



Unified Government of Wyandotte County and Kansas City, Kansas

**Neighborhood & Community Development
Standing Committee**

Fifth Floor Conference Room

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

Chairman Andrew Davis,

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

AGENDA

Monday, November 3, 2025

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

- 1. Call to Order/Roll Call**
- 2. Revisions to November 3, 2025 Agenda**
- 3. Approval of standing committee minutes from April 1, 2024.**
- 4. Committee Agenda**
 - 4.1 RESOLUTION: RECREATION TRAILS GRANT PROGRAM THROUGH KANSAS DEPARTMENT OF WILDLIFE AND PARKS**

Synopsis: A resolution authorizing the Parks and Recreation department to apply for and accept a grant from the Recreation Trails Program through the Kansas Department of Wildlife and Parks. The grant requires a 20% match, or \$82,837. Funds have been allocated in the 2026 CIP budget.

It is requested that this item be fast tracked to the November 6th, 2025 Board of Commissioners meeting.

Tracking #: 211159
 - 4.2 PRESENTATION: LAND BANK MOWING PROCESS**

Synopsis: A presentation on the mowing process for Land Bank properties.

For information only

Tracking #: 211046

4.3 LAND BANK OPTIONS — NO OPPOSITION (GROUP 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.

Item	Name	Type	Address	Parcel
A 1	CKR Ventures, LLC	Single Family Home	4029 SILVER AVE	169921
A 2	CKR Ventures, LLC	Single Family Home	1015 SANDUSKY AVE	090212
			1023 SANDUSKY AVE	090215
A 4	Building Bridges KC Incorporated	Single Family Home	2906 N 89TH TER	184709
			8910 WEBSTER AVE	184708
A 5	Hector Maderos	Single Family Home	3306 N 33RD ST	165213
A 7	Dahmer Construction Services	Single Family Home	1869 N 29TH ST	195479
			2500 GARFIELD AVE	208315
A 8	Gerania Ramos	Single Family Home	1428 N 31ST ST	910829
A 9	Ted Ihde	Single Family Home	3212 EVERETT AVE	063570
B 1	Casey Bond	Multi Family	654 SIMPSON AVE	120989

	650 SIMPSON AVE	121082
	648 SIMPSON AVE	120990

Tracking #: 211163

4.4 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.

Item	Name	Type	Address	Parcel
PT 1	Brandy Wells	Garden	3112 N 23RD ST	124223
PT 2	Arrison Davis	Garden	1117 WAVERLY AVE	156816
PT 3	Regina Washington	Garden	1122 GREELEY AVE	157151
PT 5	Bryan Torres	Garden	1315 OSAGE AVE	068127
PT 8	Beth Cain	Yard Extension	917 REYNOLDS AVE	093416
PT 9	Gaudencio Rodríguez	Yard Extension	2011 N 14TH ST	098432
PT10	James Williams	Yard Extension	725 S 8TH ST	073670
PT11	Naomi Marquez	Yard Extension	1966 N 25TH ST	208302
PT12	Diana Holguin	Yard Extension	1114 ROWLAND AVE	156933
PT14	Isela Cervantes Vasquez	Yard Extension	1934 N 30TH ST	196009
PT15	Leonardo Alejo	Yard Extension	131 S 16TH ST	066601

PT16	Arturo Hernandez	Yard Extension	1237 SHAWNEE AVE	072388
PT17	Maria Loredo Rojas	Yard Extension	2915 PARKWOOD BLVD	210020
PT19	Sandra Rodriguez	Yard Extension	721 GARFIELD AVE	095218
PT20	Zenada Vargas	Yard Extension	2113 S FERREE ST	126384
PT21	Isaac E Villescaz Lopez	Yard Extension	84 S 13TH ST	066538
PT22	Robert Reynolds	Yard Extension	2416 N 10TH ST	157470
PT23	Randall Arnold	Yard Extension	210 S COY ST	121800
PT25	Wyandot Nation of Kansas	Donation	3429 N 32ND TER	163805
			3206 Sewell Ave	163806
			3425 N 32nd Ter	163807

Tracking #: 211161

4.5 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.

Item	Name	Type	Address	Parcel
WO A 3	Eric Powell-Ellison	Single Family Home	2700 N 7TH ST TRFY	109677

Opposition - OGNA will begin to oppose (delay) all applications in the OGNA boundary area. The group is currently requesting an application pause within the OGNA boundaries as the group works on the OGNA Quality of Life Master Plan. While we understand the inconvenience and potential delay in progress for current and new residents, this pause will allow us to strategically plan and intentionally build an area that we can all be proud of moving forward.

WO A 6	Diego Sanchez	Single Family Home	346 ROWLAND AVE	094214
			348 ROWLAND AVE	094213

Opposition - OGNA will begin to oppose (delay) all applications in the OGNA boundary area. The group is currently requesting an application pause within the OGNA boundaries as the group works on the OGNA Quality of Life Master Plan. While we understand the inconvenience and potential delay in progress for current and new residents, this pause will allow us to strategically plan and intentionally build an area that we can all be proud of moving forward.

