

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