



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

Chair Andrew Davis

*Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 - Jermaine Howard
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

AGENDA

Monday, February 2, 2026

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

- 1. Call to Order/Roll Call**
- 2. Revisions to February 2, 2026 Agenda**
- 3. Approval of standing committee minutes from December 8, 2025 and January 5, 2026**
- 4. Committee Agenda**

4.1 ORDINANCE: SHORT-TERM RENTAL

Synopsis: Approval of an ordinance amending residential rental regulations during a designated major events period, and approval of amending the code enforcement administrative penalty process by identifying violations of the short-term rental and major event.

It is requested that this item be fast tracked to the February 5, 2026, Board of Commissioners meeting.

Tracking #: 2125

4.2 LAND BANK OPTIONS - NO OPPOSITION

Synopsis:

Item #	Name	Type	Address	Parcel
A 1	Habitat for Humanity of Kansas City	Single Family Home	1715 HASKELL AVE	116034
			1719 HASKELL AVE	116033
			1723 HASKELL AVE	116032
			1727 HASKELL AVE	116031
			1729 HASKELL AVE	116030
			1735 HASKELL AVE	116029
A 2	Bella Construction	Single Family Home	1890 GLENDALE AVE	068832
			1888 GLENDALE AVE	068833

A 3	Najma Muhammad	Single Family Home	2938 HUTCHINGS ST	158591
			2936 HUTCHINGS ST	106902
			2934 HUTCHINGS ST	106903
A 4	Kayla Barr	Single Family Home	10740 MILLER LN	148906
A 5	Gabriel Crump	Single Family Home	1840 S 37 TH ST	170410
A 6	Juan Padilla	Single Family Home	1514 N 23 RD ST	066113
A 7	Roger Avalos	Single Family Home	1214 ARMSTRONG	080894
A 8	Timotheus Boyd	Single Family Home	3612 N 47 TH ST	917009
A 9	America B. Patton	Single Family Home	3301 N 27 TH ST	124103
A10	Richard Caines	Single Family Home	2736 N 39 TH ST	105625
A11	Richard Caines	Single Family Home	3914 MONTANDON LN	108302
A12	Richard Caines	Single Family Home	2835 N 43 RD ST	172834
A13	Richard Caines	Single Family Home	2931 N 38 TH ST	104714
B 1	Keylink Properties LLC	Multi-Family	2750 GLENROSE LN	194012
B 2	Izora Thompson	Multi-Family	2921 N 5 TH ST	095916
			2925 N 5 TH ST	095915
			2921 N 5 TH ST	095913
			2280 RUSSELL AVE	161804

Tracking #: 2131

4.3 LAND BANK PROPERTY TRANSFERS - NO OPPOSITION

Synopsis:

Item	Name	Type	Address	Parcel
PT 1	Robert Needham	Garden	2327 S 10 TH ST	126736
			1715 STINSON AVE	126734
			1713 H STINSON AVE	126739
PT 2	Elijah Marquez	Garden	300 S BALTIMORE ST	195200
PT 4	Jesse Crump	Garden	1931 SHEARER RD	168343
PT 5	Joshua Yoakum	Garden	1827 S 35 TH ST	170216

PT 6	Wesley Cogshell	Yard Extension	1941 N THOMPSON AVE	109860
PT 7	Pablo Flores	Yard Extension	621 N 31 ST ST	055631

Tracking #: 2132

4.4 **LAND BANK OPTIONS - WITH OPPOSITION**

Synopsis:

Item	Name	Type	Address	Parcel
WO A 14	Fairlane Contractors	Single Family Home	2544 HIAWATHA ST	158284
			2530 HIAWATHA ST	158288
			2526 H HIAWATHA ST	158289
			2518 HIAWATHA ST	158291
			2510 HIAWATHA ST	158292
			1717 CLEVELAND AVE	158441
			1723 CLEVELAND AVE	158440
WO A 15	Fairlane Contractors	Single Family Home	1523 HASKELL AVE	115920
			1519 HASKELL AVE	115919
			1325 WAVERLY AVE	157772
			1321 WAVERLY AVE	157771
			1315 WAVERLY AVE	157770
			1311 WAVERLY AVE	157769
Opposition – OCP has expressed concerns about the pricing and is also concerned that the parcels that were awarded were not part of the original parcels requested. Held by Standing Committee at previous meeting on 1/5/26				
WO B 2	Izora Thompson	Multi-Family	2921 N 5 TH ST	095913
			2923 N 5 TH ST	095914
			2925 N 5 TH ST	095915
			2929 N 5 TH ST	095916
Opposition – Area may be contaminated, wants developer to ensure that building will not cause environmental issues.				

Tracking #: 2133

4.5 LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION

Synopsis:

Item	Name	Type	Address	Parcel
WO PT3	David Wennerstrom	Garden	6226 Garfield CV	004024

Comments: The HOA would like to review the projected family garden and address in a way that maintains the enjoyment of the garden while also ensuring it does not negatively impact surrounding homes or violate community guidelines.

Tracking #: 2171

4.6 LAND BANK TRANSFERS FOR STORMWATER PROJECTS

Synopsis: A request for Public Works Department to transfer certain Land Bank properties to the Unified Government for use in stormwater management projects. The projects support compliance with the federally mandated Consent Decree by reducing sewer overflows and improving water quality.