WO A10	RA Engineering Corp.	Single Family Home	905 SANDUSKY AVE	090329
			1015 SANDUSKY AVE	090212
			1013 SANDUSKY AVE	090211
			1011 SANDUSKY AVE	090210
WO A11	Pillar KC LLC	Single Family Home	946 SPLITLOG AVE	928970
			926 SPLITLOG AVE	092889
			853 TAUROMEE AVE	090433

	1033 GRANDVIEW BLVD	080567
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Tracking #: 211160

4.6 LAND BANK PROPERTY TRANSFERS — WITH OPPOSITION (FOR DISCUSSION)

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

Item	Name	Type	Address	Parcel
WO PT 4	Denise Olea	Garden	1219 Gilmore Ave	067344
Staff - Non-consent item due to application being outside of policy. It appears Land Bank lot already has items on lot.				
WO PT 7	Donaldo Matute	Yard Extension	2631 N 21ST ST	163123
Opposition - The Organization for Community Preservation (OCP) opposes the yard extension, citing the Northeast Plan for better land use for potential housing.				
WO PT24	Geraldine White	Yard Extension	1730 HASKELL AVE	194805
Opposition - The Organization for Community Preservation (OCP) continues to oppose the yard extension application. OCP has communicated its opposition to the applicant via email on two separate occasions. The organization believes that the yard extension lot would be used for developing housing in accordance with the Northeast Master Plan.				

Tracking #: 211162

5. Public Agenda

6. Adjourn

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 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 on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for

the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

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

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

Join from PC, Mac, iPad, or Android:

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Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

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

Commissioner Andrew Davis, Chair

Commissioner Gayle Townsend – Commissioner Evelyn Hill –

Commissioner Christian Ramirez – Commissioner Melissa Bynum

MINUTES

Monday, April 1 2024

5:21 PM-7:12 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Hill
- Commissioner Townsend
- Commissioner Bynum

Committee Members Absent:

- Commissioner Ramirez

Staff Present:

- Monica L. Sparks (Interim UG Clerk)
- Jud Knapp (Land Bank Administrator)
- Wendy Green (Deputy Chief Counsel)
- Gunnar Hand (Director of Planning and Urban Design)
- Kalla McLaughlin (Planning Department)
- Bridgette Cobbins (Assistant County Administrator)

Call to Order: (Discussion begins 18:32)

Commissioner Davis called the meeting to order at 5:21 PM.

Revisions to Agenda:

No revisions to the agenda were reported.

Approval of Previous Minutes: (Discussion begins 19:40)

Commissioner Bynum moved to approve the minutes from the February 6, 2023, meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Ramirez

Committee Agenda:

Item 1: - LAND BANK OPTIONS (Discussion begins 20:07)

Jud Knapp presented Land Bank applications.

- A. Single Family Homes – 9 Homes
 - 1. J-Bloc, LLC – 2 homes
 - 631 N 62nd St – 014338
 - 622 N 62nd St – 014348
 - 2. Nathaniel Dagley – 1 home
 - 710 N 78th ST – 930817
 - 3. Kelsey Miles – 1 home
 - 1220 N 50th ST – 047521
 - 4. Brian E. Rodriguez – 1 home
 - 3904 Douglas Ave – 912216
 - 5. Miguel Cortes – 1 home
 - 1737 S 49th St – 915817
 - 6. Luis Rocha – 1 home
 - 715 N 12th St – 080830
 - 7. Arturo Ayala – 1 home
 - 3560 N 56th Ter – 920621
 - 8. Melissa Zarda – 1 home
 - 1702 Stinson Ave – 126705

B. Commercial – 2

1. John W Zimbelman
5628 R Wolcott Dr - 181404
2. Amelia Harshfield
1705 N 1st St – 081672

Commissioner Bynum moved to approve Items A1 through A5. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Ramirez

Commissioner Townsend moved to continue Item A6. The motion was seconded by Commissioner Hill.

Vote: Motion carries 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Ramirez

Commissioner Bynum moved to approve Items A7 and A8. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Ramirez

Item B1 was removed at the request of the Applicant

Commissioner Townsend moved to deny Item B2 based on incompatibility with surrounding residential plans. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Ramirez

Item 2: LAND BANK POLICY UPDATE (Discussion begins 43:12)

Mr. Knapp presented the Land Bank Policy discussion. He went through slides covering the Land Bank Advisory Board makeup, yard extensions, options, and holds policies, providing details and recommendations for each section.

Key Points:

- Land Bank Advisory Board:
 - A. Add one additional member from the area with the most Land Bank parcels
 - B. Maintain current 10-member structure
 - C. No mandatory quorum required
- Yard Extensions:
 - A. Allow extensions for adjacent homeowners and commercial property owners
 - B. Extensions possible for both buildable and unbuildable lots
 - C. Applicants must be current on taxes and have no code violations
- Options:
 - A. Start date begins at full Commission vote
 - B. 45 days to sign option agreement
 - C. Land Bank Manager can extend once for up to two years
 - D. Third-year extension requires board approval
- Holds:
 - A. Prohibit holding property for third parties
 - B. Recommended to use option agreements instead
 - C. Emphasize developer accountability and progress reporting

This item was for information only and no action was required.

Adjournment: (Discussion Begins 2:07:52)

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 4-0

- Ayes: Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: Ramirez

The meeting was adjourned at 7:12 PM.

