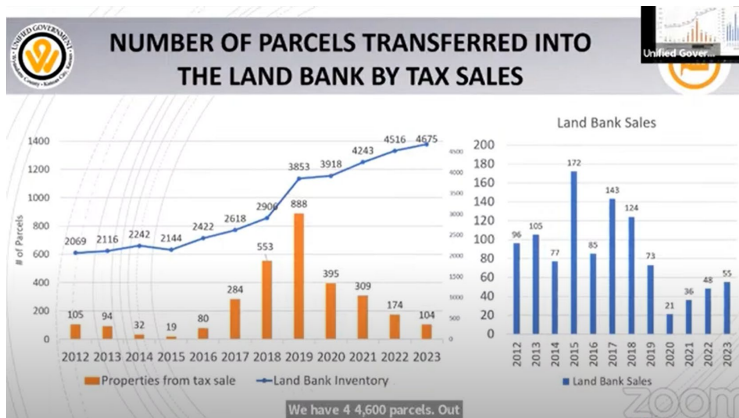
- Recap
- Gardens
- Yard Extensions
- Holds

Mr. Nap, take it away.

Mr. Knapp said to talk about the policy tonight we're going to do a little recap from our April 1 meeting talk about gardens, yard extensions, and holds.



This is a map of all our Land Bank parcels we have. We have 4,600 parcels out there.



April 29, 2024

This is a steady increase in the number of properties we've had per year. In 2020 we had a policy change that says, well no yard extensions for buildable lots. So, basically what this chart's showing you, more properties were coming in than going out.

**APRIL 1ST STANDING COMMITTEE RECAP
POLICY CHANGES**

Option

- Agreement Start Date
- 45 Days to Sign
- Extensions

Land Bank Advisory Board

- An additional member which shall be the registered Neighborhood Association President within the NBR area containing the most WCLB parcels, who shall be chosen by the representatives from the Executive Board of the Livable Neighborhoods Task Force.

standing committee recap, the option changes

Our April 1 Standing Committee recap of the option changes, everyone really kind of liked the option agreement. It was small changes, like the agreement start date, 45 days to sign, and extensions that just basically helps me run the Land Bank better. The Land Bank Advisory Board, we had some changes. Adding one additional member to the NBR area that had the most Land Bank properties in it. So, we talked about it, and it would be a neighborhood president in that area, and that would be selected by Livable Neighborhoods to get that extra on the board.

WYANDOTTE COUNTY LAND BANK

WCLB

Gardens

- Current Policy
- Community Feedback
- Revised Policy

selected by livable neighborhoods to get that extra.

Gardens.

**GARDENS
CURRENT POLICY**

Gardens

Must be affiliated with a larger gardening group

Individual Garden

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

Community Gardens

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

Seep on the board.

Chairman Davis said Mr. Knapp, before you continue, because we're about to get in the weeds here. No pun intended, but that was a good one. That was a good one. Come on, come on. It's coming in. It just came, it just came to me, and then it's like all right, about to say that. Commissioner Bynum, I know you had a question.

Commissioner Bynum said if you go back a slide or so. So, you said more coming in than going out in general. Okay, so I'm curious, refresh me Wendy and Jud. When we have a tax sale, do the parcels that don't sell or get redeemed, is that an automatic process. Do they automatically roll into the Land Bank. Just describe for me the legal process of moving a tax delinquent property from tax delinquent status that puts it in the tax sale into the Land Bank. **Ms. Green** said that's correct. Currently, if they do not sell at the tax sale, then we consider the UG to be the successful bidder at the tax sale, and so, then I do a Sheriff's Deed, and it transfers all the property to the UG as the plaintiff in the action, and then I do a Clerk's Deed which transfers them from the UG to the Land Bank, and the reason we started to do that way is because if these properties didn't sell most of them are vacant lots. Nobody wanted them, and so, if they didn't sell in the tax sale, then all we would do is just work them up for another tax sale so they were just repeatedly going into tax sales, and the taxes would be higher at the next sale, which means no one would really want them in the next sale, so we just started putting them all in the Land Bank, and that actual—actually, the number that are going in the Land Bank has been less since we switched to an online vendor. We actually have more people buying vacant lots now. **Commissioner Bynum** said we actually have—**Ms. Green** said more people buy vacant lots now through our tax sales. **Commissioner Bynum** said oh. Okay. Thank you.

And then just as a follow-up quickly, and then I'll let you move on. How long does that automatic process take before—if I go to the Land Bank website will I see that property listed as available? **Ms. Green** said however long it takes Jud. Not pointing the fingers or anything, but however long it takes Jud. **Commissioner Bynum** said so, so lots not, primarily vacant lots not sold at that specific tax sale you are processing them with a Clerk's Deed and then you are somehow transmitting those parcel indicators to Jud and then at that point you are responsible for getting those online for the public to see that that's available. **Mr. Knapp** said that's correct. **Commissioner Bynum** said and so, in general on average from your Clerk's Deed process to me finding that lot available online is how long? **Ms. Green** said the Clerk's Deed part doesn't take that long at all. I do that when I do all my other stuff. I generally do the deed to the UG after I transfer it to all the third parties that have bought properties since they paid money for the properties so I get the sale confirmed and the deed to the third parties done within four weeks, and so I usually get the deed to the UG done within five weeks of the actual sale, so the Clerk's Deed follows shortly thereafter. **Commissioner Bynum** said and hopefully is it somewhat of an automated process or is it a data entry process for you at that point? **Mr. Knapp** said a painful data entry process. **Commissioner Bynum** said darn it. Okay, so it could be—obviously it's a minimum of four to five weeks? **Ms. Green** said on my end. On his end it's probably more. At least two months, if not three months. **Commissioner Bynum** said okay. Thank you. That's it.

Chairman Davis said Mr. Knapp, now we can continue. **Mr. Knapp** said we're going to talk about gardens and the current policy for gardens was it must be affiliated with a larger gardening group. This really limited who could apply for these gardens. During my four years here we've only approved one garden. Individual Gardens, we did have a lease program. That lease program was very difficult to run because people were doing things they weren't supposed to on these lots. Codes would get on me, and I would have to get on them, and we discontinued that program. Then we have Community Gardens. You still had to be associated with a larger gardening group. We really didn't have any.

GARDENS DEFINITIONS

Victory Garden	Community Garden	Urban Farms
<ul style="list-style-type: none"> • Small • Adjacent to home 	<ul style="list-style-type: none"> • Garden clubs • Collective of Neighbors 	<ul style="list-style-type: none"> • Business • Green houses

We're gonna go to some definitions. A victory garden is

We're going to go to some definitions. A Victory Garden is small adjacent to a home, so it's like a private garden. A Community Garden is a garden club or collective of neighbors that come together for a garden. An Urban Farm is definitely a business.

GARDENS COMMUNITY FEEDBACK

SHOULD LAND BANK PARCELS BE USED FOR GARDENS?

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

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

landbank sessions with the community

During our Land Bank sessions with the community, our feedback we received, that 74% agree that the Land Bank lot should be used for gardens.

GARDENS TRADE-OFFS

Pros	Cons
<ul style="list-style-type: none"> • Don't have to maintain • Vacant lots are being used • Lots used to grow food in a "food desert" 	<ul style="list-style-type: none"> • Could become an eyesore • Tax revenue vs new home • Water connections

Do little. Pros and cons for

Do a little pro and cons for gardens from the UG standpoint. The pros for allowing gardens is the UG doesn't have to maintain those lots. The vacant lots are actually being used, they're just not sitting there vacant, there are actually people walking around, moving around these neighborhoods. And the food you eat, the food that grows. The cons are it could be an eyesore. This garden may look like a code violation to some, but others it might not. And then tax revenue from a vacant lot versus the new home is very large. And then water connections are a big issue because you can't really have a garden without water.

GARDENS REVISED POLICY		
Victory Garden	Community Garden	Urban Farms
<ul style="list-style-type: none"> • Same as a yard extension 	<ul style="list-style-type: none"> • Yes 	<ul style="list-style-type: none"> • Yes
Sale price - \$0.10 per square foot Residential - \$0.10 per square foot Commercial - \$0.25 per square foot		

So, the revised policy is Victory Gardens are the same as yard extensions. So, if you have a lot next to you, that could be a garden. Community Gardens and Urban Farms are—yes, we kind of removed the nonprofit—must be affiliated with a larger gardening group. Sale price for these is 10 cents per square foot, just like a yard extension is. The commercial is 25 cents per square foot commercially zoned. We don't really have that, and then industrial, we put a question mark because we really haven't talked about what sale price for an industrial property is, but I have so few of those.

GARDENS OWNERSHIP OPTIONS

Transfer at approval	Option
<ul style="list-style-type: none"> • Transfer ownership once approved • Let codes enforce blight issues • No additional staff time 	<ul style="list-style-type: none"> • 1 year option • If code violation received don't transfer ownership • Additional staff time for tracking

We have so few of those.

So, we have a couple of ownership options on this. We could transfer it on approval at full commission, or we could run it as an option. So, the transfer would happen once they're approved at full commission. We would kind of let Code Enforcement enforce the blight issues if there was any, and then it would be no additional staff time on my part. We did the option part, run it just like the option agreement. They have a one-year option, and that's kind of to see if they receive a code violation within that year. If they haven't received a code violation, then I could transfer the property to them after that one year. There's additional staff time with tracking and making sure that they're doing what they're supposed to.

WYANDOTTE COUNTY LAND BANK
WCLB

Yard Extensions

- Proposed Policy Changes

sure that they're doing what they're supposed to.

Would you like me to keep going with your yard extension? **Chairman Davis** said let's stop here because I know we've already kind of discussed the yard extensions beforehand. Committee, any questions just regarding the garden conversation? Okay, I will take that as we are good to go. Okay, let's go ahead and continue on. **Mr. Knapp** said all right. Yard extensions. So, we're just going to go over the proposed policy changes from April 1.

April 29, 2024

PROPOSED POLICY CHANGES
YARD EXTENSIONS

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

Pricing (6.4)

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

Residential Price Breakdown

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

The policies written to say yes to yard extensions. We included commercial lots. They can include undevelopable properties that are behind your home that are touching your property. Pricing for them used to be the appraised value of the lot. We reduced that to 10 cents per square foot, so it's based on size. It makes most of our lots under \$500.



WYANDOTTE COUNTY LAND BANK
WCLB

Hold for Development

based on size. It makes most of our lives under \$500

Alright, Hold for Development.

HOLD FOR DEVELOPMENT

- Staff Recommendation** - Holding property for a 3rd party is prohibited (5.7)
- Mayor** - Holds are allowed for future developments

DEVELOPMENT OPTION	AGREE	DISAGREE	RANKING
Hold for development	10	10	10
Yard extensions	10	10	10
Carages	10	10	10
New Home	10	10	10

development. All right, this one, Staps recommendation

Staff's recommendation for holds is holding property for third parties is prohibited. We would love to see them run as like an option agreement where they come in front of you and say this is our plan and then you approve it or deny it, and then they have a year, and I run it just like an options agreement. The Mayor's Office wants holds allowed in the future. This picture is the voting at one of our public meetings, and two people agreed with holding for development.

HOLD FOR DEVELOPMENT TRADE-OFFS	
Pros	Cons
<ul style="list-style-type: none"> • Land Assembly • Control over development • Stabilization of neighborhoods 	<ul style="list-style-type: none"> • Maintenance costs • Limited Development • Speculation

Agreed with holding for for development.

There are tradeoffs here for the UG. The pros for holding property is that we could assemble land for bigger projects, we have control over that development, and then there is the chance that we with a big project coming in that we could stabilize a neighborhood. The cons are we have to maintain them, and that's expensive. There is limited development that's happening currently, and the whole Land Bank Policy is written to prevent speculation, but holding them is kind of speculating, so that's my presentation.

Chairman Davis said awesome. Committee, before I jump into the public comments section, any questions?

Commissioner Bynum said I'm trying to figure out how to phrase my question. We have a hold area right now, don't we, and I don't really consider that speculation because there's a development in process, if you will, which I guess, is different. You tell me what you think whether that's different than speculation. To me speculation is, you know, I'm going to buy up this whole entire block because 10 years from now it might be tenfold in value, and I'm just going to hold it until

somebody comes and offers me bunches of money and a development plan to me is a different thing, so I would just—I'd be interested in anybody else's opinion on that.

Chairman Davis said Commissioner, I'll just kind of chime in. So, I think, and I'm just trying to recall prior the subcommittee conversations, I think there's a difference between us saying, for example, to Mt. Carmel you want these particular parcels. Under our current policy we've said for an indefinite period of time you can have this and whatever kind of happens happens. Under the proposed policy, it's there's some sort of process where they would have to come back to us and at the very least update us because that would be considered an option, and the hope is within two, two and a half years, three years, there have been sizable efforts, progress has been made to prevent that speculation, which is different, I think, from our current policy, which says not necessarily to the developer hey, you're coming in. You have a plan. You want these parcels of land, but we are denying people saying no, you cannot have because somebody else may come and they may have a development plan. Staff, did that make sense on that? Does that make sense? So, I don't know. Anything else? Mr. Hand and Mr. Knapp, you all want to add? That's just my perspective and kind of how I see it.

Mr. Hand said I think from staff's perspective in terms of our recommendation that if we wanted to take a large chunk of Land Bank property for some future development, it can still happen. It should happen through the option agreement, and then they have a year after the first year by the Land Bank Manager to extend it, and after that second year it goes back to you all, and it can extend technically indefinitely. You just keep coming back like any other development agreements where it keeps going and going and going. So, I think that our recommendation as staff is to essentially fund it all through the option agreement and let everybody equally go through that same process.

Chairman Davis said I'll also add, in the event that something does happen, let's say there's personnel change or financing is lost, you think of the development agreement. The development agreement expires. Currently we don't have anything for our hold policy that would capture, well, they lost financing. Okay, well, if they don't tell us, then we don't know that they've lost

financing, and there are all of these other folks that maybe they wanted to apply for that land. They don't have access to it. So, that's just some food for thought there. Did you have any other questions or comments or pondering?

Commissioner Bynum said with regard to the area where we do have a hold. Technically as we did that, did we identify all of the parcels and group them together as a holder or did we just draw a line and say anything in here is on hold. **Mr. Knapp** said anything in square, it was like from 5th to 7th & Parallel to Quindaro. **Commissioner Bynum** said okay, and so, have we done the— we or they done the work of identifying every single parcel number or has it been more of a general this square is on hold. **Mr. Knapp** said it was very general. **Commissioner Bynum** said okay. **Mr. Knapp** said I did remove them from our online facing Land Bank map. **Commissioner Bynum** said okay. Thanks.

Chairman Davis said other questions, committee, before we get into public comment? Awesome. Okay, let's go ahead and get into that public comment. Clerk, were there any comments received from the public. **Ms. Sparks** said no comments were received. **Chairman Davis** said I'll ask if there are any hands raised. Let's start online to speak on this item. **Ms. Sparks** said we do have a hand raised. **Chairman Davis** said awesome, and please be aware that comments should be limited to this item per the Commission Rules of Procedure and should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities. You'll have three minutes to speak and please state your name and your city of residence for the record. **Ms. Sparks** said we have Mr. Eric Hemphill.

Eric Hemphill said I represent a nonprofit called Cultivate KC. We're a nonprofit focused on urban farmers, helping them throughout the metro. We've invested in the KCK urban agriculture community since 2005, first with the establishment of a farm and our first headquarters on Gibbs Road and then since 2008 we've handled the management and growth of the New Roots Program at the Juniper Gardens training farm on 1st & Richmond. The New Roots Program is a four-year training program that prepares trainees, primarily former refugees, to run and operate farm businesses. To date there's been 46 graduates of this program, 31 of whom are still growing and

selling at 25 different farmers markets throughout the metro. These graduates grow on around 16 acres, most of which is spread throughout Wyandotte County. So, these farmers are all growing using organic principles, and that helps rejuvenate the land on which they're growing and creates a healthy impact on the environment and the community around the farm. In addition to assisting the new program, Cultivate KC also helps many other farmers in Wyandotte County in growing and maintaining their businesses through technical assistance and educational events and access to funding. I want to say today that the value of urban agriculture is multifaceted, but it begins with the simple fact that without farms there'd be no food, and as an extension of that notion, without access to land there is no farms. Additionally urban growers provide care for parcels of land and provide community benefit on that land that might otherwise be vacant and/or maintained by the county with the county assuming all the costs associated with that maintenance.

Urban Ag is also beneficial for the environment and is an express emphasis of the Regional Climate Action Plan of which the Unified Government is a partner. Importantly the primary benefit of Urban Agriculture might be the increased access to fresh, healthy food, particularly in areas of the metro that often lack such access. **Ms. Sparks** said one minute remaining. **Mr. Hemphill** said sure.

Recently Kansas City was also selected by the USDA as an urban ag hub, so it's an exciting designation that ensures more federal resources will be made available to growers in the KC metro. Access to land is pretty foundational to farmers' ability to take advantage of those opportunities. Cultivate KC recognizes that there are many aspects of thriving in resilient communities including safe and affordable housing, commercial development, access to green space for recreation and food production.

We strongly are in support of updating the Land Bank Policy to allow for more home gardens, community gardens, and urban farms, and for these to be integrated throughout Wyandotte County neighborhoods. Access to land within communities where farmers and gardeners live and work is an important step in ensuring that we can thrive as business owners and purveyors of fresh, healthy, locally produced food, and we urge the committee to advocate for changes in the policy that create more pathways for access to land for urban agriculture. Thanks so much for the time.