Tracking #: 2134

5. Public Agenda

6. Adjourn

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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, December 8, 2025

6:36 PM-8:30 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- None

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- Michael Sutton (Redevelopment Coordinator)
- Alyssa Marcy (Long Range Planner, Planning and Urban Design Department)
- Judd Knapp (Land Bank Manager)
- Alan Howze (Assistant City Administrator)
- Jeff Conway (Senior Counsel)

Call to Order:

Commissioner Davis called the meeting to order at 6:36 PM.

Revisions to Agenda:(Discussion Begins 1:27:59)

Michael Sutton, Redevelopment Coordinator, announced the following revisions:

Item 4.5 (WO PT-20): Application clarification needed - split into yard extension and garden applications

Item 4.2 (Land Bank Options with No Opposition): Item A-2: Pulled per applicant's request, Items A-11 and A-12: Pulled due to CSO (Combined Sewer Overflow) project conflicts, Item B-2: Pulled due to CSO conflict

Item 4.3 (Land Bank Property Transfers): Item PT-3: Pulled due to CSO conflict, Item PT-15: Pulled due to CSO conflict

Approval of Previous Minutes: (Discussion Begins 1:30:31)

Monica L. Sparks, Unified Government Clerk, provided an update that the city is nearly caught up on 2024 minutes and plans to complete the January through October 2025 backlog by the first quarter of 2026.

Commissioner Bynum moved to approve the minutes from the May 15, July 29, September 9, September 30, November 4, and December 9, 2024 meetings. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5-0

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

Committee Agenda:

Item No. 4.1 - PRESENTATION: UPDATE ON STATUS OF PLANNING CODE REWRITE (Discussion Begins 1:33:01)

Alyssa Marcy, Long Range Planner, provided a comprehensive update on the zoning code rewrite project.

Key Details:

- Current code written in 1984, over 300 pages due to piecemeal amendments
- Project funded by \$150,000 Mid-America Regional Council PSP grant matched with \$150,000 from planning budget, with additional \$210,000 recently allocated

- Primary consultant: Lisa Wise Consulting with sub-consultants Opticos Design, Inc., and Linchpin Ideas
- When the project is launched, it will have stakeholder interviews
- Technical analysis phase currently underway
- Recommendations report for grant due July 2026

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

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

**Item No. 4.2 - LAND BANK OPTIONS — NO OPPOSITION (GROUP FOR APPROVAL)
(Discussion Begins 1:57:15)**

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
A 1	Keith Lott	Single Family Home	3025 N 43RD ST	172805
A 2	Matthew Blevins	Single Family Home	116 S 16TH ST	66328
A 3	Shane Meuschke	Single Family Home	1212 N 63RD TER	16115
A 4	Shane Meuschke	Single Family Home	1608 N 61ST TER	4520
A 5	Shane Meuschke	Single Family Home	6214 TROUP AVE	4042
A 6	Shane Meuschke	Single Family Home	2921 N 56TH ST	37508
A 7	Spencer Klaus	Single Family Home	2539 S 13TH TER	129510
A 8	RA ENGINEERING CORP	Single Family Home	3505 ORVILLE AVE	60100
A 9	Ryan Barr	Single Family Home	1600 S 86TH ST	145656

Item	Name	Type	Address	Parcel
A10	Ryan Barr	Single Family Home	3111 S 33RD ST	150317
A11	Colin Gardner	Single Family Home	2108 N 10TH ST	156757
			2100 N 10TH ST	156759
A12	Colin Gardner	Single Family Home	1936 N 11TH ST	269311
A13	Colin Gardner	Single Family Home	52 N 9TH ST	93525
			56 N 9TH ST	93524
			60 N 9TH ST	93523
			64 N 9TH ST	93521
			68 N 9TH ST	93520
			70 N 9TH ST	93519
			74 N 9TH ST	93517
A14	Paul McAnany	Single Family Home	910 S FERREE ST	72775
A16	Taylor Miller	Single Family Home	3530 LUST DR	79439
A17	Daniel Bryant Hill	Single Family Home	2730 N ALLIS ST	132101
A18	Taylor Miller	Single Family Home	734 GILMORE AVE	122113
			264 BUCKEYE ST	122100
A19	Peregrine Falcon RFP	Single Family Home	2610 N 6TH ST	292416
			2608 N 6TH ST	292417
			2606 N 6TH ST	292418
			2604 N 6TH ST	292419
			2600 N 6TH ST	292420
			2530 N 6TH ST	292421
			2528 N 6TH ST	292422
			2527 N 6TH ST	292425
			2605 N HALLOCK	292411

Item	Name	Type	Address	Parcel
			ST	
			2609 N HALLOCK ST	292409
			2608 N HALLOCK ST	292408
			2705 N HALLOCK ST	292407
			2707 N HALLOCK ST	131209
			2731 N HALLOCK ST	131208
			2720 N HALLOCK ST	131407
			2718 N HALLOCK ST	131408
			2702 N HALLOCK ST	292405
			2610 N HALLOCK ST	292404
B1	Millennial Money Solutions	Multi Family	1739 S 35TH ST	170221
			1745 S 35TH ST	170220
B 2	Stormie Pryor	Multi Family	1238 WOOD AVE	98943
			1236 WOOD AVE	98942
			1234 WOOD AVE	98941
			1232 WOOD AVE	98130
C 2	First Wave Investments	Commercial	1604 MINNESOTA AVE	907522
C 3	Jason A Bowman	Commercial	236 SANTA FE RD	960428

A2 was withdrawn by applicant.

A11, A12, and B2 all have conflict with CSO project. CSO stands for Combined Sewer Overflow.

Single Family Homes read A1, A3-A10, A13-A19.