MLS



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Angel Ferrara, Director</div> aferrara@wycokck.org x8354	Parks & Recreation
AGENDA ITEM #4.1.		
RESOLUTION: RECREATION TRAILS GRANT PROGRAM THROUGH KANSAS DEPARTMENT OF WILDLIFE AND PARKS		
BACKGROUND		
<ul style="list-style-type: none"> • The Parks and Recreation Department would like to apply for a grant offered via the Kansas Department of Wildlife & Parks (KDWP)'s Recreational Trails Program (RTP) to, in part, support the demolition and subsequent reconstruction of the walking trail in Quindaro Park. • Parks and Recreation staff would request \$331,348 in its' application for the aforementioned project. The deadline for applications is 11/14/2025 and it is anticipated that awardees will be notified by fall 2026. • The RTP grant requires a 20% match, or \$82,837, which the Department has identified in its 2026 budgeted CIP. 		
RECOMMENDATION		
<p>Approve Fast Track</p> <p>Create and approve a motion to allow staff to continue in the KDWP's RTP grant program application process which, if awarded, could provide up to \$331,348 in funding to support the replacement of the current walking trail in Quindaro Park.</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
<p>If granted approval to proceed with the application process, and if staff's application is awarded for the total amount requested, staff would be able to replace the walking trail in Quindaro Park for 20% of what it would otherwise cost to do so.</p>		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
<p>Reso Approving Recreational Trails Grant, Recreational Trails Program Grant Presentation - 11.3.2025 Standing Committee Meeting, Commission Agenda Item Report - 2025 RTP Grant Application</p>		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION authorizing the Parks and Recreation Department through the Unified Government of Wyandotte County/Kansas City, Kansas to apply for a grant from the Recreation Trails Program through the Kansas Department of Wildlife and Parks

WHEREAS, the Kansas Department of Wildlife and Parks administers grants through its Recreational Trails Program; and

WHEREAS, the Parks and Recreation department would like to apply for a grant through this program for funding for improvements to the Quindaro Park walking trail; and

WHEREAS, the value of the grant award is \$331,348, with 20% matching funds \$82,837 required, which will be funded out of the Parks and Recreation Department's 2026 CIP budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. The Parks and Recreation Department through the Unified Government of Wyandotte County/Kansas City, Kansas is authorized to apply for and accept, if awarded, the Kansas Department of Wildlife and Parks' Recreational Trails Program grant.

Section 2. The County Administrator and/or his designee is hereby authorized, on behalf of the Unified Government, to take the steps necessary to fulfill the conditions of the grant and execute documents in furtherance of the grant.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

Tyrone A. Garner
Mayor/Chief Executive Officer

Unified Government Clerk

Approved as to Form:

Angela Lawson, Acting Chief Counsel

RECREATIONAL TRAILS PROGRAM GRANT

Neighborhood & Community Development Standing Committee Meeting

November 3rd, 2025



Recreational Trails Program Background

- The Recreational Trails Program (RTP) is a function of the Department of Transportation's Federal Highway Administration (FHWA) and provides funds to states for the development and maintenance of recreational trails
- In Kansas, the RTP is administered by the Kansas Department of Wildlife and Parks (KDWP)
- Staff received \$105,680 in grant dollars through this program in 2024 to support the new walking trail loop in Kensington Park
- The Program offers an 80/20 grant match for projects
- Application Deadline – November 14

Quindaro Park Walking Trail Renovation

- The 2017 Master Plan identified the Quindaro Park Walking Trail as one that needed to be improved
- It is anticipated that the total cost to renovate the walking trail loop is **\$414,185**
- If staff's application is awarded and approved, up to **80%** of the project cost, or up to **\$331,348**, will be funded by the RTP grant
- Funding for the matching portion (**\$82,837**) has been identified within the Parks & Recreation Department's 2026 CIP Budget
- The trail is anticipated to be .33 miles long and 8.5 feet wide



Authorization Resolution

- Section 1:
 - The Parks and Recreation Department, through the Unified Government of Wyandotte County/Kansas City, Kansas, is authorized to apply for and accept, if awarded, the Kansas Department of Wildlife and Parks' Recreational Trails Program grant
- Section 2:
 - The County Administrator and/or his designee is hereby authorized, on behalf of the Unified Government, to take the steps necessary to fulfill the conditions of the grant and execute documents in furtherance of the grant

RESOLUTION NO. _____

A RESOLUTION authorizing the Parks and Recreation Department through the Unified Government of Wyandotte County/Kansas City, Kansas to apply for a grant from the Recreation Trails Program through the Kansas Department of Wildlife and Parks

WHEREAS, the Kansas Department of Wildlife and Parks administers grants through its Recreational Trails Program; and

WHEREAS, the Parks and Recreation department would like to apply for a grant through this program for funding for improvements to the Quindaro Park walking trail; and

WHEREAS, the value of the grant award is \$TBD, with 20% matching funds \$TBD required, which will be funded out of the Parks and Recreation Department's 2026 CIP budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. The Parks and Recreation Department through the Unified Government of Wyandotte County/Kansas City, Kansas is authorized to apply for and accept, if awarded, the Kansas Department of Wildlife and Parks' Recreational Trails Program grant.

Section 2. The County Administrator and/or his designee is hereby authorized, on behalf of the Unified Government, to take the steps necessary to fulfill the conditions of the grant and execute documents in furtherance of the grant.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ____ DAY OF _____, 2025.

