



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, October 10, 2016

5:00 PM

Location:

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

Name

Absent

Commissioner Hal Walker, Chair

☐

Commissioner Brian McKiernan

☐

Commissioner Gayle E. Townsend

☐

Commissioner Ann Brandau-Murguia

☐

Commissioner James Walters

☐

I. Call to Order/Roll Call

II. Revisions to October 10, 2016 Agenda

III. Measurable Goals

Item No. 1 - DISCUSSION: REVIEW OF DEPARTMENT GOALS

Synopsis: List of Measurable Goals

Tracking #: 16789

IV. Committee Agenda

Item No. 1 - COMMUNICATION: LAND BANK APPLICATIONS AND TRANSFER

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

Item (1) - Applications (11)

3519 N. 80th St. - Oscar Whitmore, new home construction

3832 Lloyd St. - Wolfe Construction, new home construction

3836 Lloyd St. - Wolfe Construction, new home construction

15 S. 8th St. - Jose Orozco, parking for Frontera's Super Market

2269 Lathrop Ave. - Jerome Peterson, parking for Rising Star Baptist Church

5121 Walker Ave. - Darrel Coppersmith, yard extension

1737 Waverly Ave. - Robert Cole, yard extension

614 Lowell Ave. - Rigoberto Morta Lopez, yard extension

849 Quindaro Blvd. - Lydia Mejia, yard extension
847 Quindaro Blvd. - Lydia Mejia, yard extension
2706 Hagemann St. - Ryan Patton, yard extension

Item (2) - Mortgage Foreclosure Transfer (1)
5217 Alma St. - Argentine Betterment Corporation (ABC)

This is a property that had a mortgage through the Community Development Department. The UG foreclosed/bid on the property to take possession of it. The Legal Department filed an order to extinguish the redemption period and it was granted by District Court. A Sheriff's Deed was filed to give the ownership to the UG. A Clerk's Deed needs to be filed in order to put the property in the Land Bank. Once the Land Bank has possession, it will be held for ABC and their perspective development. This property is in the Highland Crest target area.

Tracking #: 16808

V. Public Agenda

VI. Adjourn



Staff Request for Commission Action

Tracking No. 16789

Full Commission Meeting Date:

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 10/10/16

(If none, please explain):

Publication Required: No

<u>Date:</u> 09/28/2016	<u>Contact Name:</u> Joe Connor	<u>Contact Phone:</u> x6724	<u>Contact Email:</u> jconnor@wycokck.org	<u>Department/Division:</u> Administrator's Office
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Item Description:

List of Measurable Goals

Action Requested:

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

311, KSU Ext, NRC, Parks & Rec, Urban Planning

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

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

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

Kansas State Extension

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

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

Maintain or increase the value of donated time by volunteers

Maintain or increase the number of programs offered to the public

Track the number of citizens reached by our programming

- ☐ by ethnicity
- ☐ by program area

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

Neighborhood Resource Center

Building Inspections

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

Business License Division

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

Code Enforcement

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

Demolition Division

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

Livable Neighborhoods

- Provide informational outreach to 131 registered neighborhood associations.

Rental Licensing Division

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

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

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

Parks and Recreation

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

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

Parks Masterplan 2016

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

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

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

Standing Committee	Neighborhood Comm. Dev.	Administration Human Services	Eco. Dev.	Public Works Public Safety	Comments
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Urban Planning and Land Use

Help small businesses succeed in the development process

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

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

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

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

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

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



Staff Request for Commission Action

Tracking No. 16808

Full Commission Meeting Date: 10/27/16

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 10/10/16

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
09/26/2016	Charles Brockman	x5733	cbrockman@wycokck.org	Land Bank

Item Description:

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

Item (1) - Applications (11)

3519 N. 80th St. - Oscar Whitmore, new home construction
3832 Lloyd St. - Wolfe Construction, new home construction
3836 Lloyd St. - Wolfe Construction, new home construction
15 S. 8th St. - Jose Orozco, parking for Frontera's Super Market
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Action Requested:

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

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Land Bank Applications, Mortgage Foreclosure Transfer

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	NOTES
Oscar Whitmore	2601 N 84th St	3519 N 80th St	New Home Construction	
Wolfe Construction	836 Osage Ave	3832 Lloyd St	New Home Construction	
Wolfe Construction	836 Osage Ave	3836 Lloyd St	New Home Construction	
Jose Orozco	761 Central Ave	15 S 8th St	Parking	Frontera's Super Market
Jerome Peterson	3035 N 27th St	2269 Lathrop Ave	Parking	Rising Star Baptist Church
Darrel Coppersmith	5122 Freeman Ave	5121 Walker Ave	Yard Extension	
Robert Cole	1739 Waverly Ave	1737 Waverly Ave	Yard Extension	
Rigoberto Mota Lopez	616 Lowell Ave	614 Lowell Ave	Yard Extension	
Lydia Mejia	843 Quindaro Blvd, 845 Quindaro Blvd	849 Quindaro Blvd	Yard Extension	
Lydia Mejia	843 Quindaro Blvd, 845 Quindaro Blvd	847 Quindaro Blvd	Yard Extension	
Ryan Patton	2710 Hagemann St	2706 Hagemann St	Yard Extension	
LAND BANK ADVISORY BOARD RECOMMENDATION				

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INTENTIONALLY**

Villegas, Brittany

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, June 21, 2016 5:50 PM
To: Land Bank; info@opportunityspace.org
Subject: Unified Government Land Bank Application [#48]

Name of applicant *	oscar whitmore
Address *	 2601 N 84 ST kansas, ks 66106 United States
Email	oacarwhitmore@gmail.com
Home phone *	(918) 281-9910
Offer price *	500
Do you (or your spouse) have any Code Enforcement violations? *	No
Are you (or your spouse) delinquent on any licenses or taxes in Wyandotte County? *	No
Address of property	 3519 N 80TH ST KansasCity, KS 66109 United States
Property type? *	Vacant land
Proposed use of property *	New Home Construction. Requires building permit.
How is the property currently zoned? *	Residential: A - G
Does the project comply with current zoning? *	Yes
Type of ownership? *	Individual

Please attach a letter of credit or pre-approval letter from your bank *



[sp_2011111.pdf](#) 1.60 MB · PDF

Please attach drawings for your proposed project *



[sp_2011111.pdf](#) 1.60 MB · PDF

Proposed use of property

Home ownership

Will you seek Tax Increment Financing or other public tax exemptions?

Yes

Will you seek Neighborhood Revitalization Tax Rebates?

Yes

Comments

with in 3 to 4 months i will start the builder have there on banks and linders so I DONT NO THAT INFO YET THEY WANT ME TO HAVE THE LAND BEFOR I CAN GET THE LONE

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

Yes

Name *

oscar whitmore

Date *

Tuesday, June 21, 2016

Wyandotte County Land Bank (WCLB)

Commercial Property Interest Application

Please complete a separate application for each parcel.

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

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

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

Contact Information

Name of Applicant: DALLAS R. WOLFE
Name of Corporation/Business: WOLFE CONSTRUCTION LLC
Mailing Address: 836 OSAGE
City: KANSAS CITY State: KS Zip: 66105
Daytime Phone #: _____ ernate Phone #: _____
Fax Number: (optional): _____ ail Address (optional): _____

Property Information

WCLB address: 3836 LLOYD / 3832 LLOYD Parcel#: 132625
Description of property in its existing condition: VACANT LOT
Purchase offer amount (if applicable): \$500

Proposed Property Reuse/Improvements

Property will be used for: ☒ Residential ☐ Commercial ☐ Industrial ☐ Other
Property will be occupied by: ☐ Owner ☐ Renter ☐ Business ☒ Other BUYER

two
houses

10/16/2019

1. lot development - NO 2 houses -
2. easements -
3. development Budget -
4. Renting/selling - Sell

