



Unified Government of Wyandotte County and Kansas City, Kansas

## Neighborhood & Community Development Standing Committee

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

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

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# AGENDA

**Monday, September 29, 2025**

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

- 1. Call to Order/Roll Call**
- 2. Revisions to September 29, 2025 Agenda**
- 3. Approval of standing committee minutes (no minutes available)**
- 4. Committee Agenda**
  - 4.1 UPDATE: LAND BANK MOWING PROCESS**

Synopsis: An update on the mowing process for Land Bank properties.  
Tracking #: 211046
  - 4.2 LAND BANK OPTIONS — NO OPPOSITION (GROUPED FOR APPROVAL)**

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

Item	Name	Type	Address	Parcel
A 1	Tonesia Vaughn	Single Family Home	2951 HUTCHINGS ST	158602
			2955 HUTCHINGS ST	158601
A 2	ABD Investments LLC	Single Family Home	2111 N 27TH ST	101106
A 3	William Meuschke	Single Family Home	1949 N 16TH ST	098524

A 4	RA ENGINEERING CORP	Single Family Home	905 SANDUSKY AVE	090329
			1015 SANDUSKY AVE	090212
			1013 SANDUSKY AVE	090211
			1011 SANDUSKY AVE	090210
A 5	JAMES EVERETTE	Single Family Home	206 QUINDARO BLVD	094585
			208 QUINDARO BLVD	094586
A 6	Juan Cisneros	Single Family Home	6200 MINNESOTA AVE	193413
A 7	Juan Cisneros	Single Family Home	5310 MUNCIE DR	051618
			5254 MUNCIE DR	918107
A 8	Colin Gardner	Single Family Home	616 S 10TH ST	071752
A 9	Aaron Mendoza	Single Family Home	6226 LONGWOOD AVE	000804
A10	FMJ PROPERTIES LLC	Single Family Home	2814 N 21st ST	162935
			2812 N 21ST ST	162936
			2802 N 21ST ST	162939
			2724 N 20TH ST	163022
			2726 N 20TH ST	163021
			2642 N 20TH ST	163117
			2640 N 20TH ST	163116
A11	PILLAR KC LLC	Single Family Home	946 SPLITLOG AVE	092897
			926 SPLITLOG AVE	092889
			853 TAUROMEE AVE	090433
			1033 GRANDVIEW BLVD	080567
B 1	Deborah Jones	Multi-Family	721 TROUP AVE	095115
			717 TROUP AVE	095114
			721 TROUP AVE	095115

			723 TROUP AVE	095116
C 1	Adrian Borunda	Commercial	233 N 10TH ST	223203

Tracking #: 211018

#### 4.3 LAND BANK PROPERTY TRANSFERS - NO OPPOSITION (GROUPED FOR APPROVAL)

Synopsis: 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.

Please visit the site to review the applications below.

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PT 3	Erica Idalia Hernandez	Yard Extension	1920 SPRINGFIELD BLVD	111000
PT 5	New Testament Pentecostal Church	Yard Extension	2713 Farrow Ave	910435
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			3150 N 27TH ST	910429
PT 6	Eduardo Martinez	Yard Extension	1010 DODSON AVE	139113
PT 7	Carlos Mendoza	Yard Extension	1052 ARMSTRONG AVE	080427
PT 8	Maria Vazquez	Yard Extension	312 S VALLEY ST	067525
PT 9	Joseph Downs	Yard Extension	2048 N 7th St	111219
PT10	Nathen Richardson	Yard Extension	925 HASKELL AVE	157959
PT11	Greg Morrison	Yard Extension	2745 S HOLMES ST	137014
PT12	Dana R Jones	Donation	1302 SEMINARY ST	208800
PT13	Dana R Jones	Donation	1303 SEMINARY ST	208701
PT14	Dana R Jones	Donation	1306 SEMINARY ST	208801

Tracking #: 211019

#### 4.4 LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)

Synopsis: This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members.

Please visit the site to review the applications below.

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##### A. Residential – 6 units

##### 12. Fairline Contractors – 4 Homes

- i. 2645 N 21<sup>st</sup> St – 163127
- ii. 2643 N 21<sup>st</sup> St – 163126
- iii. 2639 N 21<sup>st</sup> St – 163125
- iv. 2646 N 21<sup>st</sup> PL -- 160161

v. **Opposition** – Item was fast tracked and did not go through standard period for neighborhood feedback.

##### 13. FMJ Properties LLC – 2 Homes

- i. 2727 N 20<sup>th</sup> St – 163016
- ii. 2629 N 21<sup>st</sup> St – 163122

iii. **Opposition** – Item was fast tracked and did not go through standard period for neighborhood feedback.

