

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, November 3, 2025

7:45 PM-9:44 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- Commissioner Hill (absence memo provided)

Staff Present:

- Rodney Lucas (Interim Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Brittnie MacDonald (Clerk)
- Judd Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator Economic Development)
- Angel Ferrara (Director, Parks and Recreation)
- Matt Zayas (Fiscal Analyst, Parks and Recreation)
- Vincent Billaci (Parks Management)

Call to Order:

Commissioner Davis called the meeting to order at 7:45 PM.

Revisions to Agenda:

No revisions to the agenda were reported.

Approval of Previous Minutes: (Discussion Begins 02:09:46)

Commissioner Bynum moved to approve the minutes from the April 1, 2024, meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 4-0

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

Committee Agenda:**Item No. 4.1 - RESOLUTION: RECREATION TRAILS GRANT PROGRAM THROUGH KANSAS DEPARTMENT OF WILDLIFE AND PARKS (Discussion Begins 02:10:09)**

Angel Ferrara, Vincent Billaci, and Matthew Zayas presented the Kansas Department of Wildlife Parks Recreation Trails Program grant application for the Quindaro Park walking trail renovation.

Project Details:

- Total cost: \$414,000
- Grant funding: Up to \$331,000 (80%)
- Local match: \$82,000 (20%) - already allocated in 2026 CIP budget
- Trail specifications: 1/3 mile long, 8.5 feet wide
- Steel reinforced concrete with rubber surfacing
- Application deadline: November 14, 2025

Commissioner Bynum moved to adopt the resolution and fast-track to November 6th Board of Commissioners meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 4-0

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

Item No. 4.2 - PRESENTATION: LAND BANK MOWING PROCESS (Discussion Begins 02:18:28)

Jud Knapp, Land Bank Administrator, presented the first year of Land Bank managing the mowing program transferred from Parks Department.

Key points:

- Removed 1,200 unmowable lots from inventory.
- Created mobile app for contractors with GPS mapping and photo verification.
- Two zones created: Zone 1 (2,350 lots, 11,000 total mows) and Zone 2 (635 lots, 3,150 total mows)
- Cost: \$66,000 per round, estimated \$351,000 for 2025.
- Direction received to increase from monthly to bi-weekly mowing (14 rounds estimated at \$924,000)

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

Item No. 4.3 - LAND BANK OPTIONS — NO OPPOSITION (GROUP FOR APPROVAL) (Discussion Begins 02:36:07)

Michael Sutton presented several land bank applications.

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

Commissioner Ramirez moved to approve all items as submitted. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

**Item No. 4.4 - LAND BANK PROPERTY TRANSFERS — NO OPPOSITION
(GROUPED FOR APPROVAL) (Discussion Begins 02:39:47)**

Michael Sutton presented several land bank applications.

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 Loreda 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

Commissioner Townsend moved to approve all items as submitted. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 4-0

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

The Committee went into recess at 8:51 PM.

The meeting reconvened at 8:57 PM.

**Item No. 4.5 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)
(Discussion Begins 03:12:08)**

Michael Sutton presented several land bank applications.

Item WO A6 was removed at the request of the applicant. Items WO A10 and WO A11 the opposition was removed by the neighborhood group.

Item	Name	Type	Address	Parcel
WO A 3	Eric Powell-Ellison	Single Family Home	2700 N 7TH ST TRFY	109677
<p>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.</p>				
WO A 6	Diego Sanchez	Single Family Home	346 ROWLAND AVE	094214
			348 ROWLAND AVE	094213
<p>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.</p>				
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	Pillar KC LLC	Single Family	946 SPLITLOG AVE	928970

A11		Home		
			926 SPLITLOG AVE	092889
			853 TAUROMEE AVE	090433
			1033 GRANDVIEW BLVD	080567

Commissioner Townsend moved to approve WO A3, WO A10 and WO A11. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

Item No. 4.6 - LAND BANK PROPERTY TRANSFERS — WITH OPPOSITION (FOR DISCUSSION) (Discussion Begins 03:23:50)

Michael Sutton presented several land bank applications.

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.

Commissioner Bynum moved to approve WO PT4. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

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

Commissioner Townsend moved to approve WO PT7. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

Commissioner Townsend moved to hold over item WO PT24 for more information. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4-0

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

Adjournment: (Discussion Begins 03:57:47)

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

Vote: Motion carried 4-0

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

The meeting was adjourned at 9:44 PM

BM