The Chairman opened the public hearing. Comments were received from the following:

- **Elnora Jefferson (Comments Begin: 2:05:40)**
- **Jontel Jones (Comments Begin: 2:07:47)**
- **WD Young (Comments Begin: 2:08:51)**

The Chairman closed the public hearing.

Commissioner Townsend moved to approve A19, the recommendation of the RFP committee and move the award to the Land Bank Board of Trustees, with the requirement that the specific awardee be publicly named at the Land Bank Board of Trustees hearing. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

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

Commissioner Bynum moved to approve the remaining A items. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5-0

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

Items B1, C2, and C3 were presented.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Bynum moved to approve Items B1, C2, and C3. The motion was seconded by Commissioner Townsends.

Vote: Motion carried 5-0

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

**Item No. 4.3 - LAND BANK PROPERTY TRANSFERS — NO OPPOSITION
(GROUPED FOR APPROVAL) (Discussion Begins 2:29:58)**

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
PT 1	Horacio Guerra	Garden	15 N MILL ST	121196

Item	Name	Type	Address	Parcel
PT 2	The Stock Spot KC LLC	Garden	1923 S 38TH ST	168301
PT 3	Franklin Bryant	Garden	2102 N 11TH ST	156828
PT 4	Bryan Torres	Garden	829 S 10TH ST	72850
PT 5	Joshua Yoakum	Garden	1837 S 35TH ST	170215
PT 6	Yuniel Ramos	Garden	1709 N 26TH ST	68552
PT 7	Ulises Jimenez Lopez	Garden	1009 ANN AVE	80475
PT 8	Tonya Love	Garden	2278 RUSSELL AVE	161803
PT 9	Noel Nunez Jr	Garden	1021 TENNY AVE	93809
PT10	Jose I Majano	Garden	2926 N ALLIS ST	131500
PT11	Jeffrey Lysinger	Garden	1700 STINSON AVE	126704
PT12	Antonio Cervantes	Yard Extension	1137 ANN AVE	80823
PT13	Pompilio Valenzuela	Yard Extension	1055 ARMSTRONG AVE	80450
PT14	Audrey Pierre	Yard Extension	949 NEW JERSEY AVE	81143
PT15	Rajinder Goyal	Yard Extension	1045 ROWLAND AVE	157416
PT16	Pamela Guess	Yard Extension	830 GARFIELD AVE	95283
PT18	Morris Sanders	Yard Extension	2712 WAVERLY AVE	101009
PT19	Mario Santillan	Yard Extension	918 WALKER AVE	81081

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Bynum moved to approve all items as presented in Item No. 4.3. The motion was seconded by Commissioner Townsends.

Vote: Motion carried 5-0

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

**Item No. 4.4 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)
(Discussion Begins 2:34:27)**

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
WO A15	Lora Diallo	Single Family Home	3052 HUTCHINGS ST	158508
Opposition- OCP states that while applicant has reached out, they have not had enough time to discuss and are asking this to be held to allow for further discussion.				
WO B 3	LMK & Associates LLC	Multi Family	1746 GREELEY AVE	115996
			1742 GREELEY AVE	115995
			1738 GREELEY AVE	115994
			1732 GREELEY AVE	115992
			1720 GREELEY AVE	115988
			1716 GREELEY AVE	115987
Opposition- OCP is stating that no progress has been made on lots under option across the street by same developer.				
WO C 1	Guinn Group Properties	Commercial	1414 STEWART AVE	158019
			1412 STEWART AVE	158018
			1410 STEWART AVE	158017
			1408 STEWART AVE	158016
			1406 STEWART AVE	158015

Item	Name	Type	Address	Parcel
			1404 STEWART AVE	158014
			1326 STEWART AVE	158012
			1324 STEWART AVE	158011
			1322 STEWART AVE	158010
			1318 STEWART AVE	158008
			1314 STEWART AVE	158007
			1500 STEWART AVE	158020
			1502 STEWART AVE	158021
Opposition - OCP would like to know what the updated plan is.				

The Chairman opened the public hearing. Comments were received from the following:

- **Jontel Jones (Comments Begin: 2:37:32)**

The Chairman closed the public hearing

Commissioner Bynum moved to approve Item WO A15. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

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

Commissioner Bynum moved to approve Item WO B3. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4-1

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

Commissioner Bynum moved to approve Item WO C1. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

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

Item No. 4.5 - LAND BANK PROPERTY TRANSFERS — WITH OPPOSITION (FOR DISCUSSION) (ADDED PER AGENDA UPDATE) (Discussion Begins 03:02:05)

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
WO PT20	Laura Sanchez	Yard Extension	3800 SEWELL AVE	167000
			3451 R N 39 th St.	167037
			3509 R N 39 th St.	913318

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Townsend moved to approve the property at 3800 Sewell Avenue as a garden, approve the property at 3451 R N 39th as a yard extension, and approve the property at 3509 R N 39th Street as a garden. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

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

Adjournment: (Discussion Begins 03:19:00)

The meeting concluded with a collective agreement and well-wishes for Commissioner Townsend's future from fellow committee members.