Chairman Davis said we have any other folks online? **Ms. Sparks** said our next speaker is Amy Freeberg.

Amy Freeberg said I'm also representing Cultivate KC. I live in Kansas City, Missouri, but we work across the state line in Wyandotte County, as Eric shared. I fully support everything that Eric said, and we wanted to bring up a few questions and concerns we had about the policy just to put these on record for consideration. One minor point is the naming of what is commonly considered home gardens as victory gardens. I know that's a throwback to the era when victory gardens were considered a point of pride, but just for consistency and clear understanding for people in knowing across the metro area or being able to clearly communicate what's the difference between a home garden, a community garden, and an urban farm, we would just suggest calling the simply home gardens or personal garden, but home gardens is how it's written in the KCMO code.

We also wanted to address that the option for land ownership where a project could essentially be shutdown with one code violation. While this makes sense and there should absolutely be a pathway for neighbors and community members to address real and serious concerns on a property that don't align with the codes, this also leaves open a door for someone to maliciously call in code violations in the attempt to shutdown a project, and we are seeing some issues where there's sort of targeted attacks, especially currently in KCMO. Seeing that on an urban farm project that actually hasn't been found in violation but would just—we would call for a reconsideration of that option or just thinking through how to safeguard and make sure that there isn't malicious use of that option. **Ms. Sparks** said one minute remaining.

Ms. Freeberg said and then with the yard extensions, we think that could be a good pathway, especially for some of the New Roots farmers who are looking to purchase homes for to see someone being able to purchase a home and then buy that lot next to them, so we'd like to make sure that's been considered that the yard and the house could be purchased together. Thank you for your time and consideration.

Chairman Davis said do we have other hands raised online? **Ms. Sparks** said no other hands are raised. **Chairman Davis** said I'm going to call on the superstars that have been braving it out

here. Thank you all so much. We really, really appreciate your patience. Would anyone like to speak on this item? You could just come forward.

Denise Dias said I am the Director of the Wyandotte County Extension Office. We're an outreach from Kansas State University, and I am a Kansas City resident in Mr. Kane's district. So as Director of the Wyandotte County Extension Office I do hear a lot of people talk about community gardens and gardening and growing their own food, and I know that Wyandotte County is—many areas are in food deserts, and you know growing a garden is not going to solve all the problems, but it'll help to alleviate some of that and help us to begin to address our food insecurity issues. Extension is currently in the process of—because of the outpouring of questions and people asking me about how we can better support community gardens we're trying, I'm trying to position our office to be more responsive and nimble to those community needs. Our Master Gardener Program—currently we have 50 volunteers that do work in the community. Many of that, much of that work is done in community gardens. Not every community garden because we don't have enough volunteers to make that happen, but they are doing that work. Some of the other things that I think Extension has supported in other counties, things like plant a row for the hungry, or supporting giving groves, or, like our neighbors to the South, they have a WIC garden for moms of the Women, Infant, and Children program. Recently, as kind of a side note or interesting thing to think about, recently I had a reporter from Iowa call me and asked me what is Wyandotte doing because we are the fastest growing urban farming county in the country. **Ms. Sparks** said one minute remaining. **Ms. Dias** said and the only thing I could say to that was I think our partnerships and the people at the KC Farm School and at the New Roots for Refugees Program, and of course our Cultivate KC partners, I think because of that, that is what is propelling Wyandotte County to the forefront for urban agriculture. So, that's all I have. I just want to say I'm supportive of any initiative to make it easier for people to have gardens and to also use that as a way to start a business and become business owners in Wyandotte County. Thank you.

Helen Hokinson said I own homes in both Districts 7 and 8, and I really just want to echo everything that the folks from Cultivate KC and the Extension Office just said. I also think it's important to mention I participated in the heat mapping that happened last summer, and so as we

saw earlier, there is a lot of building going on, and I think that opening up space for urban agriculture, home growing, community gardens is a nice balance, and it's something that Wyandotte County can offer that some of our neighbors cannot. Thank you.

Chairman Davis said other comments? **Ms. Sparks** said we do have a hand raised online. **Chairman Davis** said online? Well, I'll have Ms. Jefferson go first, and then we'll get back to online. Yes ma'am

Eleanora Jefferson, Kansas City, Kansas, said I want to personally thank you Commissioner Davis because when you started this you told me don't worry. We're going to take it step by step, and we'll be going through the policy, and you have stayed true to that commitment, so thank you very much for that. I've been practicing this and practicing this, so let me get started. The effects of redlining and other regulations that led to the economic, social, and health disparities and inequities are now showing their generational DNA because these powerful tools that resulted from this exclusion are now reaching beyond the people who are descendants of the original victims, and they're reaching beyond, and addressing, and really victimizing people who are hailing from other countries who come to Kansas City, Kansas, for opportunities in Kansas City, Kansas. So, I'm talking about specifically something that I've not seen, and I've not heard, and that is the presence of lead. A presence of lead in our parcels. We're not unlike other urban areas throughout the country. As a result of the paint, the lead in the paint, which, as I was doing my research, I understand that it took some force, federal force, against the manufacturers of paint to remove the lead out of that paint. That kind of dovetailed along with the time that we had redlining and Urban Renewal, as well, and so what that did was to kind of isolate the people who could not move from where they lived and moved to the suburbs and could not get home loans, and so forth to improve their environment and that type of thing. So, they lived, and then they raised their children, and what they were susceptible to would be the lead paint that's in the soil.

The other thing that I learned because I started, my late husband and I started the urban farm about the time that Cultivate KC did, is that the lead does not wash out of the soil just by rain. I mean, a hurricane or a tsunami would probably get a lot of it out, but just everyday rain does not. The same is with arsenic, so what we're seeing is as I look at the Homefield, I thought I was

impressed as well. **Ms. Sparks** said one minute remaining. **Ms. Jefferson** said and I kept saying to myself what do we need in the Northeast? What do we need in the Northeast area in order to be able to attract those types of developments and so forth. And I know we need a lot of things, and I'm sure that there are a lot of components in that planning and so forth, but what are we going to do about the lead? And, in my opinion, and I hope that it is your opinion as well, that this policy should at least look at that. We have in the Northeast KCK Heritage Plan, we have something called the equitable scorecard and the equitable scorecard has four pillars. One pillar is the environmental pillar, and what that means is that when an application comes through for, let's use the Land Bank, for example, that application is scored not only for its potential to offload the maintenance cost of doing, you know, maintaining a lot, and that type of thing, or getting them back on the tax rolls, but it's also goes against a grid. Something like what is used in Urban Planning and Design when we go before the Planning Commission. There are certain rubrics and certain things that—**Ms. Sparks** said your time has expired. **Commissioner Bynum** said I make a motion to give Ms. Jefferson three more minutes please. **Ms. Jefferson** said thank you. **Chairman Davis** said Ms. Jefferson, how much longer do you have for your speech. I do want to be sensitive to the folks online that we have, but just approximately how much longer? **Ms. Jefferson** said oh, I tell you what. I could probably end it in three minutes and then call me back. **Chairman Davis** said awesome, go ahead and continue. **Ms. Jefferson** said thank you very much. So, this type of methodology is used already in our system for approving applications. So, what I'm asking is that the equitable scorecard be looked at and folded into the Land Bank Policy so that we can address things like lead, to address things like arsenic, and address those things so that there is—what we're handing off is a great product that's not going to cause the harm that lead causes to children and to adults. The residual effects of lead, whether one gets it as a child, the neurotoxins that exist in that is harmful for behavioral, and that's through life. So, when we talk about behavioral problems, are we talking about the inability to know how to solve conflicts? What are we talking about in terms of that? So, I would ask that this body consider embracing the economical scorecard, and particularly in the lead element, and I think I finished. Thank you so very much.

Chairman Davis said do we have any folks that are here in the room that would like to speak and then we'll jump online and then close the public hearing.

Vanessa Robinson, Kansas City, Kansas, said I am the President of Caring Neighborhood, and I wanted to talk about the held property that the Land Bank is holding that due to the community people. I'm going to just take my area. It's a lot of Land Bank property down there, and it's on hold or I don't know if it's on hold, but shouldn't the homeowners be notified that that land is held due to, say for instance, I wanted to upgrade my home, and the Land Bank got the property next to me on hold, okay, so if they got this property on hold, then how if I upgrade and they come and say well, hey, we want this property down here, then I'm at a loss. So, shouldn't the community be notified about properties that are on hold?

Also, I wanted to speak on the land that is in the Land Bank. Like she said, doesn't it need to be tested? And they need to be notified of the property that is toxic land. So, shouldn't it be in the—how I'm going to say it—they should know what they getting. If they getting this land, say they want to plant on it. It's toxic land. So, that's another one I wanted to address.

One more thing about the properties down there that have chickens and is that all right in the city to have chickens and roosters and stuff in my backyard or around me. You know chicken feces and stuff, and we have little kids running around there playing. Little kids put things in their mouth or whatever, so I wanted to address that, too, because it used to be you couldn't have farm animals in the city like that. **Ms. Sparks** said one minute remaining. **Ms. Robinson** said so, those are my concerns. Thank you.

Chairman Davis said we've taken all those notes. There's been a lot of questions and comments and stuff. We probably won't get through them all tonight because it is getting late, but we did want to make sure we have those on record. Clerk, we have someone online. **Ms. Sparks** said we have Alysia Ellingsworth.

Alysia Ellingsworth said I'm Executive Director and Co-founder of KC Farm School. We're in Southeastern Wyandotte County on Gibbs Road. We are very grateful for the support this Commission and Planning staff have given urban agriculture over the last several years helping

ourselves and others change zone from commercial or residential to agriculture. We grow food and teach people how to grow food, and I can't express strongly enough how much positive support we get, how happy people are, and how relieved they are to really participate in growing food, learning how to grow food, and really connecting to the soil, connecting to each other, connecting to the community. We host community roundtables, and we are always happily surprised with how many people show up, how many people share their appreciation for the simplest of things that we do, and I want to express gratitude to you all for prioritizing open space, for prioritizing food production, community development, and I want to ask you for continued support in education for young people to find their way to open spaces and find their way to really fully express the beautiful human body and just the way it can move around when we're outside. We might all not grow food long-term in our lives, but we all will walk in these bodies, and the more young people can have the chance to get outside and move around and do that I think the happier, the healthier, the more wonderful Wyandotte County can be, the better future we can have. Thank you.

Chairman Davis said are there any other public comments online? **Ms. Sparks** said no other hands are raised. **Chairman Davis** said anyone in the gallery? Alright, this will be our last one, and then we will close.

Carolyn Mitchell, Wyandotte County, said mine is real short. I've been a resident of Wyandotte County my entire life, and there's a lot that has been next to me since the late 80s, and I've been taking care of it, cutting it and I would just like to purchase it in a yard extension, so I would just, I think it's like at 346 Quindaro, and if possible, if I could get some, there's the whole, the next lot is also available. So, can you get multiple yard extensions? And if so, I would like that, but I've been maintaining the lot or several lots since the late 80s, and I would like to make that known. Thank you.

Chairman Davis said all righty. So, I'm going to go ahead and close the public comment period. Committee, any questions before we wrap up the night?

Commissioner Bynum said what then do you see next for us? We've taken a lot of public comment and a lot of it's really valuable, and I think has the potential of maybe finding its way into the policy. So far, I feel like the policy has, well as presented, is somewhat broad, and some of this is a little detailed, and we'll probably find some sort of happy medium in there somewhere, but what do you see next for us. **Chairman Davis** said I guess, ideally, I would have liked for us to get a vote at some point, put this to rest, but to answer your question, I do want us to meet in May. I think that's going to be very crucial, just so we can again continue this conversation. We'll talk more in depth about the gardens and urban ag use as well and get some more concrete direction to staff. Right now, my brain isn't working well enough to give any direction to staff, so definitely need that time period, but from there we also have one commissioner missing, and so I also want to be mindful of Commissioner Townsend given her district has a majority of parcels there, and so her input as well will be very, very valuable. But that's basically where we're going is kind of attacking. Right now, the three kind of big issues are yard extensions, the holds I think we are in agreement on, and then this urban ag use. And, so, we are making our way through. I think we're about at probably 80, 85%, and so, yeah, just I probably gave you more than what you were asking for, but a meeting in May to go more in depth and to give staff direction on changes with the hope that we were able to get something done in June. Any questions?

Action: For Information Only.

ADJOURN

Chairman Davis said with that, that wraps up our very, very eventful evening for the Neighborhood and Community Development Standing Committee. With that I will entertain a motion to adjourn.

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

Chairman Davis adjourned the meeting at 9:11 p.m.

bjs

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, July 8, 2024**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 8, 2024, at 7:04 p.m., remotely via Zoom and on-site. The following members were present: Commissioner Davis, Chairman; Commissioners Bynum, Townsend, Ramirez, Hill. The following officials were also in attendance: Jud Knapp, Land Bank Manager; Wendy Green, Deputy Chief Counsel; Kayla Hower, Livable Neighborhoods Program Coordinator; Minah Chapell, Neighborhood Liaison; LaVert Murray, Economic Development Advisor to the Mayor; and Monica Sparks, Deputy UG Clerk.

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

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

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

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

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

July 08, 2024

Chairman Davis asked, Clerk, are there any revisions to the agenda. **Judd Knapp, Land Bank Manager**, said I have removed four items for tonight, A6, A14, A15, and B3. **Chairman Davis** said these have already been removed digitally that we are seeing. Was there any particular reason, was it just administrative, was it the applicant? **Mr. Knapp** said A6, they want to build a tiny home and they were not happy with the staff's comment they need to build a bigger home. A14, removed a lot because it would be a difficult lot to build on. A15, they wanted to build a modern house and not follow the narrow lot guidelines. B3, removed with no explanation.

There were no Standing Committee Minutes available for approval.

Committee Agenda

Item No. 1 – 21210...LAND BANK OPTIONS

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

Please visit the site to review the applications below.

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

17 Single Family Homes

8 Multi Family Units

1 Commercial

A. Single Family Homes – 17 Homes

1. CHWC – 1 home
2930 N. Getty St. - 293003
2. Katherine Dodd – 1 home
2528 N. Hallock - 292427
3. Terri Walker – 1 home
2526 N. Hallock - 292426
4. Darnell Busch – 1 home
2706 N. 5th St. – 095826
5. Amy Bousman – 1 home

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- 3510 Lust Dr. – 079439
6. Bree Spearman – 1 home
2921 . 56th St. – 037508 (Removed at request of the applicant)
 7. Jayme L. Simmons – 1 home
5205 Custer Ave. – 052601
 8. Jayme L. Simmons – 1 home
2811 So. 28th St. – 149834
 9. Engineered GC Services LLC – 1 home
3015 N. Bethany St. – 106605
 10. Gary Dwayne Boyington Jr. – 1 home
816 Sanford Ave. – 131369
 11. Now Maderos – 2 homes
2521 S. 12th Ter. – 129319
2532 S. 12th Ter. – 129351
 12. Eliuc Conejo – 2 homes
3304 N. 47th St. – 916918
4728 Parkview Ave. – 916917
 13. Reginold Johnson – 5 homes
4701 Parkview Ave. – 916919
4703 Parkview Ave. – 916920
4707 Parkview Ave. – 916921
4719 Parkview Ave. – 916922
4721 Parkview Ave. – 916923
 14. Alex Stadtmueller – 1 home
817 Everett Ave. – 081995 (Removed at request of the applicant)
 15. Stacy Clemons – 2 homes
928 Riverview Ave. – 093325
932 Riverview Ave. – 093326 (Removed at request of the applicant)

Mr. Knapp said tonight we have a pretty easy agenda. There's not many controversial things. Oh, I'm sorry, I retract that statement I guess. A2 and A3 are the only ones that received Neighborhood Group comments and are asking to remove those items. I think I could go through everything at once and we'll go from there. **Chairman Davis** said how about this, if you can do all the A's with the exception of those two where the request was for the holdover. All the A's. **Mr. Knapp** said you don't want me to present A2 or A3? **Chairman Davis** said present those two last. **Mr. Knapp** said will do. A1 is at 2930 N. Getty St., it's CHWC and it's in a subdivision that they're already building in. They've already built over 10 homes in this subdivision. This

application has neighborhood support. I'm skipping A2 and A3. I'm going to A4. It's at 2706 N. 5th St. This is right in front of Peregrine Falcon neighborhood. This item has neighborhood and NBR support. A5 is at 3510 Lust Dr. It's for a single-family home. No staff comments were received. A7 is at 5205 Custer Ave. This house is actually addressed off Custer. Planning asked for it to be addressed off Klamm, so the front of the house will face Klamm. A8 is 2811 So. 28th St. This is for a single-family home and no staff comments or neighborhood comments received. A9 is at 3015 No. Bethany St. This is for a single-family home. This one will require a Landmarks review and a narrow lot review. Those are the only staff comments we received on that one. A10 is at 816 Sanford Ave. and then A11 is at 2521 So. 12th Terr. This is two. He wants to build two homes here to sell. A12 is at 3304 N. 47th St. This is north of Leavenworth Road on 47th St. There are no sewers, so this is combining two Land Bank parcels to get to that one acre mark so they can build a home. A13 is a different request, different applicant, but straight across the street from the other one. We joined those Land Bank parcels together to get up to that acre so they can have a sewer—septic system.