Tyrone A. Garner
Mayor/Chief Executive Officer

Unified Government Clerk

Approved as to Form:

Angela Lawson, Acting Chief Counsel

Commission Agenda Item Report

Title: 2025 Recreational Trails Program Grant

Proposed Agenda Date: November 3, 2025 Neighborhood & Community Development Standing Committee Meeting

Presented by: Angel Ferrara, Director of Parks & Recreation Department, and Matthew Zayas, Fiscal Officer – Parks & Recreation Department

BACKGROUND:

- The Parks and Recreation Department would like to apply for a grant offered via the Kansas Department of Wildlife & Parks (KDWP)'s Recreational Trails Program (RTP) to, in part, support the demolition and subsequent reconstruction of the walking trail in Quindaro Park.
- Parks and Recreation staff would request \$331,348 in its' application for the aforementioned project. The deadline for applications is 11/14/2025 and it is anticipated that awardees will be notified by fall 2026.
- The RTP grant requires a 20% match, or \$82,837, which the Department has identified in its 2026 budgeted CIP.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:

- If granted approval to proceed with the application process, and if staff's application is awarded for the total amount requested, staff would be able to replace the walking trail in Quindaro Park for 20% of what it would otherwise cost to do so.

POLICY CONSIDERATIONS:

- N/A

PROCUREMENT CONSIDERATIONS:

- N/A

LEGAL CONSIDERATIONS:

- N/A

RECOMMENDED ACTION:

- Create and approve a motion to allow staff to continue in the KDWP's RTP grant program application process which, if awarded, could provide up to \$331,348 in funding to support the replacement of the current walking trail in Quindaro Park.

COUNTY ADMINISTRATION COMMENTS:

-

MAYOR AGENDA DIRECTION:

-



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Land Bank Manager jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #4.2.		
PRESENTATION: LAND BANK MOWING PROCESS		
BACKGROUND		
A presentation on the mowing process for Land Bank properties.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
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