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

Vote: Motion carried 5-0

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

The meeting was adjourned at 8:30 PM

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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

Chair Andrew Davis

*Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 – Jermaine Howard
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

MINUTES

Monday, January 5, 2026

5:05 PM-6:28 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Howard
- Commissioner Pacheco
- Commissioner Stites
- Commissioner Bynum

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Alan Howze (Assistant County Administrator)
- Casey Meyer (Senior Counsel)
- Alyssa Marcy (Planning Department)
- Chief Dennis Rubin (Kansas City, Kansas Fire Department)
- Greg Talkin (Neighborhood Resource Center Director)
- Michael Farley (Legal Department)
- Michael Sutton (Redevelopment Coordinator)

1. Call to Order:

Commissioner Davis called the meeting to order at 5:05 PM.

2. Revisions to Agenda (Discussion Begins 24:15)

No revisions to the agenda were reported. Chairman Davis noted that land bank items would be addressed later in the evening.

Land Bank Revisions to Agenda (Discussion Begins 1:23:23)

Michael Sutton reported two changes: Items B3 and B4 (properties at 1911 Parallel Avenue, 1972 Glendale Avenue, 2825 Brown Avenue, 3085 North 29th, 3090 North 27th, and 2280 Russell Avenue), the applicant's request to hold the items.

3. Approval of Previous Minutes: (Discussion Begins 24:25)

Commissioner Bynum moved to approve the minutes from the November 3, 2025, meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

4. Committee Agenda:

Item No. 4.1 - ORDINANCE: AMENDMENT TO THE ADMINISTRATIVE CITATION FINE SCHEDULE TO ADDRESS SHORT-TERM RENTAL VIOLATIONS DURING PERIODS OF INCREASED DEMAND FOR RENTAL UNITS (Discussion Begins 25:15)

Staff involved: Alan Howze, Assistant County Administrator, Alyssa Marcy, Planning Department, Chief Dennis Rubin, Kansas City Fire Department, and Greg Talkin, Neighborhood Resource Center, presented three related items addressing short-term rental policy modifications in preparation for the 2026 World Cup.

Key Points

- World Cup overview: 156 days until start, expecting 650,000 visitors, matches from June 10 to July 11, 2026
- Currently, there are 55 short-term rentals in Kansas City, Kansas

- Current policy requiring special use permits (80-day process) vs. proposed temporary administrative licensing
- Proposal for 120-day moratorium on special use permits (May 1 through August 30)
- Lifting one-per-block limit on non-owner-occupied rentals during the moratorium period and after August 30th, process refer back to the current short term rental policy
- Fire Department is asking to do the inspection requirements for safety on the short-term rentals
- The amendment aims to increase fines for short-term rental violations during periods of high demand, such as major events (e.g., the World Cup).
- The purpose is to improve compliance with short-term rental regulations by making violations more costly and discouraging unlicensed or non-compliant rentals
- The higher fines are intended as a temporary measure
- The enforcement tool to address the anticipated increased rental activity

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

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

Item No. 4.2 - ORDINANCE: AMENDMENT OF THE RENTAL LICENSING REGULATIONS AND PROCEDURES TO ALLOW FOR SPECIAL REGULATIONS FOR SPECIAL EVENTS, AS DECLARED BY THE COUNTY ADMINISTRATOR (Discussion Begins 25:15)

The item was discussed along with Item No. 4.1.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

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

Item No. 4.3 - RECOMMENDATION: SHORT-TERM RENTAL POLICY CHANGE FOR WORLD CUP (Discussion Begins 25:15)

The item was discussed along with Item No. 4.1.

The Chairman opened the public hearing. Comments were received from the following:

- **Audrey Grant (Comments Begin: 48:43)**

The public hearing was closed.

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

Item No. 4.4 - LAND BANK OPTIONS (WITHOUT OPPOSITION) Discussion Begins 1:23:20)

Michael Sutton, Redevelopment Coordinator, presented Items B3 – B4, which the applicant requested to hold. Mr. Sutton presented several Land Bank Options. Mr. Sutton explained the vetting process for new commissioners, noting applications are reviewed by staff and departments, with opposition items moved to the non-consent agenda.

Item #	Name	Type	Address	Parcel
A 1	Erika Y Pena	Single Family Home	3012 WASHINGTON AVE	63618
A 2	Kayla Barr	Single Family Home	10841 COUNTRYSIDE DR	182702
A 3	Kayla Barr	Single Family Home	8708 SPLITLOG AVE	144308
A 4	S&D Investment Group	Single Family Home	712 N 13TH ST	81065
A 5	ROGELIO AVALOS	Single Family Home	1338 N 48TH ST	47500
A 6	RA ENGINEERING CORP	Single Family Home	1716 SOUTHWEST BLVD	905524
A 7	Joshua Ladd	Single Family Home	1700 S 40TH ST	170130
A 8	MELISSA LOCKHART	Single Family Home	4208 N 79TH ST	931504
A 9	Fairlane Contractors	Single Family Home	2544 HIAWATHA ST	158284
			2530 HIAWATHA ST	158288
			2518 HIAWATHA ST	158289
			2544 HIAWATHA ST	158291
			2510 HIAWATHA ST	158292
			1717 CLEVELAND AVE	158441
			1723 CLEVELAND AVE	158440
A10	Fairlane Contractors	Single Family Home	1523 HASKELL AVE	115920
			1519 HASKELL AVE	115919
			1325 WAVERLY AVE	157772
			1321 WAVERLY AVE	157771

Item #	Name	Type	Address	Parcel
			1315 WAVERLY AVE	157770
			1311 WAVERLY AVE	157769
A11	Kasset Funds, LLC	Single Family Home	2600 YATES ST	150622
A12	Kasset Funds, LLC	Single Family Home	1640 S 14TH ST	143161
			1700 S 14TH ST	143162
A13	Nick LeQuia	Single Family Home	5000 OAKLAND AVE	47420
A14	Nick LeQuia	Single Family Home	4348 WALKER AVE	60608
A15	Isaias Mejia Gomez	Single Family Home	158 N 74TH ST	929105
B 3	LMK & Associates LLC	Multi-Family	1911 PARALLEL AVE	68756
			1972 GLENDALE AVE	68754
B 4	LMK & Associates LLC	Multi-Family	2825 BROWN AVE	99299
			3085 N 29TH ST	99200
			3090 N 27TH ST	910501
			2280 RUSSELL AVE	161804
C 1	Wyco Rentals llc	Commercial	7848 LEAVENWORTH RD	35872

Mr. Sutton presented Items A1 – A15.