I'll go back to A2 and A3. A2 and A3 are right next to each other. It is requested by the builder that is actually building currently in Peregrine Falcon at 2530. If you drive by, you'll see a house being framed right now on that lot. This builder wants to come in and build more homes in this subdivision. The NBR said that they want to support the Oak Grove Neighborhood Group comments. The neighborhood group comments—they're requesting a hold until the neighborhood group meeting can take place. I did provide the builder with the neighborhood group's contact information. I believe the builder misunderstood me and went around and talked to all the residents instead of the neighborhood group, but the neighborhood group meeting is tomorrow. That's my items, Commissioner. **Chairman Davis** said on that comment, it actually says 7/8, which is today if I'm not mistaken. It's a neighborhood group, the meeting is tonight. **Mr. Knapp** said it's tomorrow. I believe that's a typo. I just copied directly from the comments. I received these comments this morning at like 8:30.

Chairman Davis said, committee, before I throw this to public comment, I just want any preliminary comments and then we are going to do public comment.

Commissioner Ramirez said my question is for A9. It's the one that has to have the Landmarks review. For what reason does it have to have the Landmarks review? **Mr. Knapp** said it's in the environment of a Historic District. I believe it's Parkwood. **Commissioner Ramirez** said and let's for some reason to hypothetical, if Landmarks weren't to approve it, what happens to the option agreement? **Mr. Knapp** said they don't get a building permit, so they can never complete their option agreement. **Commissioner Ramirez** said I just wanted to—it's my first time being on this committee, so I hadn't seen that where there's a Landmarks review, so I just wanted to see what were the ramifications if Landmarks denied their application.

Commissioner Townsend said I have a question about A2 and A3. You said someone requested a hold pending a meeting on A2 and A3. **Mr. Knapp** said yes, Commissioner. The neighborhood group is requesting to hold these until the end of the month—at our next meeting. **Commissioner Townsend** said the reason being—is the builder going to meet with them or what? **Mr. Knapp** said I believe so. **Commissioner Townsend** said okay. These are in the Peregrine Falcon neighborhood. I see that it says here on A3 and 4 that there's a possibility that these would be rentals. Do we know if there's—I know that the Peregrine Falcon has recitals that restrict or limit certain things that take place in that subdivision. Do we know if rentals are permitted there? **Mr. Knapp** said A3 is a request from an individual to have Mosaic Construction build the home and they say they want to live in it, so A3 is not a rental. A2, I didn't receive any information that it would be a rental and A4 is being built to live in. **Commissioner Townsend** said I was asking about the A3 and A4. Those are the ones with the hold and I'm just looking at the notations here, estimated sale or rent, but that will be something for—these are option agreements. That would be something for the requester to ferret out if they're in that Peregrine Falcon. There are certain limitations. Rentals may or may not be one of them, so I just wanted to put that out there and pass that on to the builder.

Monica Sparks, Deputy UG Clerk, said we have Terri Walker online.

Terri Walker said I would be the occupant of A3 and I plan to build and live there.

Chairman Davis said any other questions for the applicant? **Commissioner Townsend** said no. Thank you Ms. Walker, that is in District 1. I look forward to seeing a lot of land that was there

that's been vacant for a long time and it's populated now, so I welcome you. Again, the notations in our packets always indicate whether the builder is talking about a sale or rent, so that's why I asked the question, so hopefully, welcome to the neighborhood.

Commissioner Ramirez said was it A2 or A3 or both where the neighborhood group wanted them to come to the meeting. **Mr. Knapp** said both. **Commissioner Ramirez** said I know you said that the applicant mistaken and went around to each resident instead of going to the neighborhood group. Does that meet the qualifications or would they need to go to the neighborhood group? **Mr. Knapp** said well Commissioner, I provide this information to the neighborhood groups to provide their comment so I could share their comments and views with you all. Their comments came in at 8:30 this morning. I believe they knew that they've already talked to the neighbors, so I do not think so. **Commissioner Ramirez** said okay.

Chairman Davis said if there are no other preliminary questions for the committee, I will take this to public comment. Clerk, were there any comments received from the public? **Ms. Sparks** said no comments received. **Chairman Davis** said Clerk, are there any hands raised by the public who wish to speak? **Ms. Sparks** said we do have hands raised online. **Chairman Davis** said comments should be limited to the item at hand, and per the Commission Rules of Procedure, they should not include any rude or derogatory remarks, reflections as to integrity, abusive comments and statements as to motives and personalities. You'll have three minutes to speak. If you are the applicant, we will probably engage you for a little bit longer, so do make yourself known if these are one of your applications.

Ms. Sparks said John Jones is showing online, but we can't hear him. We can come back. **Chairman Davis** said yeah, let's do that.

Elnora Jefferson, Kansas City, Kansas, said I'm the President of Oak Grove Neighborhood Association. We're asking for a hold and it's correct our meeting is tomorrow on July 9th. We're requesting at least an opportunity to meet with the applicant tomorrow because that's our regular meeting. I might say that I also personally had an opportunity to talk with Mr. Jones who is the person who actually spoke with the neighbors and the neighbors that he is referencing would be

the neighbors in the Homeowners Association of Peregrine Falcon. There are five homes in the Homeowners Association plus the one that Mr. Jones is building and I was letting him know the reason that this committee has allowed the neighborhood groups to talk with the builders and developers and owners and it was a great conversation. So, tomorrow with our neighborhood meeting, I would like to—in fact, we invited Mr. Jones to come to our executive board meeting, which was this last Saturday, but he was on vacation and could not attend. So, the first opportunity would be tomorrow.

It's extremely important to us to have a functioning TIF, to have a functioning development agreement because that Peregrine Falcon TIF has been dormant and the building's been dormant for quite some time. The TIF expires in 2025. Those of us who have paid the taxes into the TIF are very supportive and have always been of development, so this is not a gatekeeping item, but it is an item actually to get to know the builder and to make sure that we're all on one accord in what we want. And Commissioner Townsend may remember when we came before Mayor Reardon and that—**Ms. Sparks** said one minute remaining—**Ms. Jefferson** was inaudible.

The other thing that I want to say is that the—I lost my train of thought with that one minute warning, but anyway, I think that's the essence of it. Like I say, Mr. Jones and I had a great conversation, but we would like to keep according to protocol and this is what we do for all other applications and so we would like for him to be treated the same—oh, I might also say that he's the one who has been making the statements coming forth. We have never spoken with—and I don't know if Mr. Knapp has the actual applicant on the application who's Ms. Walker, I believe, and then also there's another woman. The procedure has caused a little bit of hiccup, but I'm sure that we will be able to work that out in future applications. So, thank you very much.

Darnell Busch said I am the perspective resident of A4. I was wondering—I've been told that parcel of land is in Peregrine Falcon. Is that or is that not correct? I'm done. I'm waiting for your answer. **Chairman Davis** said because this is a Land Bank applicant, do we have any answers on that. Is this—it looks close, but I want to make sure. Is this within the Peregrine Falcon area? **Mr. Knapp** said it's within the Peregrine Falcon TIF District. I did check the tax codes on our taxing system, but it depends on who you talk to. Some people say Peregrine Falcon goes all the way south to Quindaro. **Chairman Davis** said so it's within the TIF District. **Mr. Knapp** said

it's actually within the TIF District, yes. **Chairman Davis** said is it covered by the HOA that's there as well. **Mr. Knapp** said I am not sure. **Chairman Davis** said, Mr. Murray, do you have some light you want to share on this?

LaVert Murray, Economic Development Advisor to the Mayor, said as Mr. Knapp indicated, it is within the Peregrine Falcon TIF District and, of course, when the Homeowner's Association was created for that area, these are the homeowners within Peregrine Falcon and they are, as I understand it, they are now formalizing their HOA for the Peregrine Falcon area. I will tell you that has created a little bit of confusion as the builder of the home that's currently under construction in Peregrine. It is underway. That builder is working with the perspective owners of one and two, Katherine Dodd and Terri Walker. I believe those are the—it's either one, two or one, two and three, but the builder when he poured the foundations and basements for the current home that's under construction, in fact, he has approached the Land Bank Office wanting to get the adjacent lots so that he can build on those lots, not for rental properties, but for owner occupied structures. Of course he's had extensive discussions with the residents within Peregrine Falcon who are establishing that HOA. I think when it comes to the neighborhood organization, which is adjacent, and I know Ms. Jefferson has reached out to Mosaic Construction and vice-versa, and I think because of timing, because he's got one home under construction and I believe it will be the largest home within Peregrine Falcon, the homes that he'd like to build next to those are equally as large and so time is of the essence.

I'm just wondering if perhaps you could consider approving or denying, whatever you're going to do with this, and then let it proceed and him contact the neighborhood organization. If there are problems there, then perhaps you not proceed with the option agreement, but again, time is of the essence. If he has to wait for another month and then getting onto the Commission Agenda, will he continue to be interested in building there because right now he's mobilized and has the ability to construct nice homes. I just wanted to share that and I know he's had discussion with, I believe, one of the realtors representing Peregrine Falcon with Beverly Easterwood who's with Douglas/Sumner and apparently she's working with the Peregrine Falcon residents reestablishing or establishing that HOA. **Chairman Davis** said understood Mr. Murray, thank you. I do want to get back here to Mr. Jones, but thank you so much for that. Mr. Jones was there anything else you wanted to add. I wanted to get to this last person and finish up of a comment.

I'm so sorry, Mr. Busch, I'm sorry. Mr. Busch, I'm talking to you, not you Mr. Jones. My apologies. Was there anything else you wanted to add for your application? **Mr. Busch** was inaudible.

Chairman Davis said can we go to the last person that has her hand raised.

Jayne Simmons said I am the applicant on A7 and A8. I apologize, I don't have my paperwork in front of me. I just got off an airplane. When it comes to the address of 5205 Custer, there is also a yard extension available at 5209 Custer and I would like to apply for that as well, but I couldn't online because it's limited to the owners on owner occupied and so I couldn't mark that box to make it through that process. But I'm trying to build two homes that are the same to keep costs down and with the side setbacks at 7, the house itself is only 40, and the lot at 5205 is 50 I believe it is, so I would like to see if I could apply for that yard extension to go along with it and have that parcel as one so I could get that same home built and reduce costs. **Chairman Davis** said okay. Thank you so much. Do we have any questions or anything for this applicant?

Commissioner Ramirez said it's more for staff. I see at 5209, is that a structure, at the very bottom of 5209. It looks like it's straddling both the parcels of 5214 and 5209. Do we know what that is? **Mr. Knapp** said it looks like a small shed, but this photo is from 2022, so it is two years old, so it might not be there currently. **Commissioner Ramirez** said okay. I just noticed that and just wanted to bring that up.

Commissioner Townsend said, Ms. Simmons, you're on the line. **Ms. Simmons** said yes. **Commissioner Townsend** said your application before us tonight is for 5205 Custer. You mentioned wanting to get a yard extension. Yes, you can apply for a yard extension, but since we have 5205 before us tonight, does that mean if you don't get the yard extension, you don't want the piece of property that's before us tonight because that's all we can act on? **Ms. Simmons** said okay. I do still want that because if I have to do a different home, I'll do a different home. I have plans for both. It was just an effort to reduce costs with my builder and my associate that we could keep everything down if we were building the same home twice, but I do have another one that

will fit. I just don't know how to apply for that because, like I said, when you go to the online application, you have to select a box that says you are—like you're a primary residence owner adjacent to the lot. And since that doesn't qualify for me, I can't mark that box, so I wasn't able to actually apply for that one, so I'll follow whatever steps are necessary to see if I can do that in the future, but I do still want to apply for the 5205 Custer. **Commissioner Townsend** said okay. That's the question I needed answered to act on tonight.

Also, Mr. Knapp, one more time. What are the two items that Oak Grove was asking be held over and what would be the next date of a meeting of this body? **Mr. Knapp** said A2 and A3. The date that we meet is very close, July 29th. **Commissioner Townsend** said so it's not another month. It's later this month, okay. Do we know—I don't know if Ms. Jefferson is still on the phone, do we know that the builder has agreed to come tomorrow to the meeting or if Ms. Jefferson is still on, if she could answer that. **Ms. Jefferson** said yes, Commissioner Townsend, I have not asked Mr. Jones directly that question in the hour conversation that we had this afternoon, but from the conversation, I would guess, but I would think that he would not deny that because I know he wants to get started.

Ms. Sparks said Mr. Jones, are you able to speak now? We still can't hear him.

Commissioner Townsend said since our next meeting is the end of the month, I would consider, but it seems like that's the first thing that should be asked is if the gentleman would come to the meeting tomorrow. For us to set it aside may be meaningless if he's not going to come, but thank you for that information.

Chairman Davis said any other questions regarding these. Actually, we have nothing online. I want to close public comment. Are there any folks that are here that would like to speak to any of the applications? With that, I'm going to go ahead and close public comment. If you are a Land Bank applicant, do stay online because we may have some questions.

Commissioner Bynum said I have a question as far as—never mind. I read the answer to my question. I apologize. I was wondering why Oak Grove didn't want to meet with A4 and it's

because they already did. That was my question and then on the applicant for A7 and 8—**Ms. Simmons** said I'm here. Can you hear me? **(There was no sound for Ms. Simmons or Commissioner Bynum.)**

Action: Commissioner Bynum made a motion, seconded by Commissioner Townsend, to hold A2 and A3 to July 29, 2024 NCD Meeting and approve Items A1 and Items A4 through A15.

Commissioner Ramirez said my question doesn't even matter because Commissioner Bynum made the motion. I was going to ask Legal if it needed to be two separate or we could just make one motion. **Wendy Green, Deputy Chief Counsel,** said one motion is fine.

Chairman Davis said with that, we'll go ahead and take the roll.

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

B. Multi Family – 8 units

1. Benjamin Evans Jr. - 1 unit
1231 N. 48th Ter. - 047572
2. Christopher Lewis – 1 unit
2945 N. 72nd St. – 050968
3. Brian Saunders – 1 unit
79 S. 25th St. – 059151 (Removed at request of the applicant)
4. Pillar KC – 2 units
1119 State Ave. – 080759
1121 State Ave. – 080760

Mr. Knapp said the B section is all multi-family. They are all duplexes. The first one is B1 at 1231 N. 48th Ter. This is for a duplex. I do have to note, the turned in the duplex is 500 square feet each. Staff's comment was they need to be at least 750 square feet, but we're not—I didn't get any feedback from the developers since I shared that with them, but we're voting on can somebody build a duplex here type of thing and then Planning and Zoning and Building Inspection will enforce their rules of 750 square feet. B2 is at 2945 N. 72nd St. This is not zoned correctly.

It's zoned R1. They would have to change the zoning to R2, which requires another public meeting through Planning and there are duplexes around this area, so it wouldn't be abnormal. B4 is at 1119 State Ave. and this is adjoining two lots to build one duplex. That's all the B's. I could go on to the one C one that we have. **Chairman Davis** said yes, please do.

C. Commercial – 1

1. Leyva's Lawncare
834 Scott Ave. – 071614

Mr. Knapp said C is the Commercial one that we have. It is at 834 Scott Ave. The applicant actually owns 832 and 828 Scott Ave. The plan is to join all those together to build a business for his lawncare company. He would have to also change the zoning of this area to C3, so this would require another public meeting and there is C3 surrounding this property also.

Chairman Davis said I'm going to jump to public comment and then jump back to questions. Clerk, do we have any comments received from the public? **Ms. Sparks** said no comments received. **Chairman Davis** said I'll ask are there any folks online wanting to speak to any of these applications? **Ms. Sparks** said no hands are raised. **Chairman Davis** said for the folks that are here, any folks in the room that want to make any comment on these applications. Seeing none, I'll close the public comment portion. Committee, any questions regarding these items?

Commissioner Ramirez said my question is going to mirror the Landmarks review. If they don't get their change of zone, I'm guessing their option agreement doesn't go forward. **Mr. Knapp** said that is correct. **Commissioner Ramirez** said just making sure.

Chairman Davis said any other comments, committee. Is there a motion?

Action: **Commissioner Bynum made a motion, seconded by Commissioner Townsend, to approve B1, B2, B4, and C1.** Roll call was taken and there were five "Ayes," Hill, Ramirez, Townsend, Bynum, Davis.

Item No. 3 – 21227...PRESENTATION: LIVABLE NEIGHBORHOODS UPDATE

Synopsis: A presentation highlighting the work of Livable Neighborhoods and programs available.

Chairman Davis said Livable Neighborhoods is here that have been patiently waiting, so ladies please come up and take a seat. We do have the Livable Neighborhoods presentation that will inform this amendment to the Community Benefits ordinance. I want their presentation to go first and then we can talk about what's before us for the Community Benefits ordinance.

Quick Overview of Livable Neighborhoods

- Unique partnership between organized neighborhood groups and the Unified Government
 - Livable Neighborhoods Division (UG)
 - Livable Neighborhoods Task Force (501c3)
- 55 Registered Neighborhood Groups
- 8 Neighborhood and Business Revitalization Organizations (NBRs)

Kayla Hower, Livable Neighborhoods Program Coordinator, said I'll start us off with a quick overview of Livable Neighborhoods. Most of you are familiar with Livable Neighborhoods, but I'll give a brief overview for those who are not. We're unique partnership between organized neighborhood groups and the Unified Government. We really have two separate entities. We have the Livable Neighborhoods Division, which is a Division within the Unified Government and we have Livable Neighborhoods Task Force, which is a resident run 501c3 nonprofit. I serve at the request of their Executive Director and they really guide a lot of the work that we do. Right now we have 55 registered Neighborhood Groups and eight Neighborhood and Business Revitalization Organizations contracted with the Unified Government.