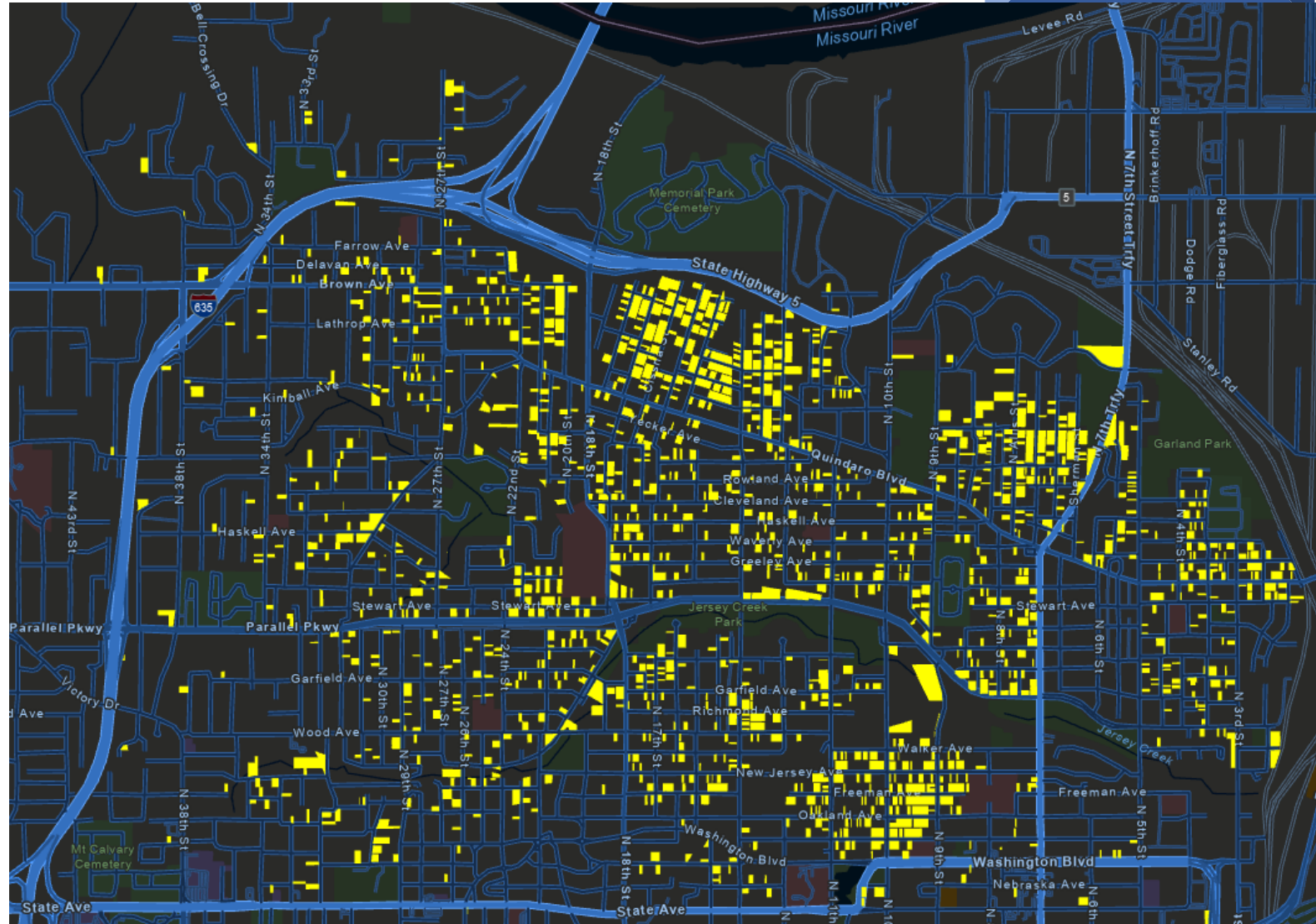
2,893

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

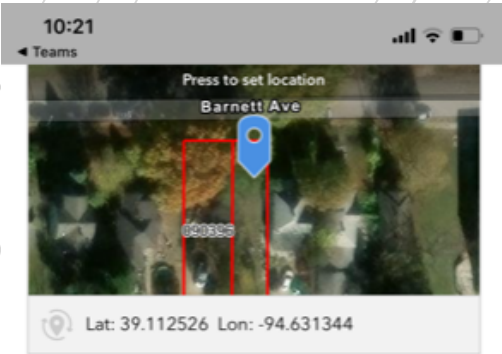
Zone 2 Mowed Lots

2,581





DEMO OF MOWING APPLICATION



Enter Parcel ID*

090395

Enter Address*

833 BARNETT AVE

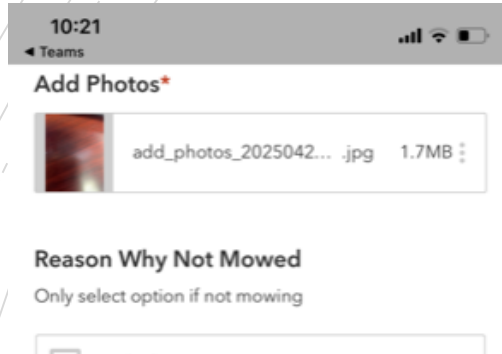
Looking for 833 Barnett Ave, Kansas City, KS, 66101-3017?

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

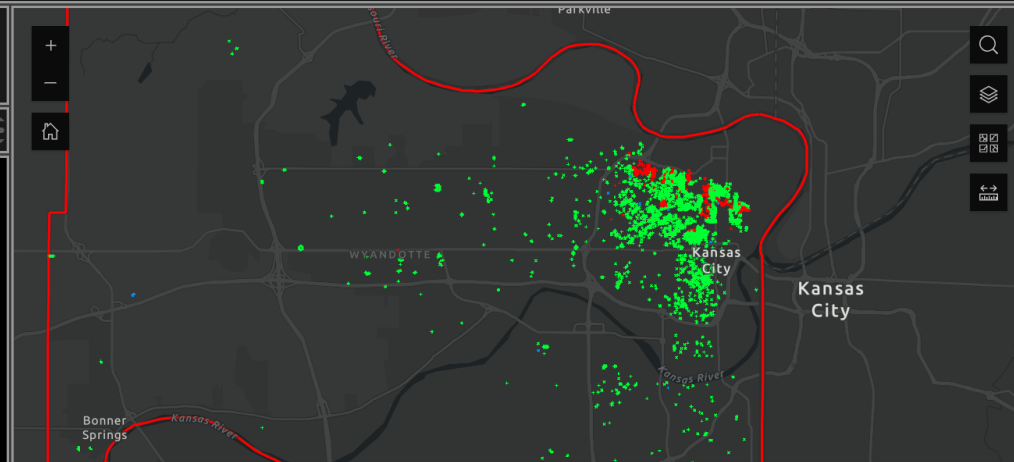
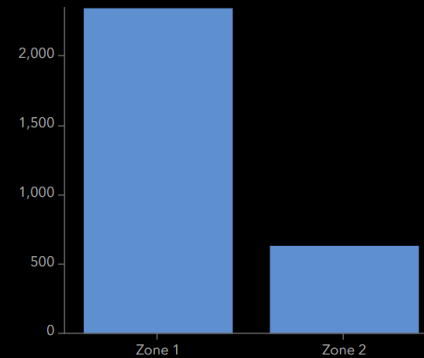
Submit

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)

