

**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

- 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.

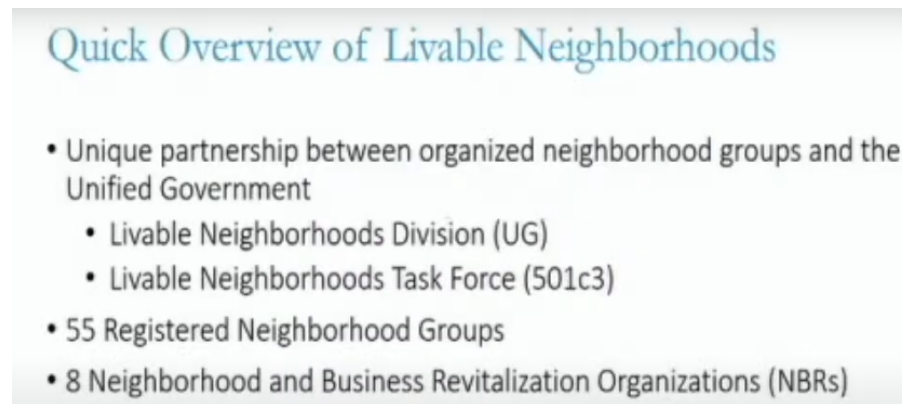
Chairman Davis said any other comments, committee. Is there a motion?

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.



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.

July 08, 2024

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.