Last fall we embarked on a Strategic Planning effort with the Livable Neighborhoods Task Force and they identified that Neighborhood Level Connectedness and Neighborhood Level Public Safety were the two items that they wanted to focus our efforts on this next year.



This really goes along with a lot of other efforts that are happening among the UG. We have the Community Health Improvement Plan with the Health Department, which is the CHIP. Through that program we have been identified as a Lead Agency for Violence Prevention focusing on Community Connectedness, more public trust, more interaction between neighbors leads to safer, better neighborhoods. We're also working with multiple other departments on the Communities For All Ages efforts, which also feeds into the CHIP and our Livable Neighborhoods Task Force Strategic Plan. Out of that, we have a couple of different committees that have sprouted and are beginning some really good work.

Highlights

- \$42,000 in private grant funds distributed directly to neighborhood groups
- Established Community Connectedness Committee
 - Sidewalks
 - Building relationships and trust with neighbors
 - Language Access
 - Loose pets
- Trusted partner for multiple UG departments and divisions such as public works, planning, property maintenance compliance, and community development

Here's our highlights for this year so far. We were able to secure \$42,000 for Livable Neighborhoods Task Force in private grant funds. That was from Health Forward Foundation and we're very grateful to them for that funding. Those funds were distributed directly to neighborhood groups for their efforts, so that went through Livable Neighborhoods Task Force directly into the community.

We established the Community Connectedness Committee. They've brought up issues such as sidewalks, the need for new sidewalks and especially sidewalks in disrepair. Building relationships and trust with neighbors, language access both for neighborhood groups, but also language access within the Unified Government, and loose pets and especially loose dogs has also been an issue that's been brought up.

Again, we're a trusted partner for multiple UG Departments and Divisions, specifically Public Works, Planning, Property Maintenance Compliance, and Community Development, but we're happy to work with all divisions and departments in the UG. I'm going to pass it on to Minah.

Livable Neighborhoods' Minor Home Repair Program

Minah Chapell, Neighborhood Liaison, said we're going to move into our Minor Home Repair Program. In addition to several resources that we offer through our Division, we also offer minor home repair services.

July 08, 2024

2023 LN Home Repair Review

Program Duration: Late February – Late September

- Funding fully committed by June

Funding Allotted: \$58,393.00 (City General)

Projects Completed: 24

Partnerships: 6 community non-profits, 2 private contractors

- Community partners: Rosedale Development Association, Turner Community Connections, Groundwork Northeast Revitalization Group, A Loving Space Foundation, Shepherd's Center KC, & HopeBuilders

So, a review of 2023 of our program. The program duration was from late February to late September, but all of our funding was fully committed in June, which shows that home repair services are a huge need in Wyandotte County. We get just under \$60,000. We sit at \$58,393 and that funding is allocated from the City General Fund and with that we were able to complete 24 projects in 2023. We were able to complete those projects thanks to partnerships with six community nonprofits and two private contractors and I would like to take this moment to highlight a couple of those community nonprofits. We have a few NBRs on the list such as Rosedale Development Association, Turner Community Connections, Groundwork Northeast Revitalization Group, but also other community nonprofits such as A Loving Space Foundation, Shepard Center KC, and Hope Builders.

LN Home Repair Program Requirements

- Property within Wyandotte County
- Homeowner Occupied
- Demonstrated Financial Need (80% Area Median Income)

Types of Projects:

- Roofing
- Lawn Care*
- ADA Accessibility
- Window Repair
- Exterior Painting
- Minor Plumbing
- Minor Electrical
- Minor Carpentry (Porch Construction)

The program requirements is that applications must be for properties located within Wyandotte County, the homeowner must occupy the home that they're needing home repair services for, and they must demonstrate some form of financial need. Currently we do 80% AMI and any project must fit into the ones that you're seeing here, which include, but not limited to, roofing, lawn care,

ADA accessibility, window repair, exterior painting, minor plumbing and electrical, and minor carpentry. We saw a lot of porch construction last year and then there is an asterisk on lawn care and I did want to elaborate on that a little bit. We shifted from non-maintenance lawn care to maintenance lawn care for our residents that are elderly or living with disabilities and they simply just can't get out to cut their lawns and we don't want them to be penalized by that PMC.



Here we have an example of one of the projects we did last year. This was in the Rosedale area. As you can see, we fixed some roofing on the front porch, before and after picture, and a good thumbs up. She really appreciated the service, so we're really proud to be able to complete projects like this every year.

Programming in 2024

- Shifting Program Requirements
 - Better streamline with Community Development Department
 - Adjust financial eligibility requirements (200% FPL → 80% AMI)
 - PMC Citation for Exterior Paint
- Additional \$50,000 in CDBG Funding
- Projects Completed (YTD): 12
- Demographics Collection
 - Impact Analysis (Release January 2025)

In 2024 we've had to shift a couple of our program requirements to better streamline with the Community Development Department. In 2023 we were doing 200% of the federal poverty level and as I stated before, now we do 80% Area Medium Income and that actually increases the threshold that somebody's able to make to get repairs. Last year, I believe, you had to make just

under \$30,000, but now you can make around 55 and be eligible for a household of one as well as if you need exterior painting, we do require that you have a citation from Property Maintenance & Compliance.

We were allocated some additional funding from the Community Development Department, so we got \$50,000 in Community Development Block Grant Funding in addition to what we're already allotted from City General and year-to-date we've completed 12 projects and we hope to provide an impact analysis in winter of 2025, so early next year. I'm shooting for January. With that, the presentation is over. If you have any questions or points of clarification.

Chairman Davis said thank you. Before we jump, I know there's a lot of interest from the committee. I do want to ask, do we have any folks that submitted public comment. **Ms. Sparks** said no comments received. **Chairman Davis** said any folks online that would like to submit public comment. **Ms. Sparks** said no hands are raised. **Chairman Davis** said anyone here. It's a ghost town. I'll go ahead and close the public comment portion.

Commissioner Townsend said, Ms. Chapell, this question is for you. When you talked about the lawn care with the asterisk, what was the distinction again that you were making between the types of lawn care. I just want to be more clear. **Ms. Chapell** said in 2023 we offered non-maintenance lawn care, so if somebody called they can get their lawn mowed, bushes trimmed, brush removed one time. This year we'll go out repeatedly and upkeep somebody's lawn if they have a physical disability, if they're elderly, and they just can't get out and cut their lawn. **Commissioner Townsend** said what was the requirement to go out the first time. **Ms. Chapell** said that they could just request it one time, but they had to meet a financial—they had to demonstrate financial need. **Commissioner Townsend** said so in addition to that if they have the other situations present that you mentioned, they could get a return visit, is that right? **Ms. Chapell** said right.

Commissioner Ramirez said I want to thank you for coming and giving the presentation and kind of giving an overview of what Livable Neighborhoods is. I think as a community we are, as commissioners, we're talking to our neighborhood and we're talking to our residents. We throw the word NBRs and Livable Neighborhoods and so it's good to have that background information

for the community to have. I do thank you for all that you do in coordinating with our NBRs and community organizations out there. You know I have two NBRs in my district and I rely heavily on them to provide me public input, community input, and what's needed in the community.

For the shifting of the program requirements, why are we requiring a PMC Citation for exterior paint. I'm just curious. **Ms. Chapell** said the rationale for that was that we can stretch our dollars. If we are only allowing people that have a PMC Citation, I found that last year I was averaging about \$4,500 to \$5,000 to paint a house, even the super small ones, so again, to stretch dollars and do more projects like porch construction or electrical, I made that a requirement. **Commissioner Ramirez** said okay, and again, thank you for all that you do. You guys are very well needed and I will always support you.

Commissioner Hill said I want to say thank you to both of you ladies for the report this evening. I have a couple of quick questions. To apply for any of these services is everything online or can folks walk in and apply? **Ms. Chapell** said I do phone intake assessments and people can walk in. There's not currently any digital way to apply, but also we aren't accepting any more applications for 2025 either because the wait list is quite long. **Commissioner Hill** said with the applications that you do, do you do it in more than one language? **Ms. Chapell** said I do not, but I'm fluid in Spanish so I can take intakes in Spanish as well.

Commissioner Bynum said just to follow up on that, so did I hear you say—I think I was under the impression that all of the 2024 funding is spent, but I think I just heard you say 2025 as well. **Ms. Chapell** said that was a mistake. Committed for 2024. **Commissioner Bynum** said so everything this year, all the funding you have for this cycle, is committed. **Ms. Chapell** said for 2024, yes. **Commissioner Bynum** said so you would put someone on a wait list. I know you found yourself in this situation last summer that by June or July you were moving people onto a wait list for the following year, but that's true again. **Ms. Chapell** said it's true again. I'm taking—well, not currently taking people on the wait list just because it is so extensive and I'm the only person that works on it, so it's not a funding issue right now, it's a capacity issue absolutely. **Commissioner Bynum** said okay. Thank you both for what you do. I really appreciated—you left out a lot of stuff that you do and you provided the Civic Connect Series this past spring that I

really appreciated participating in. I've been lamenting in conversations with friends and acquaintances and colleagues that we need about 10 times more of that than we currently have. People need to understand civics and they don't, so I really appreciated that effort and I hope that you repeat that soon.

Ms. Hower said may I add additional comments. As Minah mentioned with the capacity issue with staffing, it's the two of us for our whole office, so we try to accomplish a lot with little funding and little staffing. One of the things that we've been really working on this year is partnering with Community Development and they've been so generous to offer us some of their funding to use; however, we're having a hard time getting through it because of staffing. We have had discussions about potential ways to use grant dollars to expand staffing. Those talks are in the works. Nothing official yet, but we're problem solving. We understand where bottlenecks are and we want to try to make the money that we have available accessible to the people who need it, so we want to definitely work on that.

I also want to echo the need for civics education in our community. Minah and I were just talking about that this afternoon how maybe our next—we have our Community Connectedness, we have our Neighborhood Level Public Safety, maybe our next bubble or division of things that we work on is really civic education and civic engagement because we found that there's a major need for that in the community and that goes right along with improving your community. You have to know the rules of the game before you can make changes. I just wanted to add those couple of comments.

Chairman Davis said thank you. Are there any other questions. Well, thank you for everything you all do for the UG.

Action: Presentation completed.

Item No. 2 – 21227...AMENDING COMMUNITY BENEFITS ORDINANCE

Synopsis: Approval of an ordinance amending Section 27-801 of the Municipal Code (Community Benefits Fund) to identify the Minor Home Repair Program administered through Livable Neighborhoods as an eligible expenditure.

On December 7, 2023, the Board of Commission previously approved O-160-23 establishing the Community Benefits Fund and permitted expenses.

Chairman Davis said I'll give kind of some background here. Back in December of 2023 the Commission passed a Community Benefits Ordinance. Within that, just giving you kind of a synopsis, it's funded through half of all issuance fees and administrative fees that come to the Unified Government as a result of Economic Development. Any time somebody gets an IRB or they get a TIF, or what have you, there are certain fees that are paid to the Unified Government. In the past 100% of those fees would just go into the General Fund and kind of be divided up. Due to the legislation that was passed in December, half of those fees go into this fund. This fund has three eligible expenses or categories of expenses. One is the Minor Home Repair Program that we just discussed earlier. The second one is an Affordable Housing Trust Fund and the third one is Licensed Childcare Projects or Programs.

Just tonight, the focus is on the Minor Home Repair portion. When we put that in the ordinance it was very vague and it didn't really allow a lot of explanation as to who and what. What this language does is just simply clarifies that. The other items, the Affordable Housing Trust Fund and the Childcare Programs will be coming forward either to this committee or another committee here very soon, but this one was probably the easiest fix because we do have an existing program.

With that I'm going to jump to public comment very quickly and then, committee, we'll have questions. We'll go ahead and knock those out. Clerk, do we have any folks that submitted comments for this item? **Ms. Sparks** said no comments received. **Chairman Davis** said any folks raising their hands online. **Ms. Sparks** said no hands are raised. **Chairman Davis** said is there anyone in the gallery. I'll let the record show no one in the gallery raised their hand. I'll go ahead and close public comment.

Commissioner Bynum said I have two questions for Legal. Within the ordinance, C3 where it's highlighted, one-half of all administrative fees and issuance fees, when we say one-half of all administrative fees, are we including all of the permitting fees. What all is encompassed in the administrative and issuance fees category that's outlined in this ordinance? **Wendy Green, Deputy Chief Counsel**, said I believe it was the permitting fees. I have to clarify, I did not work on this. I apologize, so maybe Commissioner Davis might have—**Chairman Davis** said I'll add, it's not permitting. It would be any incentives. **Commissioner Bynum** said okay. **Chairman Davis** said so if we're talking IRBs, if we're talking TIFs, if we're talking TDDs, if we're talking things of that nature. It wouldn't be permits. **Commissioner Bynum** said and it may actually spell that out earlier in this and I just didn't see it. Because if it did include those, then that makes the fund bigger. **Chairman Davis** said yeah, so if you look, it has definitions at the bottom. It says economic incentive or economic incentive means. Public Assistance, that lowers the market cost of completing an economic development project, so that wouldn't be permitting. That would be incentives. **Commissioner Bynum** said I appreciate that.

The next question, D1, the change that we're making. Why are we striking the word repair, the senior—and we're changing that to minor, the Minor Home Program. **Chairman Davis** said that was an error on Legal's part. So, within the motion there's another change that needs to be made here, but that repair language needs to remain—it's the senior part that I was wondering the same thing—**Ms. Green** was inaudible. **Chairman Davis** said we're good. I'll make note of that. **Commissioner Bynum** said so within our motion we can make that say what. **Chairman Davis** said there's another portion that needs to be fixed as well. That's all right, I'm taking notes.

Commissioner Ramirez said I think this may be a question I need to ask our Commission Assistant regarding the Board. Do we know if all commissioners have made their appointments to that Board? Again, that may be a question for our Commission Assistant. **Someone** was inaudible. **Commissioner Ramirez** said perfect.

Commissioner Townsend said again referencing C3, my question and we may have to get an answer later. I'm wondering for the full year into 2023 just how much money was taken in that year that would qualify as money that can be harvested for this purpose. Are we talking a million

dollars, \$250,000. Do you happen to know Counselor? **Ms. Green** said I don't have an exact number, but I know it was not near—**Chairman Davis** said no, it's not. One of the things that I'm currently working on with Legal, so around the time all this was passed and then people were making appointments, we also hired a new CFO, God bless Dr. Kneuvean, but I've been working with our new CFO so that there is an understanding on how this operates. So, my hope is at a later time we will have more clarity on how much has been accumulated up until this point so that we have an idea of what the fund is working with. But, right now we don't have that number. When we did an analysis prior to the adoption, it was in the low six figure range, but some of those incentives—I mean some of them were from 2016, so it wasn't a 2022 or 2021, it was, hey, these are incentives from 2016, 2018, 2021 and then all put within an Excel document. So, we don't have that information now, but we're going to work and get it.

Commissioner Hill said I have a quick question in regards to has this Advisory Board met yet this year? **Someone was inaudible.** **Commissioner Hill** said it has not met this year and this is July. It's a brand new board, correct? **Chairman Davis** said yes. **Commissioner Hill** said when do you suspect that this board will actually met? **Chairman Davis** said if you all see C2, it says the Advisory Board may meet upon the call of the Chair and the Chair shall act in advisory capacity and may act to forward recommendations to the Mayor/CEO. The Mayor appointed the Chair. It would be up to the Chair to go ahead and meet. Now, do keep in mind, we still have to do some clarification on the Childcare Program portion and the Local Housing Trust Fund portion, so it's not necessarily to our detriment that this particular board hasn't met because it has taken us some time to add the clarification of what we mean when we say Minor Home Repair or what we mean when we say Local Housing Trust Fund. But the process is in place and the appointments are there. The last touches are getting the final balance of how much is in the fund and then, of course, clarifying these eligible categories for expenditures.

Commissioner Townsend said on that same subject, I thought I saw at the time I made my appointment some months ago that there was a proviso that there had to be a minimum amount of dollars in the fund before a meeting could be called. Do you recall that or know how much that is? **Chairman Davis** said yes. If you all go to Section F, Allocation. It says allocations made

pursuant to the section may occur starting June 1, 2024 or when the Benefit Funds total at least \$500,000 and so we're eligible categories. We are building this thing as it goes. These are really good questions though.

Commissioner Bynum said I would make a motion to approve, but I believe you've got some language. **Chairman Davis** said the two things that need to be changed, and I've spoken with Jeff Conway, he's been working on this. October 1, 2024 is actually not the appropriate date for when this fund should start accumulating. It should have been January 1st of this year and so what I will do is just to help everything out and Legal please follow this motion with me. If it pleases the committee, I will move to approve

Action: **Chairman Davis made a motion to approve this item with the following changes: For Section C3 the date should be January 1, 2024, not October 1, 2024 and D1 should say the Minor Home Repair Program. The senior portion should be the only strikeout for this particular portion of this language. Commissioner Ramirez seconded the motion.**

Chairman Davis said does that work? **Ms. Green** said yes. **Chairman Davis** said there was a motion and second. Does everybody understand the motion, the second, the edits that were made. It's going to say Minor Home Repair Program and then it's going to be January 1 not October 1. Those were the two things. I just want to make sure the public and everybody is made aware. With that, we'll do the roll.