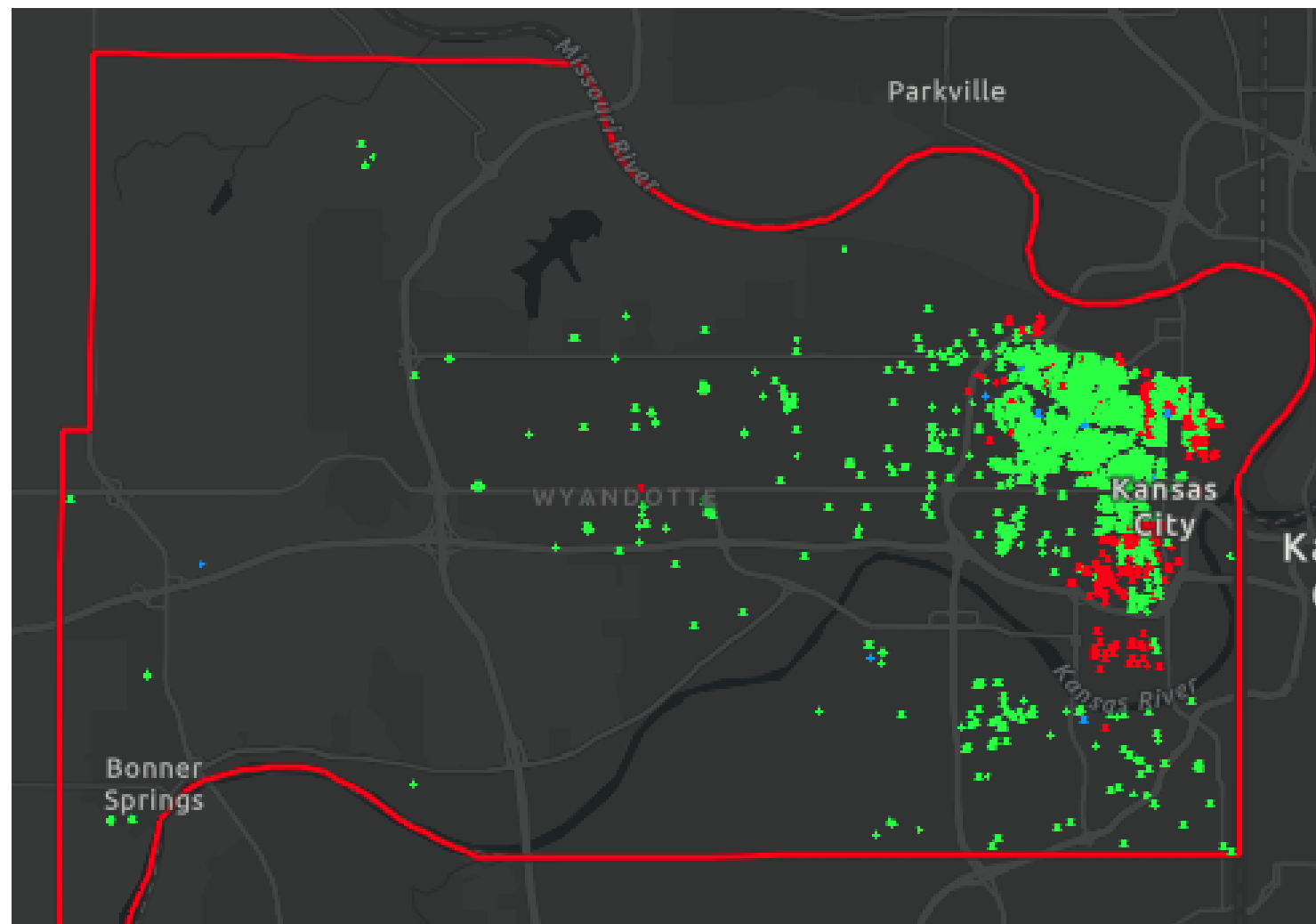


LAND BANK AND UG OWNED VACANT LOTS



4,266 Total Lots
2,985 Lots Being Mowed
1,275 Lots Removed

Lots Removed	
Hold areas	450
Options	556
Sold	149
Yard Extensions	120
Total	1,275





MOWING ESTIMATES



	# of Lots	Cost per Lot	Mowing Cost per Round
Zone 1	2,350	\$ 18.00	\$ 42,300
Zone 2	635	\$ 37.50	\$ 23,813
Total	2,985		\$ 66,113
Cost per Round			\$ 66,000

Mowing Season: April - October		
	Mowing Rounds	Projected Cost
1 mow every 4 weeks	7	\$ 462,000
1 mow every 3 weeks	9	\$ 594,000
1 mow every 2 weeks	14	\$ 924,000



MOWING BUDGET



	Budget	Encumbrances	Actuals	Obligations	Remaining
110	\$ 481,099	\$ 187,974	\$ 155,754	\$ 343,728	\$ 137,371
160	\$ 210,000	\$ 113,914	\$ 88,087	\$ 202,002	\$ 7,998
Total	\$ 691,099	\$ 301,888	\$ 243,841	\$ 545,730	\$ 145,369

- Estimated 2 more mowing rounds this year \$132,000
- Year End Estimate = \$375,841 (depending on weather)
- 6 mowing rounds (got a late start on mowing, and training new contractors)
- Removed 1,275 from the mowing list (Estimated cost savings \$200,000)
- Last year we had \$40,000 for trees (money might be included in the mowing budget)



Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
		Land Bank Approvals

AGENDA ITEM #4.3.

LAND BANK OPTIONS — NO OPPOSITION (GROUP FOR APPROVAL)

BACKGROUND

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.

Item	Name	Type	Address	Parcel
A 1	CKR Ventures, LLC	Single Family Home	4029 SILVER AVE	169921
A 2	CKR Ventures, LLC	Single Family Home	1015 SANDUSKY AVE	090212
			1023 SANDUSKY AVE	902150
A 4	Building Bridges KC Incorporated	Single Family Home	2906 N 89TH TER	184709
			8910 WEBSTER AVE	184708
A 5	Hector Maderos	Single Family Home	3306 N 33RD ST	165213
A 7	Dahmer Construction Services	Single Family Home	1869 N 29TH ST	195479
			2500 GARFIELD AVE	208315
A 8	Gerania Ramos	Single Family Home	1428 N 31ST ST	910829
A 9	Ted Ihde	Single Family Home	3212 EVERETT AVE	063570
B 1	Casey Bond	Multi Family	654 SIMPSON AVE	120989
			650 SIMPSON AVE	121082
			648 SIMPSON AVE	120990

RECOMMENDATION

Approve
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS
n/a
LEGAL/ POLICY CONSIDERATIONS
ATTACHMENTS
NCD Memo Land Bank Options 11.03.25_No Opposition