The Chairman opened the public hearing. Comments were received from the following:

- **Candy Leonard (Comment Begins:1:30:00) TECHNICAL DIFFICULTIES AND NO AUDIO WAS HEARD**

The Chairman closed the public hearing

Commissioner Bynum noted Candy Leonard had opposition to Items A9 and A10, which involved multiple properties, and expressed concern about the compressed notification timeline due to holidays.

Commissioner Stites moved to approve all A items (A1-A15). The motion failed for lack of a second.

Commissioner Bynum moved to approve all A1-A15 items with the exception of A9 and A10, holding those to the next meeting pending the developer meeting with the neighborhood group. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

**Item No. 4.5 - LAND BANK PROPERTY TRANSFERS (WITHOUT OPPOSITION)
(Discussion Begins 1:41:00)**

Mr. Sutton introduced C1 and all PT, Property Transfer, per the Chairman:

Item	Name	Type	Address	Parcel
PT 1	Daniel Alvarez	Garden	1225 GILMORE AVE	67342
PT 2	Stacy Robinson	Garden	1914 SPRINGFIELD BLVD	111003
PT 3	Roberto Barragan	Yard Extension	812 GILMORE AVE	122050
PT 4	Vickey Nunnally	Yard Extension	2259 RUSSELL AVE	162018
PT 5	Hector Ramon Rosales Fernadez	Yard Extension	1941 N 17TH ST	116405
PT 6	Virginia De La Torre	Yard Extension	815 N 9TH ST	81343
PT 7	Celia Peralta	Yard Extension	1347 ROWLAND AVE	157585
PT 8	Yimi Lemus	Yard Extension	1407 N 32ND ST	63578
PT 9	Jimmie Jones	Yard Extension	1706 RICHMOND AVE	98618
PT10	Deyvin A. Pineda	Yard Extension	2507 N 13TH ST	157521
PT11	BMP Enterprises, LLC	Yard Extension	1907 N 10TH ST	212028

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Stites moved to approve all remaining items C1, and PT1 through PT11. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

6. Adjournment: (Discussion Begins 1:44:46)

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

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

The meeting was adjourned at 6:28 PM

ML



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Michael Farley, Assistant Counsel </div> mfarley@wycokck.org x5679	Legal
AGENDA ITEM #4.1.		
ORDINANCE: SHORT-TERM RENTAL		
BACKGROUND		
<p>Approval of an ordinance amending residential rental regulations during a designated major events period, and defining the authority of the county administrator to declare a major event period, by amending Section 19-234, and wholly adding Sections 19-230 and 19-250, of Article VIII of Chapter 19 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.</p> <p>Approval of an amending the code enforcement administrative penalty process by identifying violations of the short-term rental and major event residential regulations as distinct from all other code enforcement violations, and creating a separate fine schedule for violations of the short-term rental and major event residential regulations, by amending Sections 2-652, 2-654, and 2-656 of Article IX of Chapter 2 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas. This item is requested to be fast-tracked to the February 5, 2026, Board of Commissioners meeting for final approval.</p>		
RECOMMENDATION		
Approve Fast Track Request to fast track to the Febraury 5, 2026 Board of Commissioners meeting.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
OrdAm_Ch. 2_Admin Cite Fines_2.2.2026 NCD, OrdAm_Ch. 19_Major Event_2.2.2026 NCD		

Approved by Mayor/Administrator to add to agenda.

Published in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE amending the code enforcement administrative penalty process by identifying violations of the short-term rental and major event residential regulations as distinct from all other code enforcement violations, and creating a separate fine schedule for violations of the short-term rental and major event residential regulations, by amending **Sections 2-652, 2-654, and 2-656** of Article IX of Chapter 2 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, use of a residential property as a short-term rental can be an economic benefit to local residents, especially during highly anticipated events in Wyandotte County and in the metropolitan area;

WHEREAS, a revised fine schedule is necessary to ensure that short-term rental operators abide with regulations intended to promote safety and alleviate neighbor concerns;

WHEREAS, all other provisions of Chapter 2, Article IX shall remain in effect; therefore,

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Chapter 2 - ADMINISTRATION, Article IX. - CODE ENFORCEMENT ADMINISTRATIVE PENALTY PROCESS, Section 652 - Amount of Penalties, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 2-652. - Amount of penalties.

(a) The following penalties may be imposed for each separate violation of a code provision:

- (1) \$100.00 for a first violation;
- (2) \$250.00 for a second violation within any 24-month-period; and
- (3) \$500.00 for a third violation within any 24-month period; and
- (4) \$750.00 for a fourth violation within any 24-month period; and
- (5) \$1,000.00 for a fifth violation within any 24-month period; and
- (6) \$1,500.00 for a sixth or subsequent violation within any 24-month period.