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

PUBLIC AGENDA

No items for discussion.

ADJOURN

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

Chairman Davis adjourned the meeting at 8:09 p.m.



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Kay Sharp, Interim Director of Community Development </div> ksharp@wycokck.org X5126	Community Development
AGENDA ITEM #4.1.		
RESOLUTION: COMMUNITY DEVELOPMENT 2025 ANNUAL ACTION PLAN		
BACKGROUND		
<p>The Department of Community Development is seeking approval of the FY2025 Annual Action Plan. This plan is required by HUD and must be approved by HUD prior to executing grant agreements for the Community Development Block Grant (CDBG), the HOME Investment Partnership Grant (HOME), and the Emergency Solutions Grant (ESG).</p> <p>The Department of Community Development manages the CDBG, HOME, and ESG programs. Activities funded through each program are directed by the five-year 2022-2026 Consolidated Plan. Each year of the five-year plan, the department must submit to HUD, an Annual Action Plan outlining the activities the department plans to undertake during the upcoming Fiscal Year. The Citizen Action Plan requires the approval of the Board of Commissioners before the plan can be submitted to HUD. The Plan outlines proposed activities and expenditures related to the FY2025 \$2,132,228 Community Development Block Grant (CDBG) award, the \$695,189.98 HOME Investment Partnership Program (HOME) award, and the \$194,076 Emergency Solutions Grant (ESG) award, all totaling \$3,021,493.98.</p> <p>Examples of initiatives included in the Annual Plan:</p> <ul style="list-style-type: none"> • Microenterprise Assistance for businesses with five or fewer employees, • Childcare Provider Assistance to increase the availability childcare, • New Home Developer Subsidy to encourage the development of new housing for Low-to-moderate income homebuyers. • Support for non-profits who aid the unhoused, and at-risk individuals and families in our community. 		
RECOMMENDATION		
<p>Approve Fast Track</p> <p>The Board approved plan must be submitted to HUD not later than 11:59 p.m. August 16, 2025. Once the plan received HUD approval, the Department will issue a grant agreement for each of the programs. Funds are typically made available at the beginning of the calendar year.</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		

ATTACHMENTS

2025 Annual Action Plan Reso 7.18.25

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND AUTHORIZING THE IMPLEMENTATION OF SUCH PLAN

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

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

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

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

Section 1. The Unified Government Department of Community Development is hereby authorized to complete and submit the *2025 Annual Action Plan* to HUD.

Section 2. The Mayor/Chief Executive Officer of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby authorized and directed to execute in the name of the Unified Government the *2025 Annual Action Plan* and any related certifications and agreements on behalf of the City of Kansas City, Kansas.

Section 3. All other employees and agents of the Unified Government are hereby authorized to implement the *2025 Annual Action Plan* upon approval.

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

Mayor/CEO
Tyrone Garner

Attest:

Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Acting Chief Counsel



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;"> <p>Wendy Green, Assistant Counsel</p> <p>Jud Knapp, Land Bank Manager</p> </div> <p>wmgreen@wycokck.org, jknapp@wycokck.org x5679, x5472</p>	Land Bank Approvals
AGENDA ITEM #4.2.		
RESOLUTION: LAND BANK POLICY REVISION		
BACKGROUND		
A resolution approving revisions to Section 6 regarding Yard Extension and Commercial Lot Extension Program and Section 8 regarding Option Agreements.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution_Approve Revisions to Policy_8-25, WCLB Policy Rewrite_v13_clean, WCLB Policy Rewrite_v13_redlined		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A REVISION TO THE LAND BANK POLICY
REGARDING THE OPTION PROGRAM**

WHEREAS, the State of Kansas has provided that a county may establish a Land Bank in K.S.A. 19-26,104; and

WHEREAS, K.S.A. 19-26,104 further mandates that the county land bank is to be governed by a Board of Trustees; and

WHEREAS, Unified Government of Wyandotte County/Kansas City, Kansas Ordinance 2-173 established the Wyandotte County Land Bank as well as the Land Bank Board of Trustees which consists of the Mayor/CEO and the Commissioners of the Unified Government; and

WHEREAS, the Board of Trustees requires a policy to provide guidance to the Land Bank Manager as well as the Land Bank staff and employees appointed by the Board of Trustees.

**NOW, THEREFORE BE IT RESOLVED BY THE WYANDOTTE COUNTY
LAND BANK BOARD OF TRUSTEES:**

1. The proposed revisions to Section 6 of the Wyandotte County Land Bank Policy regarding the Yard Extension and Commercial Lot Extension Program are hereby adopted.

2. The proposed revisions to Section 8 of the Wyandotte County Land Bank Policy regarding Option Agreements are hereby adopted.

3. The Mayor, the County Administrator, and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments, as may be necessary or desirable to carry out and comply with the intent of this Resolution.

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

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

Tyrone Garner
Mayor/CEO

Approved as to form:

/s/ Wendy M. Green

Wendy M. Green

Deputy Chief Counsel

**WYANDOTTE COUNTY LAND BANK
(WCLB)**

ADMINISTRATIVE POLICY

UPDATED 2025

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Wyandotte County Land Bank
Administrative Policy and Procedure Guidelines
As approved and adopted by the Board of Trustees
on xxxx xx, 202x.

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

Section 1. Purpose

1.1 Neighborhood and Land Use Planning Conformance.

The WCLB's purpose is to return tax delinquent, distressed and unwanted property to productive use that benefits the community. In doing so, the WCLB will prioritize the following:

- a. Encourage the development and reuse of vacant properties consistent with the WCLB goals, and any City adopted Master Plan.
- b. Strengthen the County's tax base by returning property to a productive tax paying status.
- c. Support and preserve open space, stormwater management, environmental remediation, community gardens, urban farming, and other agricultural production.
- d. Convey land through a predictable, timely and transparent process.
- e. Encourage timely development and discourage real estate speculation.
- f. Assemble land for economic development.

1.2 Guiding Principles.

This policy is intended to create a unified and consistent approach to the disposition of real property owned by the WCLB.

In the interest of providing predictability and transparency to the sale and reuse of property, this policy will provide guidance to the WCLB in all transactions involving property as well as information to individuals and organizations considering the acquisition of property owned by the WCLB.

The goals of this policy and the disposition of WCLB owned property are to:

- a. Preserve existing stable and viable neighborhoods.
- b. Engage with neighborhoods that have historically and/or are currently experiencing rapid decline or deterioration to support community development and revitalization efforts.

- c. Utilize strategic planning as well as long term planning in the disposition of property.
- d. Maintain flexibility and transparency in all transactions.
- e. Comply with and support the implementation of the Citywide Comprehensive Master Plan, Area Plans, Corridor Plans, and other Community Plans; specifically, recognizing that the majority of the WCLB parcels are located in the Northeast area of the county, the WCLB will make every effort to abide by the Northeast Area Master Plan
- f. Eliminate blight and revitalize neighborhoods.
- g. Prevent speculation.
- h. Ultimately dispose of all WCLB parcels.

The WCLB will aspire to meet these goals when making decisions regarding the disposition of its property.

The WCLB will remain responsible for its own decision-making and adherence to this policy during the disposition process. The WCLB will make available to the public all property in its inventory; however, properties which are being used by the Unified Government for public purposes or being reserved for City-desired programs or projects, will be identified as unavailable for disposition by the Land Bank Manager in coordination with staff from the Unified Government.

Section 2. Authority and Role

2.1 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.

2.2 Governance.

The WCLB is governed by a Board of Trustees comprised of the Mayor/Chief Executive and the UG's Board of Commissioners (BoC). The Wyandotte County Land Bank Manager is charged with its administration.

2.3 Review of Proposed Land Bank Transactions.

All proposed WCLB transactions shall be submitted by the Land Bank Manager to the Staff Advisory Team, the Land Bank Advisory Board and WCLB Board of Trustees for review, consideration, and recommendation.

The Staff Advisory Team is composed of the Director/Manager and/or designee from the following UG Departments: *Administration, Community Development, General Services, Economic Development, GeoSpatial Services, Neighborhood Resource Center, Public Works, Treasury, Planning and Urban Design, and a representative from the Kansas City, Kansas Police Department.* The Staff Advisory Team shall evaluate applications based on UG policies and priorities, and future infrastructure and development plans. The Staff Advisory Team shall serve solely in an advisory capacity.

The membership of the Land Bank Advisory Board shall consist of representatives from each Neighborhood Business Revitalization organizations (NBR), two (2) representatives from the Executive Board of the Livable Neighborhoods Task Force, who shall be chosen by the representatives from the Executive Board of the Livable Neighborhoods Task Force, and an additional member which shall be a registered Neighborhood Association President or a development corporation within the NBR area containing the most WCLB parcels, who shall also be chosen by the registered neighborhood groups within the area containing of the most WCLB parcels. This additional member is subject to change with the disposition of WCLB property and shall be recalculated on a biannual basis. The Land Bank Advisory Board shall serve solely in an advisory capacity.

The Staff Advisory Team and Land Bank Advisory Board shall review all application(s) presented by the Land Bank Manager for consideration. Any application(s) that needs further investigation will be referred to the Land Bank Manager until all necessary information has been provided, at which time it will be brought to the Staff Advisory Team and Land Bank Advisory Board for further review.

The recommendations of the Staff Advisory Team and the Land Bank Advisory Board will be presented at the BoC's Neighborhood and Community Development Standing Committee where the Committee will make a recommendation to approve the applications that will advance to the WCLB Board of Trustees for final approval.

2.4 Governing Authority.

The core governing documents of the WCLB are the applicable state statutes and the Unified Government 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.

2.5 WCLB Board of Trustees Approval.

Under the applicable State law, the conveyance of property by the WCLB, must be approved by the WCLB Board of Trustees before the property can be conveyed.

2.6 WCLB Right to Accept or Reject.

The WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In case of multiple applications for the same properties, the WCLB will give precedence to the application submitted first and, should this application not be accepted, the next application submitted will be brought before the WCLB Board of Trustees

2.7 Role of Land Bank Manager.

The Land Bank Manager shall have the following responsibilities:

- a. Help applicants with where and what they want to build;
- b. Help applicants communicate with neighborhood associations and neighborhood groups by sharing contact information;
- b. Administer the Land Bank process including public notification by contacting all neighborhood groups in affected areas and Livable Neighborhoods;
- c. Identify which properties are available for disposition;
- d. Determine when an application is ready to be submitted to the WCLB Board of Trustees;
- e. Engage and educate the community on Land Bank opportunities;
- f. Be a resource for the community;
- g. Set protocols for Land Bank procedures;
- h. Work with the WCLB Board of Trustees on a strategy for disposition of Land Bank properties; and
- i. At a meeting of the BoC's Neighborhood and Community Development Standing Committee in the Spring of every year, provide an update on the progress of approved option agreements, extensions, and hold areas showing how many option agreements were successful, how many failed and the status of any hold areas beginning the development process.

2.8 Staffing.

In addition to the Land Bank Manager, it is recommended that there is at least one staff member for every 1,000 parcels in the Land Bank inventory.

Section 3. Priorities for Transfer of Land Bank Properties.

3.1 Priority Transfers.

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. Individuals, entities, and non-profits seeking to obtain the property for housing or commercial development;
- c. Entities that are a partnership, limited liability corporation or joint venture comprised of a private non-profit corporation and a private for-profit entity;
- d. Individuals who own residential property that qualify for the Yard Extension Disposition Program; and
- e. Non-profit institutions such as academic and religious institutions.

3.2 Transferee Qualifications.

All applicants seeking to acquire property from the WCLB, or to enter into transaction agreements with the WCLB, are 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;
- d. Sufficient plans for development; and/or
- e. Proof that the applicant is current on their property taxes and has no outstanding code violations on any property within the County.

Section 4. Conveyances to the WCLB

4.1 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; and
- d. Market purchases.

4.2 Policies Governing the Acquisition of Properties.

In determining which, if any, properties might be acquired, the WCLB may consider 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 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 to determine if the property can be put into the rehab program described in Section 7;
- d. Vacant properties that are appropriate for the yard extension disposition program;
- e. Properties for which reutilization would be in support of adopted plans;
- f. Properties that would form a part of a land assemblage development plan; and
- g. Properties that would allow for the creation or expansion of community gardens, urban farming, environmental remediation, stormwater management, and/or open space preservation.

4.3 Donations to WCLB.

WCLB reserves the absolute right to accept or reject any and all donation requests. The WCLB will only accept donated property(ies) that will advance the goals of the WCLB. The WCLB will only present requests to the Board of Trustees, for approval, when at least one or more of the following conditions are met:

- a. The property owner does not have the resources to properly care for the property or to comply with orders to correct code violations that are present, and evidence of the hardship has been presented;
- b. The property is located in an area targeted for redevelopment efforts or in a neighborhood with a large number of existing WCLB property;
- c. The property is a candidate for the WCLB Rehab Program without any conditions that would prohibit a donation;
- d. The property could be utilized for the WCLB garden program; and
- e. The property could be used for UG purposes.

Property(ies) with adverse environmental conditions or maintenance requirements will not be accepted without a satisfactory plan and funding in place for remediation, as determined by the UG. Regarding additional requirements for donations of property to the WCLB:

- a. WCLB requires that donated property(ies) be conveyed with clear and marketable title;
- b. Property(ies) that are occupied may not be accepted as donations;

- c. WCLB shall not determine donation value for the purpose of tax benefits; and
- d. Any exceptions to the provisions of the above must come before the Board of Trustees.

Any property that is conveyed by donation to the WCLB will not be available for sale/transfer until the meeting following the approval of the donation by Board of Trustees.

Any property that is rejected for donation but is tax sale eligible, will be referred for an upcoming tax sale by the WCLB. The WCLB will send a letter to the requestor with that information.

Nothing in this section precludes acceptance of a donation of a tax sale eligible property.

4.4 Transaction Agreements.

In most cases, a transaction agreement must be approved in advance by the Board of Trustees and executed by the WCLB and the grantor of the property. These transaction agreements shall be in form and content as deemed by the WCLB Manager 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.

4.5 Environmental Concerns.

The WCLB reserves full and complete discretion to require that satisfactory evidence or assurances be provided that the property is not affected by or subject to environmental contamination. The WCLB makes no representation or warranty as to the status of the property regarding the physical and environmental condition of the lot or its fitness for any use.

4.6 State of Kansas 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.

4.7 Timing.

Any property that is conveyed in or out of the WCLB will not be available for sale/transfer until approved by the Board of Trustees.

The Land Bank Manager is authorized to accept property conveyed from the UG that is a result of property being obtained from a recent

County Tax Sale. The Land Bank Manager will then report the conveyance(s) at the next BoC Neighborhood and Community Development Standing Committee meeting.

Section 5. Conveyances from the WCLB

5.1 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.

5.2 Deed Without Warranty.

All conveyances by the WCLB to third parties shall be by quitclaim deed.

5.3 Conveyances requiring Board of Trustees Approval.

All transfers of WCLB property shall require the approval of the Board of Trustees.

5.4 Conveyances pursuant to WCLB Rehab Program.

The Land Bank Manager shall seek prior approval from the WCLB Board of Trustees for all properties entering and exiting the WCLB Rehab Program.

5.5 Conveyance Time Allowance.

All undeveloped 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 the Land Bank Inventory. For any property awarded pursuant to a development/rehab agreement, the terms of said agreement shall control when such property will be conveyed.

5.6 Appropriate and Timely Development of Properties.

The WCLB expects that properties will be developed in a timely manner according to a written agreement or as specified in the deed of conveyance. Generally, construction should commence within three (3) months from the date of conveyance and should be completed as defined by the agreement or contained in the deed. To ensure that these expectations are met, the WCLB will place conditions or restrictions on property it conveys to achieve the agreed upon outcome and will monitor these agreements until construction is complete. Proposed uses must be consistent with the UG's Master Plans, Zoning,

Code, and other approved and accepted policy or be able to obtain the necessary land entitlements within the option term. All new owners are required to comply with all State, City and Federal codes, regulations, and statutes.

5.7 Holds.

Holds for economic development projects are allowed pending the approval of the Wyandotte County Land Bank Board of Trustees. Each year that land bank parcels are in a hold, an update must be provided by the awardee regarding the status of the economic development project to the Neighborhood and Community Development Standing Committee. The WCLB will require the awardee to keep the property clear of any trash/debris, the grass mowed/maintained in compliance with the appropriate City code provisions, and the sidewalk space must be maintained including snow removal.

5.8 Pricing.

The WCLB will generally price vacant land by the greater of:

- a. The Appraised Value of property set by County Appraiser as of January 1st of current year or
- b. The value of the property's frontage times \$10.00.

The WCLB has the right to determine the asking price for each property and further has the right to decline any counteroffer.

Section 6. Yard Extension and Commercial Lot Extension Program

6.1 Application.

Yard Extensions shall only be applied for by abutting homeowners.

Commercial Lot Extensions shall only be applied for by abutting commercial property owners.