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

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

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

MEMORANDUM

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: October 22, 2025
SUBJECT: Land Bank Options - No Opposition (Grouped for Approval)

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

Please visit the site to review the applications below

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

Item	Name	Type	Address	Parcel
A 1	CKR Ventures, LLC	Single Family Home	4029 SILVER AVE	16992 1
A 2	CKR Ventures, LLC	Single Family Home	1015 SANDUSKY AVE	90212
			1023 SANDUSKY AVE	90215
A 4	Building Bridges KC Incorporated	Single Family Home	2906 N 89TH TER	18470 9
			8910 WEBSTER AVE	18470 8
A 5	Hector Maderos	Single Family Home	3306 N 33RD ST	16521 3
A 7	Dahmer Construction Services	Single Family Home	1869 N 29TH ST	19547 9
			2500 GARFIELD AVE	20831 5
A 8	Gerania Ramos	Single Family Home	1428 N 31ST ST	91082 9

Item	Name	Type	Address	Parcel
A 9	Ted Ihde	Single Family Home	3212 EVERETT AVE	63570
B 1	Casey Bond	Multi Family	654 SIMPSON AVE	12098 9
			650 SIMPSON AVE	12108 2
			648 SIMPSON AVE	12099 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 #4.4.

LAND BANK PROPERTY TRANSFERS — NO OPPOSITION (GROUPED FOR APPROVAL)

BACKGROUND

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.

Item	Name	Type	Address	Parcel
PT 1	Brandy Wells	Garden	3112 N 23RD ST	124223
PT 2	Arrison Davis	Garden	1117 WAVERLY AVE	156816
PT 3	Regina Washington	Garden	1122 GREELEY AVE	157151
PT 5	Bryan Torres	Garden	1315 OSAGE AVE	068127
PT 8	Beth Cain	Yard Extension	917 REYNOLDS AVE	093416
PT 9	gaudencio rodríguez	Yard Extension	2011 N 14TH ST	098432
PT10	James Williams	Yard Extension	725 S 8TH ST	073670
PT11	Naomi Marquez	Yard Extension	1966 N 25TH ST	208302
PT12	Diana Holguin	Yard Extension	1114 ROWLAND AVE	156933
PT14	Isela Cervantes Vasquez	Yard Extension	1934 N 30TH ST	196009
PT15	Leonardo Alejo	Yard Extension	131 S 16TH ST	066601
PT16	ARTURO HERNANDEZ	Yard Extension	1237 SHAWNEE AVE	072388
PT17	MARIA LOREDO ROJAS	Yard Extension	2915 PARKWOOD BLVD	210020
PT19	Sandra Rodriguez	Yard Extension	721 GARFIELD AVE	095218

PT20	Zenada Vargas	Yard Extension	2113 S FERREE ST	126384
PT21	Isaac E Villescaz Lopez	Yard Extension	84 S 13TH ST	066538
PT22	Robert Reynolds	Yard Extension	2416 N 10TH ST	157470
PT23	Randall Arnold	Yard Extension	210 S COY ST	121800
PT25	Wyandot Nation of Kansas	Donation	3429 N 32ND TER	163805
			3206 Sewell Ave	163806
			3425 N 32nd Ter	163807

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

n/a

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

NCD Memo Land Bank Property Transfers 11.03.25 No Opposition

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

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

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

MEMORANDUM

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: October 22, 2025

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

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

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

Item	Name	Type	Address	Parcel
PT 1	Brandy Wells	Garden	3112 N 23RD ST	124223
PT 2	Arrison Davis	Garden	1117 WAVERLY AVE	156816
PT 3	Regina Washington	Garden	1122 GREELEY AVE	157151
PT 5	Bryan Torres	Garden	1315 OSAGE AVE	68127
PT 8	Beth Cain	Yard Extension	917 REYNOLDS AVE	93416
PT 9	gaudencio rodríguez	Yard Extension	2011 N 14TH ST	98432
PT10	James Williams	Yard Extension	725 S 8TH ST	73670
PT11	Naomi Marquez	Yard Extension	1966 N 25TH ST	208302
PT12	Diana Holguin	Yard Extension	1114 ROWLAND AVE	156933
PT14	Isela Cervantes Vasquez	Yard Extension	1934 N 30TH ST	196009
PT15	Leonardo Alejo	Yard Extension	131 S 16TH ST	66601

Item	Name	Type	Address	Parcel
PT16	ARTURO HERNANDEZ	Yard Extension	1237 SHAWNEE AVE	72388
PT17	MARIA LOREDO ROJAS	Yard Extension	2915 PARKWOOD BLVD	210020
PT19	Sandra Rodriguez	Yard Extension	721 GARFIELD AVE	95218
PT20	Zenada Vargas	Yard Extension	2113 S FERREE ST	126384
PT21	Isaac E Villescaz Lopez	Yard Extension	84 S 13TH ST	66538
PT22	Robert Reynolds	Yard Extension	2416 N 10TH ST	157470
PT23	Randall Arnold	Yard Extension	210 S COY ST	121800
PT25	Wyandot Nation of Kansas	Donation	3429 N 32ND TER	163805
			3206 Sewell Ave	163806
			3425 N 32nd Ter	163807



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 #4.5.

LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)

BACKGROUND

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.