- (b) For the violation of major event residential rental regulations under section 19-250, the following penalties may be imposed for each separate violation of a code provision:
- (1) \$3,000.00 for a first violation; and,
 - (2) \$5,000.00 for each subsequent violation within the same major event residential rental registration period.

The violations described in this subsection are not exempt from the terms of section 1-8(e).

- (c) For the violation of any residential rental regulations in section 27-623, the following penalties may be imposed for each separate violation of a code provision:
- (1) \$1,000.00 for a first violation;
 - (2) \$2,500.00 for a second violation within any 24-month-period; and
 - (3) \$5,000.00 for a third violation within any 24-month period; and
 - (4) \$7,500.00 for a fourth violation within any 24-month period; and
 - (5) \$10,000.00 for a fifth violation within any 24-month period; and
 - (6) \$15,000.00 for a sixth or subsequent violation within any 24-month period.

The violations described in this subsection are not exempt from the terms of section 1-8(e).

Section 2. Chapter 2 - ADMINISTRATION, Article IX. - CODE ENFORCEMENT ADMINISTRATIVE PENALTY PROCESS, Section 654 - Issuance of Administrative Citation, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 2-654. - Issuance of administrative citation.

An administrative citation shall contain the following information:

- (1) The date of the violation.
- (2) The address or a description of the geographic location where the violation occurred.
- (3) The section of the code determined to have been violated.
- (4) A description of the conditions which caused the code violation.
- (5) An order to bring the conditions into compliance with the code within an established time.
- (6) Information concerning the penalty:
 - a. The amount of the penalty the citee is to pay;
 - b. The date, 30 days from the issuance of the citation, by which the citee must pay the penalty; and
 - c. The method of paying the penalty.
- (7) Notice that the citee's payment of the penalty does not excuse a continued or subsequent violation of the code.
- (8) Notice of the citee's entitlement to request an administrative review hearing.

Section 3. Chapter 2 - ADMINISTRATION, Article IX. - CODE ENFORCEMENT ADMINISTRATIVE PENALTY PROCESS, Section 656 - Hearing Advance Deposit Hardship Waiver, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 2-656. - Hearing advance deposit hardship waiver.

- (a) Any person who intends to request an administrative review hearing to contest a citation and who is financially unable to make the hearing advance deposit, may file a request for an advance deposit waiver. Any person cited for a violation of section 19-650 or 27-623 shall not be eligible for an advance hardship deposit waiver.
- (b) The request shall be filed with the public officer on an advance deposit hardship waiver application form, available from the public officer, within 20 days of the issuance of the administrative citation.
- (c) The requirement to make an advance deposit shall be stayed unless and until the public officer makes a determination not to issue the advance deposit waiver.
- (d) The public officer may waive the requirement of an advance deposit and issue the advance deposit hardship waiver only if the requesting party submits to the public officer a sworn affidavit, together with any supporting documents or materials, demonstrating to the satisfaction of the public officer the person's actual financial inability to make the deposit in advance of the hearing.
- (e) The public officer shall issue a written determination listing the reasons for his determination to issue or not to issue the advance deposit hardship waiver and such determination shall be provided to the advance deposit hardship waiver applicant. The written determination of the public officer shall be final.
- (f) If the public officer determines not to issue an advance deposit hardship waiver, the person shall remit the deposit to the public officer within ten days of the date of the written decision or 20 days from the issuance of the administrative citation, whichever is later.

Section 4. That said original Section 2-652 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed and replaced.

Section 5. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ____
DAY OF FEBRUARY, 2026.**

APPROVED:

Christal Watson, Mayor/CEO

ATTESTED:

Unified Government Clerk

APPROVED AS TO FORM:

Acting Chief Counsel

Published in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE amending residential rental regulations during a designated major events period, and defining the authority of the county administrator to declare a major event period, by amending **Section 19-234**, and wholly adding **Sections 19-230 and 19-250**, of Article VIII of Chapter 19 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, Kansas City, Kansas and the surrounding metropolitan area are a thriving area that is attractive to world-class events and entertainment;

WHEREAS, during large, one-time events in Wyandotte County and the metropolitan area, there is a sudden greater demand for housing opportunities for a short period of time and to the extent that the existing hotel and short-term rental pool may not be able to accommodate the influx of out-of-town visitors;

WHEREAS, these one-time, short-term events might require additional flexibility around short-term rentals in order to adequately accommodate all out-of-town visitors;

WHEREAS, all other provisions of Chapter 19, Article VIII shall remain in effect; therefore,

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Chapter 19 - LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS, Article VIII - RESIDENTIAL RENTAL DWELLINGS, Section 230 - Definitions, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby wholly added to read as follows:

Sec. 19-230. - Definitions.

For this article, certain terms and words are herewith defined as follows: Words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular. The term "building" includes the term "structure." The term "shall" is mandatory and not directory.

Dwelling means a building or portion thereof intended for occupancy for residential purposes but not including hotels, motels, rooming houses, nursing homes, temporary shelters, tourist homes, or trailers.

Dwelling unit means one or more rooms constituting all or part of a dwelling and which are arranged, designed, used or intended for use exclusively as a single housekeeping unit for one family, and which includes cooking, living, sanitation and sleeping facilities.

Dwelling unit, full means a dwelling unit, as defined in this section, or the extent of the dwelling unit to be rented to and accessible by a short-term rental tenant(s), with the remainder of the dwelling unit both inaccessible to said tenant(s) and not otherwise occupied or rented.