6.2 Qualifications.

An applicant for a yard extension must be the owner of the abutting property and must be using that property as their primary residence at the time of application. An applicant for a commercial lot extension must be the owner of abutting commercial property and must be using that property as a legally operating business. Further, the applicants for both types of extensions must be current on all property taxes and not have any active code violations. The property to be acquired must share a common boundary at either side of the applicant's property and share the same street name and/or be a contiguous land locked parcel. The property sought to be acquired for a yard or commercial lot

extension must be a vacant lot; properties with permanent structures are not eligible for this program.

6.3 Limitations.

Applicants can only acquire one (1) property for a yard extension from the WCLB for each home they own as their primary residence and only one primary lot can seek a yard extension, except if there are contiguous undevelopable parcels that can be obtained. Applicants can only acquire one (1) property for a commercial lot extension from the WCLB, except if there are contiguous undevelopable parcels that can be obtained. The WCLB property must be consolidated with the applicant's property after acquisition into a single parcel. The Land Bank Manager will track such extension acquisitions to ensure these limitations are adhered to in perpetuity.

6.4 Pricing.

The price of any yard extension shall be \$0.10 per square foot.

The price of any commercial lot extension shall be \$0.25 per square foot.

6.5 Communication

Applicants shall make every effort to consult with the neighborhood association(s) and neighborhood group(s) operating in the geographical area of the property.

Section 7. Land Bank Rehab Program

7.1 Purpose.

The WCLB Rehab Program provides Qualified Rehabbers access to a pipeline of distressed properties in the Wyandotte County area. The WCLB may facilitate the sale of property at a reduced price to selected qualified rehabbers. This program allows the purchase of vacant, blighted homes once they are available in the WCLB inventory.

7.2 Goals.

The WCLB Rehab Program supports efforts to stabilize and strengthen neighborhoods through collaboration between public, private and nonprofit development partners. Through the program and working with development partners to rehabilitate blighted property, the WCLB will:

- a. Save existing housing stock from demolition and return the property to the tax roles;

- b. Create affordable ownership opportunities to stabilize neighborhoods; and
- c. Improve the health, safety, durability, and energy - efficiency of rehabilitated properties.

7.3 Qualified Rehabber.

A Qualified Rehabber is defined as an individual or organization who must not:

- a. Own any real property that is subject to any violations of State and/or local laws, codes or ordinances;
- b. Own any real property that is tax delinquent;
- c. Be barred from transactions with local government entities;
- d. Have demonstrated lack of capacity to perform in accordance with the requirements of the WCLB;
- e. Have defaulted in prior agreements with the WCLB; and
- f. Currently be banned from bidding at the tax sale.

All Qualified Rehabbers must submit their intended use for the property(ies) as required by the WCLB. Failure to submit intended usage or to provide accurate information in the form requested may result in the denial of the application.

7.4 Qualified Offer.

A Qualified Offer is an application that:

- a. Adequately describes the purchaser's plans for the property (i.e. intended use) and is aligned with the purpose of the WCLB;
- b. The intended use must be consistent with applicable WCLB goals and all Master Plans, Zoning Ordinances, and/or other policy, or be able to obtain the appropriate land entitlements; and
- c. The applicant must demonstrate financial and operational capacity to carry out the plans.

Plans that require various land entitlements may be processed as a Qualified Offer, only if the underlying project proposal is supported by the city it is in. The detail required of the applicant will be different depending on the proposed use, as defined later in this document under various usages.

7.5 Housing Stock.

All residential property with improvements that are transferred to the WCLB will be boarded, secured, and inspected to identify its place in the program. There are two (2) recommendations that these properties will fall under:

- a. Rehabilitation – properties that show rehab potential will be made available to qualified rehabbers in the program; or
- b. Demolition – properties that are a danger to the public will be recommended to the UG Demo Department to be razed.

7.6 Commercial Property.

Any commercial property received by WCLB will be evaluated in the same manner as in Section 7.5.

7.7 Rehabber Qualifications.

All interested rehabbers must go through a qualification process that includes submission of WCLB Rehab Program Application. The program will have two (2) Tiers of qualified rehabbers:

- a. Tier I – rehabber must be a formed company/corporation or identify as an investor. In order to qualify as a Tier 1 rehabber, the following must be provided:
 - 1. Copy of their current year Occupational Tax Receipt from the Unified Government of Wyandotte County / Kansas City, Kansas Business License Department
 - 2. Must carry the appropriate amount of Insurance coverage, as outlined in the application, from a licensed Insurance provider and have the Wyandotte County Land Bank named as a Certificate Holder.
- b. Tier II – if a rehabber cannot provide the requirements for a Tier I rehabber, then they must sign a Hold Harmless Waiver and must show proof of funding for the rehab to qualify for a house to rehab.

7.8 Availability for Rehabbers.

Any house that is identified as a rehab will be made available for all Tier I rehabbers. The WCLB will schedule open houses for the rehabbers to attend to assess each property identified. All rehabbers will be sent offer packets with house information and a deadline to submit their offer. Any house that does not have an offer submitted by the deadline by a Tier I rehabber will then be offered to the Tier II group.

Any house that does not have an offer submitted by either group will be available for a later offer or any new Tier I or Tier II qualified rehabber.

7.9 Rehab Agreements.

The WCLB will review all offers received based on criteria maintained by the Land Bank Manager to determine the highest and best offer. The WCLB will negotiate with the offeror and put an agreement together. If approved, the awarded offeror will be sent an award letter and any non-offerors will be sent a non-award letter.

7.10 Filings.

A Sale Contract with Land Use Restrictions detailing the terms of the rehab agreement will be recorded with the Wyandotte County Register of Deeds office. The house will stay in the name of the WCLB until the passing of the final inspection from the Land Bank Manager.

7.11 Inspections and Permits.

The WCLB will require copies of all inspections conducted by the UG Building Inspection Department, which will perform progress inspections throughout the rehab.

Any Tier I rehab will consist of four (4) inspections:

- a. Initial Inspection – house is cleared of debris and any demo is complete prior to any repairs or rehab starts;
- b. Rough-In – staff has received an approved Building Inspection rough-in slip and any other pulled permits (Mechanical/Electrical/Plumbing);
- c. Progress – drywall is hung, and all other repairs are completed; and
- d. Final - house has passed all final inspections and copies have been received by the WCLB, the Land Bank Manager will do the final walk thru.

Any Tier II rehab will consist of monthly inspections done by Land Bank Manager (or designee) and will incorporate the Tier I inspections but also allow the WCLB to closely monitor the progress.

When the Land Bank Manager has verified the house has passed WCLB final inspection, a Quit Claim Deed (QCD) will be filed with the Register of Deeds office.

All applicants who have successfully purchased WCLB-owned property must fulfill their commitments to the WCLB and to their neighbors, which includes paying property taxes and maintaining properties in accordance with all municipal codes and ordinances.

7.12 Extensions and Penalties.

If the rehab completion date stipulated in the agreement cannot be met, the rehabber may request an extension of the completion date. Extensions of time to complete the rehab are at the Land Bank Manager's discretion and, if granted, will be under the following guidelines:

- a. The request for extension must be made to the Land Bank Manager in writing. The request must include the cause of the delay and plan to complete the rehab within the time requested.

- b. The request for extension must be received by the Land Bank Manager no later than five (5) calendar days prior to the expiration date of the WCLB Rehab Program Extension Request Form given at the beginning of the project.
- c. The extension will be granted for a maximum of 90 calendar days.
- d. The granting of an initial extension period does not obligate the WCLB to grant additional extensions.

7.13 Tier I Rehabber Threshold.

Any Tier I rehabber may make no more than three (3) offers on any newly acquired rehab houses. The maximum number of houses a Tier I may be rehabbing at any given time is six (6). If a Tier I rehabber has 6 open rehabs and submits an offer for new houses, their offer will not be accepted. A Tier 1 rehabber may make the proper number of offers that could reach this threshold.

Section 8. Option Agreements

8.1 Site Control: Options and Property Reservations.

The WCLB recognizes that developers often require legally recognizable site control as part of the development process. The WCLB may execute property option agreements to allow developers to pursue financing and other approvals necessary for development.

Agreements for this purpose must meet the following conditions:

- a. The applicant must be a Qualified Applicant, which has the same requirements as in Section 7.3.
- b. The Option Agreement must be executed by the applicant within forty-five (45) days of approval by the WCLB Board of Trustees.
- c. For each proposed project, the WCLB will allow one (1) year for that agreement, which begins on the date of approval by the WCLB Board of Trustees and may renew the agreement for up to two (2) years at the Land Bank Manager's discretion. Any further extensions must be approved by the WCLB Board of Trustees.
- d. The applicant may not occupy or use the property unless approved in writing by the WCLB.
- e. A fee will be due upon execution and an additional fee will be imposed for extension of the agreement or contract. This fee is non-refundable.
- f. A first-time applicant will be charged an additional fee which will be held in escrow during the term of the Option Agreement and will be refunded upon disposition of the property.

- g. The WCLB will require the requestor to keep the property clear of any trash/debris, the grass mowed/maintained in compliance with the appropriate City code and the sidewalk space must be maintained including snow removal.
- h. The WCLB shall provide written notice of its intent to terminate the agreement to the applicant within thirty (30) days of said termination.
- i. Applicants seeking to acquire property from the WCLB shall make every effort to consult with the neighborhood association(s) and neighborhood group(s) operating in the geographical area of the property.
- j. Applicants must do their due diligence to become aware of whether or not there are existing homeowners associations with declarations and restrictions that are applicable to the property for which they have applied.

Applicants requesting 15 or more parcels must provide a presentation to be given in front of the Neighborhood/Community Development Standing Committee with additional information including but not limited to:

- a. Experience that corresponds to their request.
- b. Existing and potential financing options.
- c. List of staff and their experience/qualifications.
- d. Any other information pertinent to the success of their proposal.

Option Agreements will be issued only for those projects which the WCLB deems feasible and which the WCLB can recommend for approval by WCLB Board of Trustees after the developer secures the necessary entitlements, financing, tenants and/or approvals.

All WCLB Option Agreements must be approved by the WCLB Board of Trustees.

All applicants are encouraged to utilize local, minority and women owned businesses as contractors.

8.2 Disposition.

Upon the applicant providing proof of funding for their proposed development and acquisition of all required land entitlements and permits, the WCLB shall convey the property.

8.3 Updates.

In the Spring of every year, the Land Bank Manager shall submit a Land Option Extension memo to the WCLB Board of Trustees. The memo shall include the following:

- a. The number of Land Bank Options that received extensions;
- b. How long each Option was extended; and
- c. A general summary on the progress of the extended Land Bank Options.

All incomplete Land Bank Options that receive an extension and have no expenses beyond applying for the Land Bank lot can be revoked by an action taken by the WCLB Board of Trustees during the extension period granted by the Land Bank Manager.

Section 9. WCLB Garden Program

9.1 Community Gardens and Community-Managed Open Spaces.

The WCLB recognizes that community gardens encourage the productive use of vacant land, provide spaces for community building, socialization, educational, recreation and food production activities. The WCLB will support existing and established gardens that have the capacity to sustain and maintain the land to ensure its viability.

A community garden is defined as one or more properties managed and maintained by a group of individuals to grow and harvest food or non-food items (such as flowers) for personal or group consumption, for donation, or for sale that is incidental in nature (i.e. not an Urban Farm). A community garden area may be divided into separate garden plots or orchard areas for cultivation by one or more individuals or may be farmed collectively by members of the group. A community garden may include common areas (such as hand tool storage sheds) maintained and used by the group. Community gardens may be used for recreational purposes, and improvements to facilitate such purposes may be allowed on a case-by-case basis upon review by the Land Bank Manager and with community support. Community-managed open spaces are spaces available to the public and may be used for recreational purposes or passive activities. All necessary entitlements must still be obtained in accordance with the Unified Government Code of Ordinances as well as the ordinances for the Cities of Bonner Springs and Edwardsville.

Gardens and Open Space requests must demonstrate how their project supports the public priorities of:

- a. Eliminating blight; and/or
- b. Fostering neighborhood cohesion and a sense of community.

Upon approval by the WCLB Board of Trustees, the property shall be conveyed to the applicant by deed with restrictions requiring the adherence of the criteria contained in Section 9.2. An applicant shall be

given an option agreement as needed for any requisite permits or land entitlements to be obtained. If an option agreement is required, at the end of one year, either the agreement will be extended, or the property will be conveyed by deed with restrictions as set forth above if all guidelines have been met. If an extension of the option agreement is required, the procedure for an extension set out in Section 8.1 (c) above shall be followed.

The WCLB makes no representation or warranty as to the status of the property regarding the physical and environmental condition of the lot or its fitness for any use. Users are encouraged to reference federal and state requirements for contaminants in the soil before growing or consuming produce grown on site.

9.2 Requirements for Community Gardens.

All WCLB property approved for a community garden must adhere to the following criteria:

- a. Entity must work with the WCLB and Staff Advisory Team to determine where the garden will be located within the boundaries of a neighborhood;
- b. Entity must provide a site plan;
- c. Entity must provide a maintenance and use plan which demonstrates its obligation to maintain the lot in a clean, safe, secure and sanitary condition, free of weeds, trash, debris, garbage, and vermin;
- d. Entity must comply with all existing codes and rules regarding vacant lots;
- e. Entity must obtain and pay for any and all permits and approvals required by all relevant agencies to construct or operate the site;
- f. Lot cannot be used to park, keep or store any motor vehicle, trailer, or boat at any time;
- g. Entity must comply with all State and/or local laws, codes or ordinances;
- h. Entity must maintain the area within the public right-of-way, including both snow removal and removal of trash and debris to allow for passable sidewalks;
- i. Entity must agree not to grow any plants regulated or prohibited by federal laws on the lot;
- j. Entities must agree to use the property at their own risk and accept the property “as-is”; and
- k. Report on the performance of the community garden, including any code violations, how close they are to other gardens and overall contribution to the wellbeing of the neighborhood.

9.3 Urban Farm.

An urban farm is the cultivation of land for the purpose of income creation related to urban agriculture.

An applicant for a parcel(s) to be used as an urban farm must provide proof of relevant education, certification or comparable relevant experience that proves they have the ability to operate and maintain a successful urban farm. Applicants must meet all the requirements of a Community Garden listed in Section 9.2 above. Upon approval by the Land Bank Board of Trustees, the property shall be conveyed to the applicant by deed with restrictions requiring the adherence of the criteria contained in Section 9.2. An applicant shall be given an option agreement as needed for any requisite permits or land entitlements to be obtained. If an option agreement is required, at the end of one year, either the agreement will be extended, or the property will be conveyed if all guidelines have been met. If an extension of the option agreement is required, the procedure for an extension set out in Section 8.1 (c) above shall be followed.

WYANDOTTE COUNTY LAND BANK (WCLB)

ADMINISTRATIVE POLICY

UPDATED ~~2024~~2025

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Wyandotte County Land Bank
Administrative Policy and Procedure Guidelines
As approved and adopted by the Board of Trustees
on xxxx xx, 202x.

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

Section 1. Purpose

1.1 Neighborhood and Land Use Planning Conformance.

The WCLB's purpose is to return tax delinquent, distressed and unwanted property to productive use that benefits the community. In doing so, the WCLB will prioritize the following:

- a. Encourage the development and reuse of vacant properties consistent with the WCLB goals, and any City adopted Master Plan.
- b. Strengthen the County's tax base by returning property to a productive tax paying status.
- c. Support and preserve open space, stormwater management, environmental remediation, community gardens, urban farming, and other agricultural production.
- d. Convey land through a predictable, timely and transparent process.
- e. Encourage timely development and discourage real estate speculation.
- f. Assemble land for economic development.

1.2 Guiding Principles.

This policy is intended to create a unified and consistent approach to the disposition of real property owned by the WCLB.

In the interest of providing predictability and transparency to the sale and reuse of property, this policy will provide guidance to the WCLB in all transactions involving property as well as information to individuals and organizations considering the acquisition of property owned by the WCLB.

The goals of this policy and the disposition of WCLB owned property are to:

- a. Preserve existing stable and viable neighborhoods.
- b. Engage with neighborhoods that have historically and/or are currently experiencing rapid decline or deterioration to support community development and revitalization efforts.

- c. Utilize strategic planning as well as long term planning in the disposition of property.
- d. Maintain flexibility and transparency in all transactions.
- e. Comply with and support the implementation of the Citywide Comprehensive Master Plan, Area Plans, Corridor Plans, and other Community Plans; specifically, recognizing that the majority of the WCLB parcels are located in the Northeast area of the county, the WCLB will make every effort to abide by the Northeast Area Master Plan
- f. Eliminate blight and revitalize neighborhoods.
- g. Prevent speculation.
- h. Ultimately dispose of all WCLB parcels.

The WCLB will aspire to meet these goals when making decisions regarding the disposition of its property.

The WCLB will remain responsible for its own decision-making and adherence to this policy during the disposition process. The WCLB will make available to the public all property in its inventory; however, properties which are being used by the Unified Government for public purposes or being reserved for City-desired programs or projects, will be identified as unavailable for disposition by the Land Bank Manager in coordination with staff from the Unified Government.

Section 2. Authority and Role

2.1 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.

2.2 Governance.

The WCLB is governed by a Board of Trustees comprised of the Mayor/Chief Executive and the UG's Board of Commissioners (BoC). The Wyandotte County Land Bank Manager is charged with its administration.

2.3 Review of Proposed Land Bank Transactions.

All proposed WCLB transactions shall be submitted by the Land Bank Manager to the Staff Advisory Team, the Land Bank Advisory Board and WCLB Board of Trustees for review, consideration, and recommendation.