Please provide a narrative for the following

Redevelopment Plans

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

Project Financing

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

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

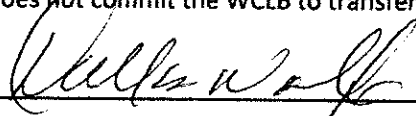
Please attach the following documents:

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

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

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

Signature of Applicant:



Date:

8-18-16

Please submit this completed application to:

Wyandotte County Land Bank

701 N 7th St, Suite 421

Kansas City, KS 66101

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

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

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

Rec 9/7/16
088

#72

Side Lot Program Application

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

Basic Eligibility Requirements

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

Key Considerations

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

Initials Required

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

JO (Applicants Initials)

Necessary Attachments

Please include the following with your application:

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

Property Information

Address of Property: 155 8th St Kansas City KS 66101
Parcel Number: 121158

Property Owner Information

Applicant Name: Jose Orozco
Business Name: Frontera's Super Market
Mailing Address/P.O. Box: 761 Central Ave
City: Kansas City State: KS Zip: 66101
Phone: _____ Phone (other): _____
Email address: _____

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

Signature (Required)

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

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

Jose Orozco
Applicant Signature

Jose Orozco
Printed Name

8-25-16
Date

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

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

Please fill out all sections completely and return to:

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

Wyandotte County Land Bank (WCLB)

Commercial Property Interest Application

Please complete a separate application for each parcel.

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

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

Contact Information

Name of Applicant: Jerome Peterson
Name of Corporation/Business: Guiding Star Baptist Church
Mailing Address: 3035 N. 27 St.
City: Kansas City State: KS Zip: 66104
Daytime Phone #: _____ Alternate Phone #: _____
Fax Number: (optional): _____ Email Address (optional): _____

Property Information

WCLB address: 2249 Lathrop Parcel#: 08/263
Description of property in its existing condition: over grown

Purchase offer amount (if applicable): _____

Proposed Property Reuse/Improvements

Property will be used for: ☐ Residential ☐ Commercial ☐ Industrial ☒ Other
Property will be occupied by: ☐ Owner ☐ Renter ☒ Business ☐ Other

Please provide a narrative for the following

Redevelopment Plans

- Description of planned improvements/renovation
- Development Team description (List names of developer, contractors, lead construction lender, architects, project managers, consultants, marketing agent, etc.)
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Project Financing

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

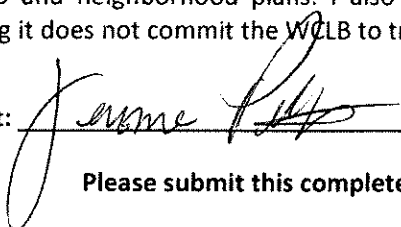
Please attach the following documents:

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

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

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

Signature of Applicant:



Date:

8/26/16

Please submit this completed application to:

Wyandotte County Land Bank

701 N 7th St, Suite 421

Kansas City, KS 66101

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

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

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

Rec 8/26/16
CBS

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Basic Eligibility Requirements

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- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

Key Considerations

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2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
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5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

Initials Required

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

DX (Applicants Initials)

Necessary Attachments

Please include the following with your application:

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

Property Information

Address of Property: 5121 Walker
Parcel Number: 047439

Property Owner Information

Applicant Name: DARREL Coppersmith
Business Name: _____
Mailing Address/P.O. Box: 5122 Freeman Ave
City: Kansas City State: KS Zip: 66102
Phone: (816) 830-9020 Phone (other): 913 850-9432
Email address: gibsongold81@gmail.com

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

Signature (Required)

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

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


Applicant Signature

Darrel Coppersmith
Printed Name

8-24-2016
Date

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

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

Please fill out all sections completely and return to:

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

Received 9/2/16
BV #70

TS 335

Side Lot Program Application

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

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- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

Property Information

Address of Property: 1737 WAVERLY AVE
Parcel Number: _____

Property Owner Information

Applicant Name: ROBERT L COLE
Business Name: KELLOGGS SNACKS
Mailing Address/P.O. Box: 1739 WAVERLY AVE
City: KANSAS CITY State: KS Zip: 6404
Phone: _____ Phone (other): _____
Email address: _____

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

Signature (Required)

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

Robert L Cole
Applicant Signature

Robert L Cole
Printed Name

8-22-16
Date

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

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

Please fill out all sections completely and return to:

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

Side Lot Program Application

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

Basic Eligibility Requirements

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

Key Considerations

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

Initials Required

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

RML (Applicants Initials)

Necessary Attachments

Please include the following with your application:

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

Property Information

Address of Property: 614 Lowell Ave KCK 66101

Parcel Number: 120805

Property Owner Information

Applicant Name: Rigoberto Mota Lopez and Martha Mendoza-Perez

Business Name: _____

Mailing Address/P.O. Box: 614 Lowell Ave KCK 66101

City: Kansas City

State: KS

Zip: 66101

Phone: _____

Phone (other): _____

Email address: _____

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

Signature (Required)

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

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

Rigoberto Mota Lopez
Applicant Signature

Rigoberto
Printed Name

9/7/16
Date

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Please fill out all sections completely and return to:

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

Rec 9/20/16
#82

Side Lot Program Application

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Basic Eligibility Requirements

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Initials Required

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LM (Applicants Initials)

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- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

Property Information

Address of Property: 849 Quindaro
Parcel Number: 156316

Property Owner Information

Applicant Name: Lydia Mejia
Business Name: _____
Mailing Address/P.O. Box: 844 Cleveland Ave
City: Kansas city State: KS Zip: 66101
Phone: _____ Phone (other): _____
Email address: _____

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

Signature (Required)

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 Lydia Mejia 09-20-16
Applicant Signature Printed Name Date

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

Rec 9/20/16
CBB
#83

Side Lot Program Application

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LM (Applicants Initials)

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- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

Property Information

Address of Property: 847 Quindaro
Parcel Number: 156317

Property Owner Information

Applicant Name: Lydia Mejia
Business Name: _____
Mailing Address/P.O. Box: 844 Cleveland Ave
City: Kansas City State: KS Zip: 66101
Phone: _____ Phone (other): _____
Email address: _____

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

Signature (Required)

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Applicant Signature

Lydia Mejia
Printed Name

09-20-16
Date

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701 N 7th St, Suite 421
Kansas City, KS 66101

TS 335

Side Lot Program Application

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Initials Required

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

RAP (Applicants Initials)

Necessary Attachments

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- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

Property Information

Address of Property: 2706 Hagemann Street Kansas City, KS 66106
Parcel Number: 150641

Property Owner Information

Applicant Name: Ryan Alex Patton
Business Name: _____
Mailing Address/P.O. Box: 2710 Hagemann Street
City: Kansas City State: KS Zip: 66106
Phone: _____ Phone (other): _____
Email address: _____

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

Signature (Required)

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

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Ryan Alex Patton
Applicant Signature

Ryan Alex Patton
Printed Name

09/10/16
Date

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Kansas City, KS 66101

MORTGAGE FORECLOSURE TRANSFER

Recipient	Property Address	Comments
Argentine Betterment Corporation (ABC)	5217 Alma St	This is a property that had a mortgage through the Community Development Department. The UG foreclosed/bid on the property to take possession of it. The Legal Department filed an order to extinguish the redemption period and it was granted by District Court. A Sheriff's Deed was filed to give the ownership to the UG. A Clerk's Deed needs to be filed in order to put the property in the Land Bank. Once in the Land Bank has possession, it will be held for ABC and their perspective development. This property is in the Highland Crest target area.

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