Dwelling unit, partial means a portion of a dwelling unit or the extent of the dwelling unit to be rented to and accessible by a short-term tenant, with the remainder of the dwelling unit occupied by the property owner. A partial dwelling unit at minimum must include a bedroom and access to a bathroom; the portion of the dwelling unit occupied by the property owner may or may not be accessible to tenants.

Dwelling unit, primary means the dwelling unit in which the property owner resides in satisfaction of the definition of owner-occupied, as defined in this section. For buildings in which the property owner either consists of more than one individual residing in separate and distinct dwelling units or is a corporation, government entity, non-profit, or trust, a single primary dwelling unit shall be established by the property owner, or, if the property owner does not assert a primary dwelling unit, by the determination of the public officer.

Major event short-term rental registration period means the period from the stated start date of a registration issued by the county administrator pursuant to section 19-250 for a major event short-term rental through the declared expiration date.

Public officer means the director of the neighborhood resource center or his or her designee.

Rental, dwelling unit means dwelling unit that is rented to a person(s) for occupancy, offered for rent, or allowed to be occupied by another person(s).

Rental, long-term means the rental or leasing of a dwelling unit—whether it be a full dwelling unit or partial dwelling unit, or a primary dwelling unit or an accessory dwelling unit—for a period of 30 or more consecutive days. The following types and uses of residential buildings are not subject to the short-term rental standards of this article: group homes; summer camps and campgrounds; hospitals and other facilities for treatment of humans; nursing, convalescent, and senior assisted-living homes; and other lodging establishments as defined by existing hotel and motel standards.

Rental, short-term means the rental or leasing of a dwelling unit—whether it be a full dwelling unit or partial dwelling unit, or a primary dwelling unit or an accessory dwelling unit—for a period

of less than 30 consecutive days. The following types and uses of residential buildings are not subject to the short-term rental standards of this article: group homes; summer camps and campgrounds; hospitals and other facilities for treatment of humans; nursing, convalescent, and senior assisted-living homes; and other lodging establishments as defined by existing hotel and motel standards.

Section 2. Chapter 19 - LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS, Article VIII - RESIDENTIAL RENTAL DWELLINGS, Section 234 - Rental Dwelling Inspection, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 19-234. – Rental dwelling inspection.

The public officer shall conduct an interior and exterior inspection of all rental dwellings that are required to be licensed under this article before a license is issued, and if an interior inspection requested is requested by the rental dwelling's lawful occupant. The public office may also conduct an interior inspection when a rental dwelling 1) has a change in occupancy or a change is licensure type and 2) before the occupant takes up residence in the rental dwelling. The public officer may conduct exterior inspections as needed for the efficient enforcement of this article.

Section 3. Chapter 19 - LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS, Article VIII - RESIDENTIAL RENTAL DWELLINGS, Section 250 - Rentals During Major Events, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 19-250. – Residential rentals during major events.

- (a) Major events. A major event, as defined in this section, allows for the registration, licensure, and operation of a dwelling unit for the duration of the event. This process is an alternative to, and separate from, both the long-term rental process found in this article and the short-term rental process found in articles VI and VIII in chapter 27.
- (b) For the purposes of this section, a major event shall have the following characteristics:
 - (1) Existing lodging accommodations in Wyandotte County or greater Kansas City metropolitan area are deemed by the county administrator to be inadequate to serve the anticipated surge in demand; and
 - (2) Occurring for less than 90 days.
- (c) A major event shall be declared by the county administrator. The beginning date and end date of the major event must be specified in the declaration.
 - (1) The major event may be declared between two and 52 weeks before the start date of the event in question.
 - (2) The declaration of a major event shall be published by a memorandum and shall be otherwise posted on the official unified government website. The declaration may be also published and disseminated through other media.
- (d) Major event residential rental procedures. The following shall apply only to dwellings that are registered as residential rentals for a major event. In order to operate, the dwelling unit

must be registered and licensed; licensure under the major event residential rental procedures is valid only for the duration of the major event. All other regulations not in conflict with the regulations in subsection (c) shall remain in effect.

- (1) Application. The property owner or representative of the property owner shall submit the major event residential rental application to the division designated by the neighborhood resource center. The application must be submitted during the major event, as declared by the county administrator, or a period before the major event, as declared by the public officer.
 - (2) Rental inspection. A full third-party rental inspection of the dwelling unit shall be completed and submitted with the initial rental application or as a supplement to said application. Staff shall inform the applicant of any outstanding deficiencies that must be satisfactorily remedied before a major event rental license is issued.
 - (3) If a completed application, including a full home inspection report, is properly submitted, unified government staff shall issue approval or provide a written rationale for disapproval within 3 business days. Failure to provide such approval or disapproval shall result in the applicant short-term rental being granted the ability to operate as a major event residential rental.
- (e) Administrative violation fines. A residential rental operating under this section shall be subject to the following administrative fine standards.
- (1) Operation of a short-term or long-term rental without having been issued a rental license, or another violation of section 19-650, is subject to the fine schedule in section 2-652(b).
 - (2) For a violation of this section, a ‘reasonable time’ as stated in section 2-653 shall be up 2 business days in order for the person in violation to initiate the application process and no more than a total of 5 business days to submit a completed application, including a full home inspection.
- (f) Revocation. The issuance or payment of an administrative citation does not preempt the revocation of a major event residential rental license at the discretion of the public officer for excessive of repeated violations.

Section 4. That said original Section 19-234 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed and replaced.

Section 5. That said newly created Sections 19-230 and 19-250 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby incorporated into said Code.