The Staff Advisory Team is composed of the Director/Manager and/or designee from the following UG Departments: *Administration, Community Development, General Services, Economic Development, GeoSpatial Services, Neighborhood Resource Center, Public Works, Treasury, Planning and Urban Design, and a representative from the Kansas City, Kansas Police Department.* The Staff Advisory Team shall evaluate applications based on UG policies and priorities, and future infrastructure and development plans. The Staff Advisory Team shall serve solely in an advisory capacity.

The membership of the Land Bank Advisory Board shall consist of representatives from each Neighborhood Business Revitalization organizations (NBR), two (2) representatives from the Executive Board of the Livable Neighborhoods Task Force, who shall be chosen by the representatives from the Executive Board of the Livable Neighborhoods Task Force, and an additional member which shall be a registered Neighborhood Association President or a development corporation within the NBR area containing the most WCLB parcels, who shall also be chosen by the registered neighborhood groups within the area containing of the most WCLB parcels. This additional member is subject to change with the disposition of WCLB property and shall be recalculated on a biannual basis. The Land Bank Advisory Board shall serve solely in an advisory capacity.

The Staff Advisory Team and Land Bank Advisory Board shall review all application(s) presented by the Land Bank Manager for consideration. Any application(s) that needs further investigation will be referred to the Land Bank Manager until all necessary information has been provided, at which time it will be brought to the Staff Advisory Team and Land Bank Advisory Board for further review.

The recommendations of the Staff Advisory Team and the Land Bank Advisory Board will be presented at the BoC's Neighborhood and Community Development Standing Committee where the Committee will make a recommendation to approve the applications that will advance to the WCLB Board of Trustees for final approval.

2.4 Governing Authority.

The core governing documents of the WCLB are the applicable state statutes and the Unified Government 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.

2.5 WCLB Board of Trustees Approval.

Under the applicable State law, the conveyance of property by the WCLB, must be approved by the WCLB Board of Trustees before the property can be conveyed.

2.6 WCLB Right to Accept or Reject.

The WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In case of multiple applications for the same properties, the WCLB will give precedence to the application submitted first and, should this application not be accepted, the next application submitted will be brought before the WCLB Board of Trustees

2.7 Role of Land Bank Manager.

The Land Bank Manager shall have the following responsibilities:

- a. Help applicants with where and what they want to build;
- b. Help applicants communicate with neighborhood associations and neighborhood groups by sharing contact information;
- b. Administer the Land Bank process including public notification by contacting all neighborhood groups in affected areas and Livable Neighborhoods;
- c. Identify which properties are available for disposition;
- d. Determine when an application is ready to be submitted to the WCLB Board of Trustees;
- e. Engage and educate the community on Land Bank opportunities;
- f. Be a resource for the community;
- g. Set protocols for Land Bank procedures;
- h. Work with the WCLB Board of Trustees on a strategy for disposition of Land Bank properties; and
- i. At a meeting of the BoC's Neighborhood and Community Development Standing Committee in the Spring of every year, provide an update on the progress of approved option agreements, extensions, and hold areas showing how many option agreements were successful, how many failed and the status of any hold areas beginning the development process.

2.8 Staffing.

In addition to the Land Bank Manager, it is recommended that there is at least one staff member for every 1,000 parcels in the Land Bank inventory.

Section 3. Priorities for Transfer of Land Bank Properties.

3.1 Priority Transfers.

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. Individuals, entities, and non-profits seeking to obtain the property for housing or commercial development;
- c. Entities that are a partnership, limited liability corporation or joint venture comprised of a private non-profit corporation and a private for-profit entity;
- d. Individuals who own residential property that qualify for the Yard Extension Disposition Program; and
- e. Non-profit institutions such as academic and religious institutions.

3.2 Transferee Qualifications.

All applicants seeking to acquire property from the WCLB, or to enter into transaction agreements with the WCLB, are 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;
- d. Sufficient plans for development; and/or
- e. Proof that the applicant is current on their property taxes and has no outstanding code violations on any property within the County.

Section 4. Conveyances to the WCLB

4.1 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; and
- d. Market purchases.

4.2 Policies Governing the Acquisition of Properties.

In determining which, if any, properties might be acquired, the WCLB may consider 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 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 to determine if the property can be put into the rehab program described in Section 7;
- d. Vacant properties that are appropriate for the yard extension disposition program;
- e. Properties for which reutilization would be in support of adopted plans;
- f. Properties that would form a part of a land assemblage development plan; and
- g. Properties that would allow for the creation or expansion of community gardens, urban farming, environmental remediation, stormwater management, and/or open space preservation.

4.3 Donations to WCLB.

WCLB reserves the absolute right to accept or reject any and all donation requests. The WCLB will only accept donated property(ies) that will advance the goals of the WCLB. The WCLB will only present requests to the Board of Trustees, for approval, when at least one or more of the following conditions are met:

- a. The property owner does not have the resources to properly care for the property or to comply with orders to correct code violations that are present, and evidence of the hardship has been presented;
- b. The property is located in an area targeted for redevelopment efforts or in a neighborhood with a large number of existing WCLB property;
- c. The property is a candidate for the WCLB Rehab Program without any conditions that would prohibit a donation;
- d. The property could be utilized for the WCLB garden program; and
- e. The property could be used for UG purposes.

Property(ies) with adverse environmental conditions or maintenance requirements will not be accepted without a satisfactory plan and funding in place for remediation, as determined by the UG. Regarding additional requirements for donations of property to the WCLB:

- a. WCLB requires that donated property(ies) be conveyed with clear and marketable title;
- b. Property(ies) that are occupied may not be accepted as donations;

- c. WCLB shall not determine donation value for the purpose of tax benefits; and
- d. Any exceptions to the provisions of the above must come before the Board of Trustees.

Any property that is conveyed by donation to the WCLB will not be available for sale/transfer until the meeting following the approval of the donation by Board of Trustees.

Any property that is rejected for donation but is tax sale eligible, will be referred for an upcoming tax sale by the WCLB. The WCLB will send a letter to the requestor with that information.

Nothing in this section precludes acceptance of a donation of a tax sale eligible property.

4.4 Transaction Agreements.

In most cases, a transaction agreement must be approved in advance by the Board of Trustees and executed by the WCLB and the grantor of the property. These transaction agreements shall be in form and content as deemed by the WCLB Manager 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.

4.5 Environmental Concerns.

The WCLB reserves full and complete discretion to require that satisfactory evidence or assurances be provided that the property is not affected by or subject to environmental contamination. The WCLB makes no representation or warranty as to the status of the property regarding the physical and environmental condition of the lot or its fitness for any use.

4.6 State of Kansas 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.

4.7 Timing.

Any property that is conveyed in or out of the WCLB will not be available for sale/transfer until approved by the Board of Trustees.

The Land Bank Manager is authorized to accept property conveyed from the UG that is a result of property being obtained from a recent

County Tax Sale. The Land Bank Manager will then report the conveyance(s) at the next BoC Neighborhood and Community Development Standing Committee meeting.

Section 5. Conveyances from the WCLB

5.1 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.

5.2 Deed Without Warranty.

All conveyances by the WCLB to third parties shall be by quitclaim deed.

5.3 Conveyances requiring Board of Trustees Approval.

All transfers of WCLB property shall require the approval of the Board of Trustees.

5.4 Conveyances pursuant to WCLB Rehab Program.

The Land Bank Manager shall seek prior approval from the WCLB Board of Trustees for all properties entering and exiting the WCLB Rehab Program.

5.5 Conveyance Time Allowance.

All undeveloped 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 the Land Bank Inventory. For any property awarded pursuant to a development/rehab agreement, the terms of said agreement shall control when such property will be conveyed.

5.6 Appropriate and Timely Development of Properties.

The WCLB expects that properties will be developed in a timely manner according to a written agreement or as specified in the deed of conveyance. Generally, construction should commence within three (3) months from the date of conveyance and should be completed as defined by the agreement or contained in the deed. To ensure that these expectations are met, the WCLB will place conditions or restrictions on property it conveys to achieve the agreed upon outcome and will monitor these agreements until construction is complete. Proposed uses must be consistent with the UG's Master Plans, Zoning,

Code, and other approved and accepted policy or be able to obtain the necessary land entitlements within the option term. All new owners are required to comply with all State, City and Federal codes, regulations, and statutes.

5.7 Holds.

Holds for economic development projects are allowed pending the approval of the Wyandotte County Land Bank Board of Trustees. Each year that land bank parcels are in a hold, an update must be provided by the awardee regarding the status of the economic development project to the Neighborhood and Community Development Standing Committee. The WCLB will require the awardee to keep the property clear of any trash/debris, the grass mowed/maintained in compliance with the appropriate City code provisions, and the sidewalk space must be maintained including snow removal.

5.8 Pricing.

The WCLB will generally price vacant land by the greater of:

- a. The Appraised Value of property set by County Appraiser as of January 1st of current year or
- b. The value of the property's frontage times \$10.00.

The WCLB has the right to determine the asking price for each property and further has the right to decline any counteroffer.

Section 6. Yard Extension and Commercial Lot Extension Program

6.1 Application.

Yard Extensions shall only be applied for by abutting homeowners.

Commercial Lot Extensions shall only be applied for by abutting commercial property owners.

6.2 Qualifications.

An applicant for a yard extension must be the owner of the abutting property and must be using that property as their primary residence at the time of application. An applicant for a commercial lot extension must be the owner of abutting commercial property and must be using that property as a legally operating business. Further, the applicants for both types of extensions must be current on all property taxes and not have any active code violations. The property to be acquired must share a common boundary at either side of the applicant's property and share the same street name and/or be a contiguous land locked parcel. The property sought to be acquired for a yard or commercial lot

extension must be a vacant lot; properties with permanent structures are not eligible for this program.

6.3 Limitations.

Applicants can only acquire one (1) property for a yard extension from the WCLB for each home they own as their primary residence and only one primary lot can seek a yard extension, except if there are contiguous undevelopable parcels that can be obtained. Applicants can only acquire one (1) property for a commercial lot extension from the WCLB, except if there are contiguous undevelopable parcels that can be obtained. The WCLB property must be consolidated with the applicant's property after acquisition into a single parcel. The Land Bank Manager will track such extension acquisitions to ensure these limitations are adhered to in perpetuity.

6.4 Pricing.

The price of any yard extension shall be \$0.10 per square foot.

The price of any commercial lot extension shall be \$0.25 per square foot.

6.5 Communication

Applicants shall make every effort to consult with the neighborhood association(s) and neighborhood group(s) operating in the geographical area of the property.

Section 7. Land Bank Rehab Program

7.1 Purpose.

The WCLB Rehab Program provides Qualified Rehabbers access to a pipeline of distressed properties in the Wyandotte County area. The WCLB may facilitate the sale of property at a reduced price to selected qualified rehabbers. This program allows the purchase of vacant, blighted homes once they are available in the WCLB inventory.

7.2 Goals.

The WCLB Rehab Program supports efforts to stabilize and strengthen neighborhoods through collaboration between public, private and nonprofit development partners. Through the program and working with development partners to rehabilitate blighted property, the WCLB will:

- a. Save existing housing stock from demolition and return the property to the tax roles;

- b. Create affordable ownership opportunities to stabilize neighborhoods; and
- c. Improve the health, safety, durability, and energy - efficiency of rehabilitated properties.

7.3 Qualified Rehabber.

A Qualified Rehabber is defined as an individual or organization who must not:

- a. Own any real property that is subject to any violations of State and/or local laws, codes or ordinances;
- b. Own any real property that is tax delinquent;
- c. Be barred from transactions with local government entities;
- d. Have demonstrated lack of capacity to perform in accordance with the requirements of the WCLB;
- e. Have defaulted in prior agreements with the WCLB; and
- f. Currently be banned from bidding at the tax sale.

All Qualified Rehabbers must submit their intended use for the property(ies) as required by the WCLB. Failure to submit intended usage or to provide accurate information in the form requested may result in the denial of the application.

7.4 Qualified Offer.

A Qualified Offer is an application that:

- a. Adequately describes the purchaser's plans for the property (i.e. intended use) and is aligned with the purpose of the WCLB;
- b. The intended use must be consistent with applicable WCLB goals and all Master Plans, Zoning Ordinances, and/or other policy, or be able to obtain the appropriate land entitlements; and
- c. The applicant must demonstrate financial and operational capacity to carry out the plans.

Plans that require various land entitlements may be processed as a Qualified Offer, only if the underlying project proposal is supported by the city it is in. The detail required of the applicant will be different depending on the proposed use, as defined later in this document under various usages.

7.5 Housing Stock.

All residential property with improvements that are transferred to the WCLB will be boarded, secured, and inspected to identify its place in the program. There are two (2) recommendations that these properties will fall under:

- a. Rehabilitation – properties that show rehab potential will be made available to qualified rehabbers in the program; or
- b. Demolition – properties that are a danger to the public will be recommended to the UG Demo Department to be razed.

7.6 Commercial Property.

Any commercial property received by WCLB will be evaluated in the same manner as in Section 7.5.

7.7 Rehabber Qualifications.

All interested rehabbers must go through a qualification process that includes submission of WCLB Rehab Program Application. The program will have two (2) Tiers of qualified rehabbers:

- a. Tier I – rehabber must be a formed company/corporation or identify as an investor. In order to qualify as a Tier 1 rehabber, the following must be provided:
 - 1. Copy of their current year Occupational Tax Receipt from the Unified Government of Wyandotte County / Kansas City, Kansas Business License Department
 - 2. Must carry the appropriate amount of Insurance coverage, as outlined in the application, from a licensed Insurance provider and have the Wyandotte County Land Bank named as a Certificate Holder.
- b. Tier II – if a rehabber cannot provide the requirements for a Tier I rehabber, then they must sign a Hold Harmless Waiver and must show proof of funding for the rehab to qualify for a house to rehab.

7.8 Availability for Rehabbers.

Any house that is identified as a rehab will be made available for all Tier I rehabbers. The WCLB will schedule open houses for the rehabbers to attend to assess each property identified. All rehabbers will be sent offer packets with house information and a deadline to submit their offer. Any house that does not have an offer submitted by the deadline by a Tier I rehabber will then be offered to the Tier II group.

Any house that does not have an offer submitted by either group will be available for a later offer or any new Tier I or Tier II qualified rehabber.

7.9 Rehab Agreements.

The WCLB will review all offers received based on criteria maintained by the Land Bank Manager to determine the highest and best offer. The WCLB will negotiate with the offeror and put an agreement together. If approved, the awarded offeror will be sent an award letter and any non-offerors will be sent a non-award letter.

7.10 Filings.

A Sale Contract with Land Use Restrictions detailing the terms of the rehab agreement will be recorded with the Wyandotte County Register of Deeds office. The house will stay in the name of the WCLB until the passing of the final inspection from the Land Bank Manager.

7.11 Inspections and Permits.

The WCLB will require copies of all inspections conducted by the UG Building Inspection Department, which will perform progress inspections throughout the rehab.

Any Tier I rehab will consist of four (4) inspections:

- a. Initial Inspection – house is cleared of debris and any demo is complete prior to any repairs or rehab starts;
- b. Rough-In – staff has received an approved Building Inspection rough-in slip and any other pulled permits (Mechanical/Electrical/Plumbing);
- c. Progress – drywall is hung, and all other repairs are completed; and
- d. Final - house has passed all final inspections and copies have been received by the WCLB, the Land Bank Manager will do the final walk thru.

Any Tier II rehab will consist of monthly inspections done by Land Bank Manager (or designee) and will incorporate the Tier I inspections but also allow the WCLB to closely monitor the progress.

When the Land Bank Manager has verified the house has passed WCLB final inspection, a Quit Claim Deed (QCD) will be filed with the Register of Deeds office.

All applicants who have successfully purchased WCLB-owned property must fulfill their commitments to the WCLB and to their neighbors, which includes paying property taxes and maintaining properties in accordance with all municipal codes and ordinances.

7.12 Extensions and Penalties.

If the rehab completion date stipulated in the agreement cannot be met, the rehabber may request an extension of the completion date. Extensions of time to complete the rehab are at the Land Bank Manager’s discretion and, if granted, will be under the following guidelines:

- a. The request for extension must be made to the Land Bank Manager in writing. The request must include the cause of the delay and plan to complete the rehab within the time requested.

- b. The request for extension must be received by the Land Bank Manager no later than five (5) calendar days prior to the expiration date of the WCLB Rehab Program Extension Request Form given at the beginning of the project.
- c. The extension will be granted for a maximum of 90 calendar days.
- d. The granting of an initial extension period does not obligate the WCLB to grant additional extensions.

7.13 Tier I Rehabber Threshold.

Any Tier I rehabber may make no more than three (3) offers on any newly acquired rehab houses. The maximum number of houses a Tier I may be rehabbing at any given time is six (6). If a Tier I rehabber has 6 open rehabs and submits an offer for new houses, their offer will not be accepted. A Tier 1 rehabber may make the proper number of offers that could reach this threshold.

Section 8. Option Agreements

8.1 Site Control: Options and Property Reservations.

The WCLB recognizes that developers often require legally recognizable site control as part of the development process. The WCLB may execute property option agreements to allow developers to pursue financing and other approvals necessary for development.