Tracking #: 21910

## 5. Public Agenda

## 6. Adjourn

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

Persons may address the Commission during the time set aside for Public Comment or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, 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.

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Join from PC, Mac, iPad, or Android:  
<https://wycokck.zoom.us/j/89691219784>

Phone one-tap:  
+13462487799, 89691219784# US (Houston)  
+16694449171, 89691219784# US

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Join via audio:

+1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 646 558 8656 US (New York), +1 646 931 3860 US

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International numbers available: <https://wycokck.zoom.us/j/kczkzIZ0Xv>

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.

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



# Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Jud Knapp, Land Bank Manager</div> jknapp@wycokck.org x5472	Land Bank Approvals
<b>AGENDA ITEM #4.1.</b>		
<b>UPDATE: LAND BANK MOWING PROCESS</b>		
<b>BACKGROUND</b>		
An update on the mowing process for Land Bank properties.		
<b>RECOMMENDATION</b>		
For information only		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
2025 Mowing Update		

Approved by Mayor/Administrator to add to agenda.



# Mowing Update

1. Process
2. Mowing Zones / Counts
3. Demo



# MOWING PROCESS



## Evaluate lots

- Evaluate lots to determine mowing status
- Land locked
- Heavily wooded
- Hold areas
- Land Bank options

## Mowing App

- Mobile app for contractors
- Used to identify which lots to mow

## Submit Survey

- Submit picture of mowed lot
- Lot will be removed from map for one month

## Staff Review

- Review submitted pictures

## Pay

- Create invoice from completed surveys



# MOWING ZONE 1



Zone 1 Lot Count

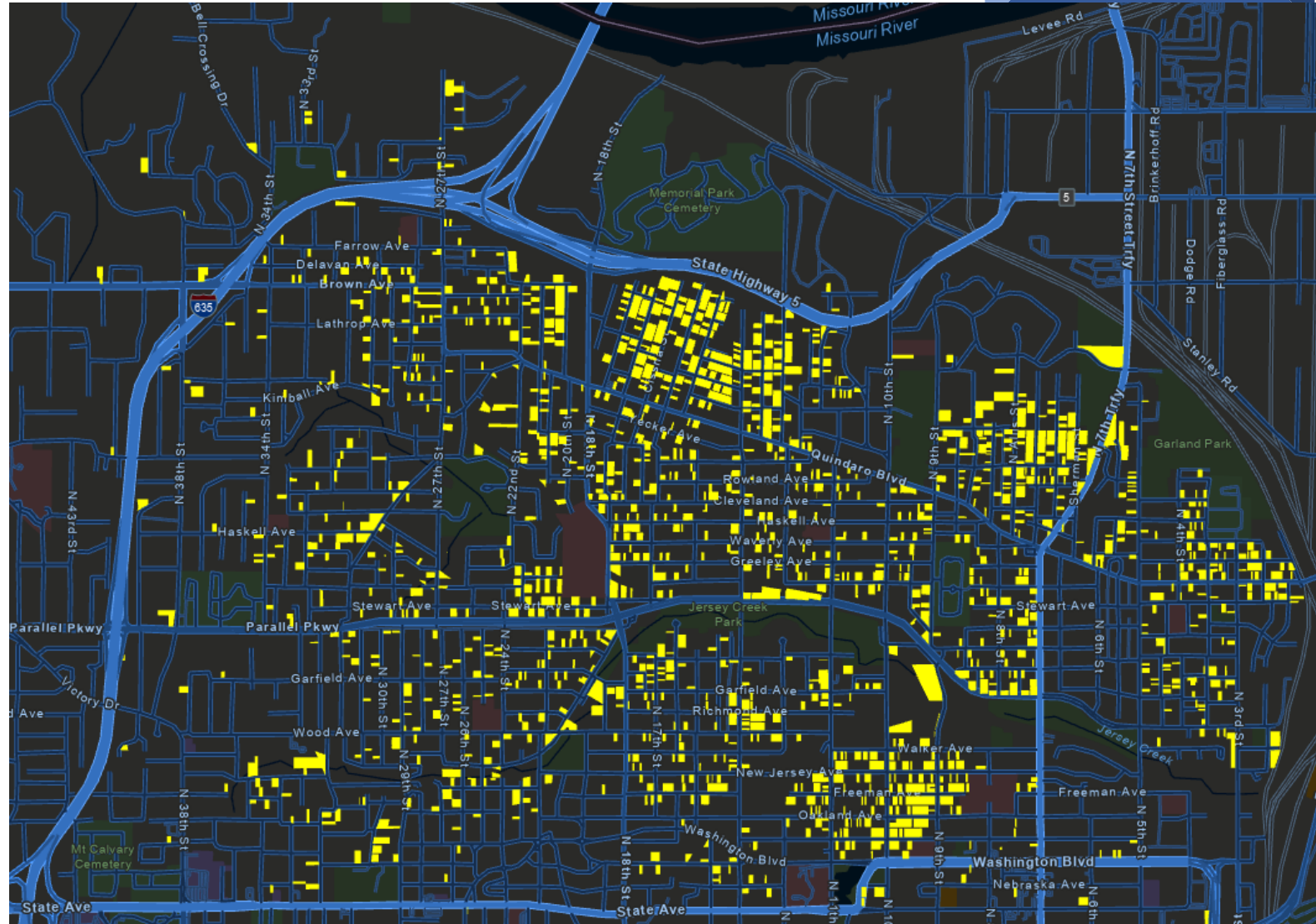
**2,893**

Zone 1 Lot Mowing Count

**2,350**

Zone 1 Mowed Lots

**9,246**





# MOWING ZONE 2



Zone 2 Lot Count

**655**

Zone 2 Lot Mowing Count

**635**

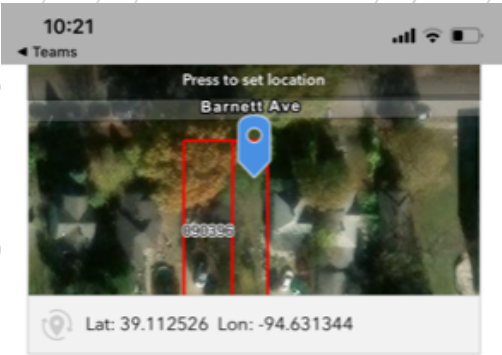
Zone 2 Mowed Lots

**2,581**





# DEMO OF MOWING APPLICATION



Enter Parcel ID\*

090395

Enter Address\*

833 BARNETT AVE

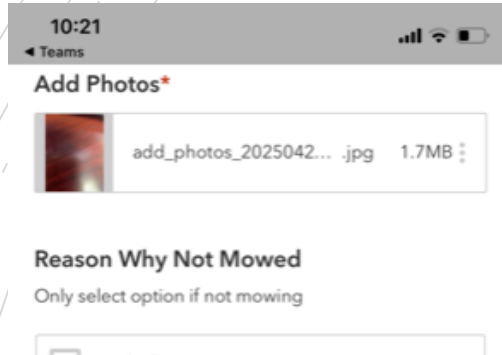
Looking for 833 Barnett Ave, Kansas City, KS, 66101-3017?

Enter Date and Time\*

Apr 23, 2025 at 10:19 AM

Add Photos\*

Take a photo



Reason Why Not Mowed

Only select option if not mowing

Trash/dumping

Downed tree

Cars parked

Neighbors using the lot - toys, junk, pools

Unhoused camp

Right of way trash, tall grass

Alley -overgrown, weeds

Submit

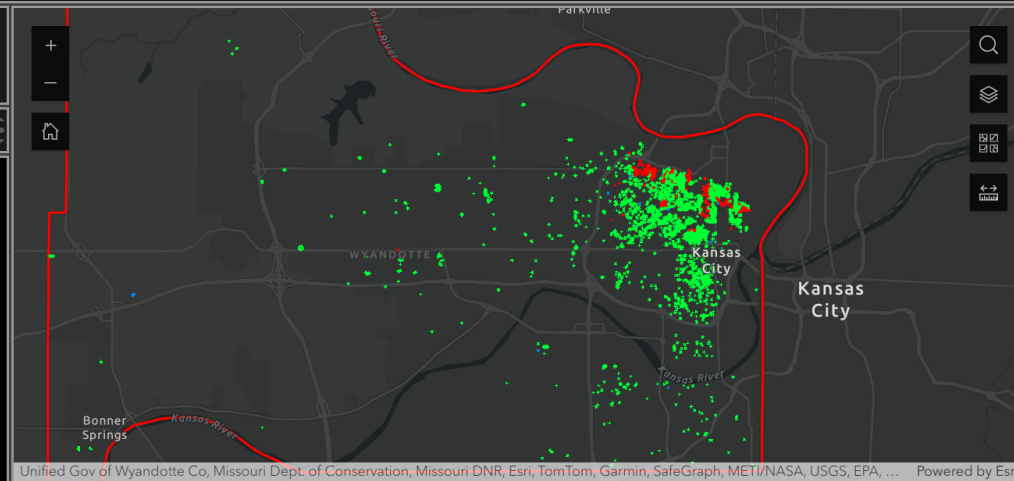
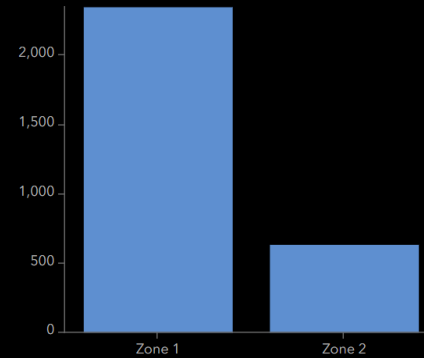
## Landbank Mowing Back-Office Tracking Dashboard