Section 6. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ____
DAY OF FEBRUARY, 2026.**

APPROVED:

Christal Watson, Mayor/CEO

ATTESTED:

Unified Government Clerk

APPROVED AS TO FORM:

Acting Chief Counsel



Report to Neighborhood & Community Development Standing Committee

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

BACKGROUND

Item #	Name	Type	Address	Parcel
A 1	Habitat for Humanity of Kansas City	Single Family Home	1715 HASKELL AVE	116034
			1719 HASKELL AVE	116033
			1723 HASKELL AVE	116032
			1727 HASKELL AVE	116031
			1729 HASKELL AVE	116030
			1735 HASKELL AVE	116029
A 2	Bella Construction	Single Family Home	1890 GLENDALE AVE	068832
			1888 GLENDALE AVE	068833
A 3	Najma Muhammad	Single Family Home	2938 HUTCHINGS ST	158591
			2936 HUTCHINGS ST	106902
			2934 HUTCHINGS ST	106903
A 4	Kayla Barr	Single Family Home	10740 MILLER LN	148906
A 5	Gabriel Crump	Single Family Home	1840 S 37 TH ST	170410
A 6	Juan Padilla	Single Family Home	1514 N 23 RD ST	066113
A 7	Roger Avalos	Single Family Home	1214 ARMSTRONG	080894
A 8	Timotheus Boyd	Single Family Home	3612 N 47 TH ST	917009
A 9	America B. Patton	Single Family Home	3301 N 27 TH ST	124103
A10	Richard Caines	Single Family Home	2736 N 39 TH ST	105625
A11	Richard Caines	Single Family Home	3914 MONTANDON LN	108302

A12	Richard Caines	Single Family Home	2835 N 43 RD ST	172834
A13	Richard Caines	Single Family Home	2931 N 38 TH ST	104714
B 1	Keylink Properties LLC	Multi-Family	2750 GLENROSE LN	194012
B 2	Izora Thompson	Multi-Family	2921 N 5 TH ST	095916
			2925 N 5 TH ST	095915
			2921 N 5 TH ST	095913
			2280 RUSSELL AVE	161804

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

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				
BACKGROUND				
Item	Name	Type	Address	Parcel
PT 1	Robert Needham	Garden	2327 S 10 TH ST	126736
			1715 STINSON AVE	126734
			1713 H STINSON AVE	126739
PT 2	Elijah Marquez	Garden	300 S BALTIMORE ST	195200
PT 4	Jesse Crump	Garden	1931 SHEARER RD	168343
PT 5	Joshua Yoakum	Garden	1827 S 35 TH ST	170216
PT 6	Wesley Cogshell	Yard Extension	1941 N THOMPSON AVE	109860
PT 7	Pablo Flores	Yard Extension	621 N 31 ST ST	055631
RECOMMENDATION				
Approve				
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS				
N/A				
LEGAL/ POLICY CONSIDERATIONS				
ATTACHMENTS				

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

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 OPTIONS - WITH OPPOSITION

BACKGROUND

Item	Name	Type	Address	Parcel	
WO A 14	Fairlane Contractors	Single Family Home	2544 HIAWATHA ST	158284	
			2530 HIAWATHA ST	158288	
			2526 H HIAWATHA ST	158289	
			2518 HIAWATHA ST	158291	
			2510 HIAWATHA ST	158292	
			1717 CLEVELAND AVE	158441	
			1723 CLEVELAND AVE	158440	
WO A 15	Fairlane Contractors	Single Family Home	1523 HASKELL AVE	115920	
			1519 HASKELL AVE	115919	
			1325 WAVERLY AVE	157772	
			1321 WAVERLY AVE	157771	
			1315 WAVERLY AVE	157770	
			1311 WAVERLY AVE	157769	
Opposition – OCP has expressed concerns about the pricing and is also concerned that the parcels that were awarded were not part of the original parcels requested. Held by Standing Committee at previous meeting on 1/5/26					
WO B 2	Izora Thompson	Multi-Family	2921 N 5 TH ST	095913	
			2923 N 5 TH ST	095914	
			2925 N 5 TH ST	095915	

			2929 N 5 TH ST	095916	
Opposition – Area may be contaminated, wants developer to ensure that building will not cause environmental issues.					
RECOMMENDATION					
Approve					
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS					
N/A					
LEGAL/ POLICY CONSIDERATIONS					
ATTACHMENTS					

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

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 PROPERTY TRANSFERS - WITH OPPOSITION					
BACKGROUND					
Item	Name	Type	Address	Parcel	
WO PT 3	David Wennerstrom	Garden	6226 Garfield CV	004024	
Comments: The HOA would like to review the projected family garden and addressed in a way that maintains the enjoyment of the garden while also ensuring it does not negatively impact surrounding homes or violate community guidelines.					
RECOMMENDATION					
Approve					
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS					
N/A					
LEGAL/ POLICY CONSIDERATIONS					
ATTACHMENTS					

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" 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 TRANSFERS FOR STORMWATER PROJECTS		
BACKGROUND		
<p>Public Works is requesting the transfer of certain Land Bank properties to the Unified Government for use in stormwater management projects. These properties fall within combined sewer overflow (CSO) areas identified through stormwater modeling as flood-prone or critical flow paths. The projects support compliance with the federally mandated Consent Decree by reducing sewer overflows and improving water quality. This includes CSO-19 (Phase 2), CSO-17, CSO-16 and CSO-55.</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		

Approved by Mayor/Administrator to add to agenda.