Item	Name	Type	Address	Parcel
WO A 3	Eric Powell-Ellison	Single Family Home	2700 N 7TH ST TRFY	109677
Opposition - OGNA will begin to oppose (delay) all applications in the OGNA boundary area. The group is currently requesting an application pause within the OGNA boundaries as the group works on the OGNA Quality of Life Master Plan. While we understand the inconvenience and potential delay in progress for current and new residents, this pause will allow us to strategically plan and intentionally build an area that we can all be proud of moving forward.				
WO A 6	Diego Sanchez	Single Family Home	346 ROWLAND AVE	094214
			348 ROWLAND AVE	094213
Opposition - OGNA will begin to oppose (delay) all applications in the OGNA boundary area. The group is currently requesting an application pause within the OGNA boundaries as the group works on the OGNA Quality of Life Master Plan. While we understand the inconvenience and potential delay in progress for current and new residents, this pause will allow us to strategically plan and intentionally build an area that we can all be proud of moving forward.				
WO A10	RA ENGINEERING CORP	Single Family Home	905 SANDUSKY AVE	090329
			1015 SANDUSKY AVE	090212
			1013 SANDUSKY AVE	090211

			1011 SANDUSKY AVE	090210
WO A11	PILLAR KC LLC	Single Family Home	946 SPLITLOG AVE	092897
			926 SPLITLOG AVE	092889
			853 TAUROMEE AVE	090433
			1033 GRANDVIEW BLVD	080567

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

n/a

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

NCD Memo Land Bank Options 11.03.25_With Opposition Comments

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: October 22, 2025

SUBJECT: Land Bank Options - With Opposition (For Discussion)

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

Please visit the site to review the applications below

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

Item	Name	Type	Address	Parcel
WO A 3	Eric Powell-Ellison	Single Family Home	2700 N 7TH ST TRFY	10967 7
Opposition - OGNA will begin to oppose (delay) all applications in the OGNA boundary area. The group is currently requesting an application pause within the OGNA boundaries as the group works on the OGNA Quality of Life Master Plan. While we understand the inconvenience and potential delay in progress for current and new residents, this pause will allow us to strategically plan and intentionally build an area that we can all be proud of moving forward.				
WO A 6	Diego Sanchez	Single Family Home	346 ROWLAND AVE	94214
			348 ROWLAND AVE	94213
Opposition - OGNA will begin to oppose (delay) all applications in the OGNA boundary area. The group is currently requesting an application pause within the OGNA boundaries as the group works on the OGNA Quality of Life Master Plan. While we understand the inconvenience and potential delay in progress for current and new residents, this pause will allow us to strategically plan and intentionally build an area that we can all be proud of moving forward.				
WO A10	RA ENGINEERING CORP	Single Family Home	905 SANDUSKY AVE	90329
			1015 SANDUSKY AVE	90212

Item	Name	Type	Address	Parcel
			1013 SANDUSKY AVE	90211
			1011 SANDUSKY AVE	90210
WO A11	PILLAR KC LLC	Single Family Home	946 SPLITLOG AVE	92897
			926 SPLITLOG AVE	92889
			853 TAUROMEE AVE	90433
			1033 GRANDVIEW BLVD	80567



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 #4.6.

LAND BANK PROPERTY TRANSFERS — WITH OPPOSITION (FOR DISCUSSION)

BACKGROUND

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.

Item	Name	Type	Address	Parcel
WO PT 4	Denise Olea	Garden	1219 Gilmore Ave	067344
Staff - Non-consent item due to application being outside of policy. It appears Land Bank lot already has items on lot.				
WO PT 7	Donaldo Matute	Yard Extension	2631 N 21ST ST	163123
Opposition - The Organization for Community Preservation (OCP) opposes the yard extension, citing the Northeast Plan for better land use for potential housing.				
WO PT24	Geraldine White	Yard Extension	1730 HASKELL AVE	194805
Opposition - The Organization for Community Preservation (OCP) continues to oppose the yard extension application. OCP has communicated its opposition to the applicant via email on two separate occasions. The organization believes that the yard extension lot would be used for developing housing in accordance with the Northeast Master Plan.				

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

n/a

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

NCD Memo Land Bank Property Transfers 11.03.25 With Opposition Comments

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: October 22, 2025

SUBJECT: Land Bank Property Transfers - With Opposition (For Discussion)

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

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

Item	Name	Type	Address	Parcel
WO PT 4	Denise Olea	Garden	1219 Gilmore Ave	67344
Staff - Non-consent item due to application being outside of policy. It appears the Land Bank lot already has items on lot.				
WO PT 7	Donaldo Matute	Yard Extension	2631 N 21ST ST	16312 3
Opposition - The Organization for Community Preservation (OCP) opposes the yard extension, citing the Northeast Plan for better land use for potential housing.				
WO PT24	Geraldine White	Yard Extension	1730 HASKELL AVE	19480 5
Opposition - The Organization for Community Preservation (OCP) continues to oppose the yard extension application. OCP has communicated its opposition to the applicant via email on two separate occasions. The organization believes that the yard extension lot would be used for developing housing in accordance with the Northeast Master Plan.				
WO PT25	Wyandot Nation of Kansas	Donation	3429 N 32ND TER	16380 5
			3206 Sewell Ave	16380 6
			3425 N 32nd Ter	16380 7

Staff - Land Bank donation to Wyandot Nation of Kansas