Agreements for this purpose must meet the following conditions:

- a. The applicant must be a Qualified Applicant, which has the same requirements as in Section 7.3.
- b. The Option Agreement must be executed by the applicant within forty-five (45) days of approval by the WCLB Board of Trustees.
- c. For each proposed project, the WCLB will allow one (1) year for that agreement, which begins on the date of approval by the WCLB Board of Trustees and may renew the agreement for up to two (2) years at the Land Bank Manager's discretion. Any further extensions must be approved by the WCLB Board of Trustees.
- d. The applicant may not occupy or use the property unless approved in writing by the WCLB.
- e. A fee will be due upon execution and an additional fee will be imposed for extension of the agreement or contract. This fee is non-refundable.
- f. A first-time applicant will be charged an additional fee which will be held in escrow during the term of the Option Agreement and will be refunded upon disposition of the property.

- g. The WCLB will require the requestor to keep the property clear of any trash/debris, the grass mowed/maintained in compliance with the appropriate City code and the sidewalk space must be maintained including snow removal.
- h. The WCLB shall provide written notice of its intent to terminate the agreement to the applicant within thirty (30) days of said termination.
- i. Applicants seeking to acquire property from the WCLB shall make every effort to consult with the neighborhood association(s) and neighborhood group(s) operating in the geographical area of the property.
- j. Applicants must do their due diligence to become aware of whether or not there are existing homeowners associations with declarations and restrictions that are applicable to the property for which they have applied.

Applicants requesting 15 or more parcels must provide a presentation to be given in front of the Neighborhood/Community Development Standing Committee with additional information including but not limited to:

- a. Experience that corresponds to their request.
- b. Existing and potential financing options.
- c. List of staff and their experience/qualifications.
- d. Any other information pertinent to the success of their proposal.

Option Agreements will be issued only for those projects which the WCLB deems feasible and which the WCLB can recommend for approval by WCLB Board of Trustees after the developer secures the necessary entitlements, financing, tenants and/or approvals.

All WCLB Option Agreements must be approved by the WCLB Board of Trustees.

All applicants are encouraged to utilize local, minority and women owned businesses as contractors.

8.2 Disposition.

Upon the applicant providing proof of funding for their proposed development and acquisition of all required land entitlements and permits, the WCLB shall convey the property.

8.3 Updates.

In the Spring of every year, the Land Bank Manager shall submit a Land Option Extension memo to the WCLB Board of Trustees. The memo shall include the following:

- a. The number of Land Bank Options that received extensions;
- b. How long each Option was extended; and
- c. A general summary on the progress of the extended Land Bank Options.

All incomplete Land Bank Options that receive an extension and have no expenses beyond applying for the Land Bank lot can be revoked by an action taken by the WCLB Board of Trustees during the extension period granted by the Land Bank Manager.

Section 9. WCLB Garden Program

9.1 Community Gardens and Community-Managed Open Spaces.

The WCLB recognizes that community gardens encourage the productive use of vacant land, provide spaces for community building, socialization, educational, recreation and food production activities. The WCLB will support existing and established gardens that have the capacity to sustain and maintain the land to ensure its viability.

A community garden is defined as one or more properties managed and maintained by a group of individuals to grow and harvest food or non-food items (such as flowers) for personal or group consumption, for donation, or for sale that is incidental in nature (i.e. not an Urban Farm). A community garden area may be divided into separate garden plots or orchard areas for cultivation by one or more individuals or may be farmed collectively by members of the group. A community garden may include common areas (such as hand tool storage sheds) maintained and used by the group. Community gardens may be used for recreational purposes, and improvements to facilitate such purposes may be allowed on a case-by-case basis upon review by the Land Bank Manager and with community support. Community-managed open spaces are spaces available to the public and may be used for recreational purposes or passive activities. All necessary entitlements must still be obtained in accordance with the Unified Government Code of Ordinances as well as the ordinances for the Cities of Bonner Springs and Edwardsville.

Gardens and Open Space requests must demonstrate how their project supports the public priorities of:

- a. Eliminating blight; and/or
- b. Fostering neighborhood cohesion and a sense of community.

Upon approval by the WCLB Board of Trustees, the property shall be conveyed to the applicant by deed with restrictions requiring the adherence of the criteria contained in Section 9.2. An applicant shall be

given an option agreement as needed for any requisite permits or land entitlements to be obtained. If an option agreement is required, at the end of one year, either the agreement will be extended, or the property will be conveyed by deed with restrictions as set forth above if all guidelines have been met. If an extension of the option agreement is required, the procedure for an extension set out in Section 8.1 (c) above shall be followed.

The WCLB makes no representation or warranty as to the status of the property regarding the physical and environmental condition of the lot or its fitness for any use. Users are encouraged to reference federal and state requirements for contaminants in the soil before growing or consuming produce grown on site.

9.2 Requirements for Community Gardens.

All WCLB property approved for a community garden must adhere to the following criteria:

- a. Entity must work with the WCLB and Staff Advisory Team to determine where the garden will be located within the boundaries of a neighborhood;
- b. Entity must provide a site plan;
- c. Entity must provide a maintenance and use plan which demonstrates its obligation to maintain the lot in a clean, safe, secure and sanitary condition, free of weeds, trash, debris, garbage, and vermin;
- d. Entity must comply with all existing codes and rules regarding vacant lots;
- e. Entity must obtain and pay for any and all permits and approvals required by all relevant agencies to construct or operate the site;
- f. Lot cannot be used to park, keep or store any motor vehicle, trailer, or boat at any time;
- g. Entity must comply with all State and/or local laws, codes or ordinances;
- h. Entity must maintain the area within the public right-of-way, including both snow removal and removal of trash and debris to allow for passable sidewalks;
- i. Entity must agree not to grow any plants regulated or prohibited by federal laws on the lot;
- j. Entities must agree to use the property at their own risk and accept the property “as-is”; and
- k. Report on the performance of the community garden, including any code violations, how close they are to other gardens and overall contribution to the wellbeing of the neighborhood.

9.3 Urban Farm.

An urban farm is the cultivation of land for the purpose of income creation related to urban agriculture.

An applicant for a parcel(s) to be used as an urban farm must provide proof of relevant education, certification or comparable relevant experience that proves they have the ability to operate and maintain a successful urban farm. Applicants must meet all the requirements of a Community Garden listed in Section 9.2 above. Upon approval by the Land Bank Board of Trustees, the property shall be conveyed to the applicant by deed with restrictions requiring the adherence of the criteria contained in Section 9.2. An applicant shall be given an option agreement as needed for any requisite permits or land entitlements to be obtained. If an option agreement is required, at the end of one year, either the agreement will be extended, or the property will be conveyed if all guidelines have been met. If an extension of the option agreement is required, the procedure for an extension set out in Section 8.1 (c) above shall be followed.



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #4.3.		
Land Bank Options		
BACKGROUND		
RECOMMENDATION		
<p>Approve</p> <p>The following option application(s) were presented at the 08/04/25 Neighborhood & Community Development standing committee meetings: Please visit the new site to review the applications below https://gisapp.wycokck.org/Landbank.html 37 Single Family Homes 4 Multi-Family 2 Commercial</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Options 08.04.25_No Opposition, NCD Memo Land Bank Options 08.04.25_With Opposition Comments		

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: July 25, 2025
SUBJECT: Land Bank Options - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below

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

A. Single Family Homes – 37 Single Family Homes

1. Amber Oetting – 1 home
 - i. 1822 Freeman Ave - 065217
2. John Reed – 1 home
 - i. 2301 S 39th St – 168946
3. Hannah Bakula – 1 home
 - i. 7812 Haskell Dr – 011026
4. Robert Moise – 4 homes
 - i. 1147 Ann Ave – 080828
 - ii. 1145 Ann Ave – 080827
 - iii. 1213 Ann Ave – 080938
 - iv. 1035 Armstrong – 080443
5. Sunlara, LLC – 1 home
 - i. 5235 Rowland Ave – 039723
6. JM Framing – 1 home
 - i. 5705 Tauromee Ave – 204401
7. Aleca Brantley – 1 home
 - i. 2318 N 43rd St – 914225
8. Judy Williams – 1 home
 - i. 2723 N 9th St – 156144
9. T&M General Construction LLC – 2 homes

- ii. 3010 S 35th St – 079619
- iii. 2917 S 27th St – 149692
- 10. Rogelio Avalos – 1 home**
 - i. 649 S 54th St – 052427
 - ii. 645 S 54th St – 052428
- 11. Rogelio Avalos – 2 homes**
 - i. 1811 S 40th St – 912218
 - ii. 1817 S 40th St – 912217
- 12. Miguel Angel Cortes – 1 home**
 - i. 2949 N 42nd St – 105347
 - ii. 3000 N 42nd St – 105438
 - iii. 3004 N 42nd St – 105437
- 13. Pillar KC, LLC – 1 home**
 - i. 809 N 9th St – 081345
- 14. David Marsh – 1 home**
 - i. 2411 N 51st St – 177766
- 15. David Marsh – 2 homes**
 - i. 3228 N 46th St – 172406
 - ii. 4600 Leavenworth Rd – 172618
- 16. David Marsh – 1 home**
 - i. 3016 N 48th Ter – 178035
- 17. FMJ Properties, LLC – 15 homes**
 - i. 2647 N 21st St – 163128
 - ii. 2701 N 21st St – 163028
 - iii. 2624 N 21st St – 158942
 - iv. 2628 N 21st St – 163135
 - v. 2632 N 21st St – 163134
 - vi. 2644 N 21st St – 163131
 - vii. 2646 N 21st St – 163130
 - viii. 2726 N 21st PL – 162813
 - ix. 2724 N 21st PL – 162814
 - x. 2640 N 21st St – 163132
 - xi. 2720 N 21st PL – 162815
 - xii. 2718 N 21st PL – 162816
 - xiii. 2714 N 21st PL - 162817

B. Multi-family – 4 units

- 1. Terran Baker – 4 units**
 - i. 1126 H Quindaro BLVD – 106310

C. Commercial – 1 unit

- 1. RA Engineering Corp – 1 building**
 - i. 1705 N 1st St – 081672



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M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: July 25, 2025
SUBJECT: Land Bank Options - With Opposition (For Discussion)

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. These applications will be discussed individually during the meeting.

Please visit the site to review the applications below

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

C. Commercial – 2 units

2. RA Engineering Corp – 1 building
 - i. 1907 N 10th St – 212028
 - ii. **Opposition** - We have not been contacted by the applicant and have no knowledge of what is being proposed. – Douglas Sumner Neighborhood Group



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #4.4.		
Land Bank Property Transfers		
BACKGROUND		
RECOMMENDATION		
<p>Approve</p> <p>The following property transfer application(s) were presented at the 08/04/25 Neighborhood & Community Development standing committee meetings: Please visit the new site to review the applications below https://gisapp.wycokck.org/Landbank.html 53 Property Transfers</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Property Transfers 08.04.25 No Opposition, NCD Memo Land Bank Property Transfers 08.04.25 With Opposition Comments		

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
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Jud Knapp, Manager

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M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: July 25, 2025

SUBJECT: **Land Bank Property Transfers - No Opposition (Grouped for Approval)**

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below <https://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers – 41

1. Troy Wright – Garden
 - i. 1408 Richmond – 098466
3. Patrick Shannon – Garden
 - ii. 2038 N 33rd Ter – 102428
4. Michael J Knight – Yard Extension
 - iii. 2027 N 4th St - 109717
5. Pablo Marquez – Yard Extension
 - i. 1413 New Jersey Ave – 209561
6. Aurelio Martinez – Yard Extension
 - i. 1030 Rowland Ave – 157490
7. Crecencio Mendez Ramirez – Yard Extension
 - i. 1509 Pacific Ave – 066749
8. Leonardo Carrillo – Yard Extension
 - i. 1943 Parallel Ave – 068764
9. Sergio Molina – Yard Extension
 - i. 441 N 32nd St – 055715
10. Diego Mendoza – Yard Extension
 - i. 843 Troup Ave – 095089
11. Jairo Hernandez – Yard Extension
 - i. 3212 Rowland Ave – 101923
12. Horacio Guerra – Yard Extension

- i. 19 N Mill St – 904516
- 13. Phylisia Davis and Phillip Davis – Yard Extension
 - i. 2247 Russell Ave - 162023
- 14. Tiffany Miller – Yard Extension
 - i. 3227 Farrow Ave – 165107
- 15. Santos Noe De La Cruz – Yard Extension
 - i. 1861 N 25th St – 075100
- 16. Yarenni Morales – Yard Extension
 - i. 2301 N 10th St - 157970
- 17. Sandra Pacheco – Yard Extension
 - i. 1805 Freeman Ave – 065225
- 18. Juan Campillo – Yard Extension
 - i. 1935 N 27th St – 208212
- 19. Eduardo Olvera – Yard Extension
 - i. 3050 N 27th St – 910506
- 20. Aaron Wallace – Yard Extension
 - i. 2715 N 31st St – 100502
- 21. Esperanza Hernandez – Yard Extension
 - i. 2140 N 33rd St – 102301
- 22. Maribel Guillermo – Yard Extension
 - i. 20 S Boeke St – 069194
- 23. Michael Bailey Sr – Yard Extension
 - i. 2715 Kimball Ave – 116574
- 24. Nina Colette Bice – Yard Extension
 - i. 920 S Bethany St – 072646
- 25. Hugo Portuguez – Yard Extension
 - i. 343 S 10th St – 071292
- 26. Elisha Collins – Yard Extension
 - i. 2404 N 5th St – 094928
- 28. Anthony Potts – Yard Extension
 - i. 833 Waverly Ave – 156343
- 29. Eduardo Cruz and Leticia Gomez – Yard Extension
 - i. 745 Sandusky Ave – 118814
- 30. Tania Olivas-Guerrero – Yard Extension
 - i. 305 S Boeke St – 071253
- 32. Juan Cisneros – Yard Extension
 - i. 318 N 7th St TRFY – 119137
- 33. Noel Nunez – Yard Extension
 - i. 258 N 10th St – 093611
- 34. Florencio Jurado – Yard Extension
 - i. 1715 New Jersey Ave – 098755
- 35. Alfonso Barragan Rodriguez – Yard Extension
 - i. 2553 Everett Ave – 066001
- 36. Jimmie Jones – Yard Extension
 - i. 1057 Everett Ave – 080254
- 37. Vicki Jennings – Yard Extension
 - i. 3412 Yecker Ave – 104403
- 38. Luis Alberto Gonzalez – Yard Extension

- i. 2312 N 9th St – 157951
- 40. Alvaro Genaro Barrios Navarro and Maria G Barrios – Yard Extension
 - i. 845 Reynolds Ave – 120219
- 41. Gwendolyn Smith Warner – Yard Extension
 - i. 2512 N 21st St – 159024
- 42. Frank Lavendar – Yard Extension
 - i. 2609 R N 38th St – 105138
- 43. Brett Epp – Yard Extension
 - i. 14 S James St – 141324 (UG Owned)
- 44. Willians Naun Rodriguez Reyes – Yard Extension
 - i. 1120 Sandusky – 090230
- 45. Geraldine White – Yard Extension
 - i. 1730 Haskell Ave – 194805



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MEMORANDUM

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: July 25, 2025
SUBJECT: Land Bank Property Transfers - With Opposition (For Discussion)

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. These applications will be discussed individually during the meeting.

Please visit the site to review the applications below <https://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers – 5

2. Julia Sevin – Garden
 - i. 1821 N 10th St – 906408
 - ii. **Opposition** - We have not spoken with the applicant regarding this request and feel that a garden would not be the most productive use of this land, as indicated in our Land Bank Strategy. –Dougals Sumner Neighborhood Group
27. Maniraguha Seti – Yard Extension
 - i. 1604 N 7th St – 082313
 - ii. **Opposition** - The area requested for a yard extension is designated for mixed-use development, per our Land Bank Strategy. The lot requested is just over 5,800 sq.ft.. Using the vacant lot for mixed-use development maximizes its potential by providing housing and/or retail use that benefits the broader neighborhood (and City), whereas, using it as a private yard extension limits its public value. – Douglas Sumner Neighborhood Group
31. Mario Santillan – Yard Extension
 - i. 918 Walker Ave – 081081
 - ii. **Opposition** - We have had no contact with the applicant regarding this request. The lot requested is targeted for single-family development, per our Land Bank Strategy. – Douglas Sumner Neighborhood Group
39. Jordan Van Ry – Yard Extension
 - i. 1323 N 55th St – 918013
 - ii. 1311 N 55th St – 918014
 - iii. 1301 R N 55th St – 918015
 - iv. 1301 N 55th St – 918039

- v. 1303 N 55th St – 918016
- vi. 1233 N 55th St – 918017
- vii. 1231 N 55th St – 918018
- viii. 1215 N 55th St – 918020
- ix. **Staff Comments** – This application includes multiple unbuildable lots and does not include a primary residence. It does not meet the Land Bank policy requirement that applicants must own and reside in the adjacent primary residence.

46. Wyandot Nation – Donation

- i. 2701 Endicott Ave – 164012
- ii. **Staff Comments** - This request is for the Land Bank to donate this property to their organization. The Wyandot Nation has indicated that ownership of land is a necessary step in their efforts to obtain federal recognition. Their intended use for the site includes hosting community events, picnics, and—eventually—the development of a museum. While 2701 Endicott Ave is currently within the Land Bank’s designated hold area for the Quindaro Ruins, it is located outside the boundaries of the Federal Historic Landmark designation.