2,992

features displayed in the map

Parcels Not Mowed in Last 1 Month

Parcel Count by Zone



Unified Gov of Wyandotte Co, Missouri Dept. of Conservation, Missouri DNR, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, ... Powered by Esri

Mowing Parcels Zone 1 Survey Results Zone 2 Survey Results

Parcel	Zone	Date Mowed	Attachments
028996	Zone 2	9/5/2025, 8:56 AM	(0)



## Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;">Michael Sutton, Redevelopment Coordinator</div> mjsutton@wycokck.org X5749	Land Bank Approvals

### AGENDA ITEM #4.2.

### LAND BANK OPTIONS — NO OPPOSITION (GROUPED FOR APPROVAL)

### BACKGROUND

### RECOMMENDATION

#### Approve

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			721 TROUP AVE	095115
			723 TROUP AVE	095116
C 1	Adrian Borunda	Commercial	233 N 10TH ST	223203

**BUDGET IMPACTS / FINANCIAL CONSIDERATIONS**

n/a

**LEGAL/ POLICY CONSIDERATIONS**

**ATTACHMENTS**

NCD Memo Land Bank Options 09.29.25\_No Opposition (1)

Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
Economic Development Department  
Jud Knapp, Manager

701 North 7<sup>th</sup> St., 4th Floor  
Kansas City, Kansas 66101

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

## MEMORANDUM

**TO:** Neighborhood & Community Development Standing Committee

**FROM:** Jud Knapp, Land Bank Manager

**DATE:** September 23, 2025

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

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A 9	Aaron Mendoza	Single Family Home	6226 LONGWOOD AVE	804
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## Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div 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 PROPERTY TRANSFERS - NO OPPOSITION (GROUPED FOR APPROVAL)

#### BACKGROUND

#### RECOMMENDATION

##### Approve

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PT11	Greg Morrison	Yard Extension	2745 S HOLMES ST	137014
PT12	Dana R Jones	Donation	1302 SEMINARY ST	208800
PT13	Dana R Jones	Donation	1303 SEMINARY ST	208701
PT14	Dana R Jones	Donation	1306 SEMINARY ST	208801

**BUDGET IMPACTS / FINANCIAL CONSIDERATIONS**

n/a

**LEGAL/ POLICY CONSIDERATIONS**

**ATTACHMENTS**

NCD Memo Land Bank Property Transfers 09.29.25

Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
 Economic Development Department  
 Jud Knapp, Manager

701 North 7<sup>th</sup> 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:** September 10, 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.

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			3148 N 27TH ST	91041 9
			3150 N 27TH ST	91042 9
PT 6	Eduardo Martinez	Yard Extension	1010 DODSON AVE	13911 3
PT 7	Carlos Mendoza	Yard Extension	1052 ARMSTRONG AVE	80427
PT 8	Maria Vazquez	Yard Extension	312 S VALLEY ST	67525
PT 9	Joseph Downs	Yard Extension	2048 N 7th St	11121 9

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# 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 OPTIONS - WITH OPPOSITION (FOR DISCUSSION)		
BACKGROUND		
<p>This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. Please visit the site to review the applications below <a href="https://gisapp.wycokck.org/Landbank.html">https://gisapp.wycokck.org/Landbank.html</a></p> <p><b>A. Residential – 6 units</b></p> <p>12. Fairline Contractors – 4 Homes</p> <ul style="list-style-type: none"> <li>i. 2645 N 21<sup>st</sup> St – 163127</li> <li>ii. 2643 N 21<sup>st</sup> St – 163126</li> <li>iii. 2639 N 21<sup>st</sup> St – 163125</li> <li>iv. 2646 N 21<sup>st</sup> PL -- 160161</li> <li>v. <b>Opposition</b> – Item was fast tracked and did not go through standard period for neighborhood feedback.</li> </ul> <p>13. FMJ Properties LLC – 2 Homes</p> <ul style="list-style-type: none"> <li>i. 2727 N 20<sup>th</sup> St – 163016</li> <li>ii. 2629 N 21<sup>st</sup> St – 163122</li> <li>iii. <b>Opposition</b> – Item was fast tracked and did not go through standard period for neighborhood feedback.</li> </ul>		
RECOMMENDATION		
<p>Approve</p> <p>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.</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
none		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		

Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
Economic Development Department  
Jud Knapp, Manager

701 North 7<sup>th</sup> 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:** September 23, 2025  
**SUBJECT: Land Bank Options - With Opposition (For Discussion)**

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**12. Fairline Contractors – 4 Homes**

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