

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, July 29, 2024

5:50 PM-8:44 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- Commissioner Ramirez

Staff Present:

- Brittnie MacDonald (Clerk)
- Judd Knapp (Land Bank)
- James Malloy (Planning and Urban Design)
- Kay Sharp (Interim Director of Community Development)
- Jeff Conway (Senior Counsel)
- Bridgette Cobbins (Assistant County Administrator)
- Rodney Lucas (Interim Assistant County Administrator)

Call to Order:

Commissioner Davis called the meeting to order at 5:50 PM.

Revisions to Agenda:

No revisions to the agenda were reported.

Approval of Previous Minutes (Comment Begins 47:31)

Commissioner Bynum moved to approve the minutes from the July 24, 2023, meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

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

Committee Agenda:**Item 1: LAND BANK OPTIONS (Discussion Begins 48:04)**

Jud Knapp presented several Land Bank applications.

- A. Single Family Homes – 8 Homes
 - 1. Ryan Barr – 2 homes
 - i. 1211 Barnett Ave – 080967
 - ii. 1209 Barnett Ave - 080966
 - iii. 1205 Barnett Ave – 080965
 - 2. Pillar KC LLC – 1 home
 - i. 6737 Speaker Rd – 018617
 - 3. Jeremy Werden – 1 home
 - i. 722 N 62nd Pl – 014318
 - 4. Chris Shaw – 1 home
 - i. 129 S 16th St – 066328
 - 5. Phillip Scott – 1 home
 - i. 1225 N 62nd St – 921605
 - ii. 6141 Everett Ave - 004621

- iii. 6151 Everett Ave – 004624
- B. Multi Family – 44 units
 - 1. Michaela Hysten - 2 Units
 - i. 349 Richmond Ave – 081571
 - ii. 347 Richmond Ave – 081570
 - 2. Mosaic Construction – 24 units
 - i. 1915 N 10th St – 095702
 - ii. 1909 N 10th St – 095703
 - iii. 936 Troup Ave – 154089
 - iv. 941 Parallel Pkwy – 154087
 - v. 939 Parallel Pkwy – 154086
 - vi. 937 Parallel Pkwy – 154085
 - vii. 928 Troup Ave – 154094
 - viii. 920 Troup Ave – 154092
 - 3. LMK LLC -14 units
 - i. 1741 Greeley Ave – 115983
 - ii. 1737 Greeley Ave - 115982
 - iii. 1729 Greeley Ave - 115980
 - iv. 1725 Greeley Ave - 115979
 - v. 1721 Greeley Ave - 115978
 - vi. 1742 Greeley Ave - 115995
 - vii. 1738 Greeley Ave – 115994
 - 4. Zerryn Gines – 4 units
 - i. 740 Parallel Ave – 111560
 - ii. 734 Parallel Ave - 111561
- C. Commercial – 1
 - 1. Mahmood Akbar – strip mall
 - i. 2511 Metropolitan Ave – 207004

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

Vote: Motion carried 4-0

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

Public comments:

- Vanessa Robinson (Kansas City, KS) **(Comment Begins 59:17)**

Commissioner Townsend moved to approve Item B1. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

Commissioner Bynum moved to approve Item B2. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

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

Public comments:

- Candy Leonard Caldwell (President, Organization for Community Preservation) **(Comment Begins 1:21:27)**

Commissioner Townsend moved to approve Item B3, all items included, allowing the substitution, removing lots 1742 and 1738 in favor of 1706 and 1702 Greeley Avenue. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

Public comments:

- Vanessa Robinson (Caring Neighborhood) **(Comment Begins 1:28:35)**

Commissioner Townsend moved to approve Item B4. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

Commissioner Bynum moved to approve Items C1 and PT1. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

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

Item 2: Land Bank Property Transfers (Discussion Begins 1:31:47 with Item C1 per Chair's request)

Jud Knapp presented the Land Bank transfers item with Item C1.

PT – Property Transfers

1. UG to Land Bank – 5
 - i. 1923 N 10th St – 095707
 - ii. 1921 N 10th St – 095701
 - iii. 943 Parallel Pkwy – 154088
 - iv. 932 Troup Ave – 154090
 - v. 930 Troup Ave – 154091

The motion on this item was made with Item C1 (see action item before this).

Item 3: RESOLUTION: COMMUNITY DEVELOPMENT DRAFT 2024 ANNUAL ACTION PLAN (Discussion Begins 1:35:15)

Kay Sharp, the Interim Director of Community Development, presented the Community Development draft for 2024. She explained the HUD funding process, the need for a five-year plan, and the requirement to submit an annual action plan.

Key Points:

- Submission of annual action plan for HUD funding by August 16, really by August 13 to give time for glitches that may occur
 - A. Budget changes in fund allocation:
 - B. Moving home repair funds from CDBG to Home Partnership Program, a lot more options to work with
 - C. Proposed budget \$556,283.90 for 2024 Funding for roofing, furnace, ADA electrical
 - D. Increased income eligibility from CDBG for home repair under Home Partnership (from \$48,000 to \$57,000)
- Three grants: CDBG, Home Partnership and Emergency Solutions (ESG)
 - A. Still Funds from previous program years
- Funding allocations:
 - A. Total award for the HOME Investment Partnership Program: \$741,711.85
 - B. Community Development Block Grant (CDBG) for public facilities and improvements for beautification: \$1.4 million requested by parks and recreation department
 - C. Emergency Solutions Grant for homeless activities, services and outreach for warming center: \$184,000
- Funds can be used for:
 - A. Home rehabilitation
 - B. Potential demolition and property acquisition
 - C. Emergency home repairs
 - D. Park improvements and signage
 - E. Homeless services
- Preliminary award for next year's funding has been received
- Public engagement included three public events for community input

- Plan requires commission approval before submission to HUD
- If no HUD response within 45 days, the plan is automatically approved

Commissioner Townsend moved to adopt the resolution and fast-track the item to the August 1, 2024, Board of Commissioners meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4-0

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

Item 4: PRESENTATION: EQUITY SCORE CARD (Discussion Begins 1:57:14)

Elnora Jefferson, the president of Oak Grove Neighborhood Association, presented the Equity Scorecard. She was accompanied by her daughter Racheal Jefferson, Pastor Tony Carter, Salem Baptist Church, and Adrienne Showalter Matlock, Operations Director of Groundwork Northeast Revitalization Group, who provided additional context and details during the presentation.

Key Points:

- Develop without displacement, focusing on enabling people to age in place with dignity
- Create a tool to assess development projects through community-defined principles
- Address historical issues like redlining, urban renewal, and racial wealth gap
- Incorporate health equity considerations, especially regarding urban soil contamination on land
- Encourage community engagement through peer learning groups
- Provide a framework for evaluating development projects that centers the most directly affected community members
- Adapt the scorecard to different neighborhood needs, with a focus on the Northeast KCK Heritage Trail area
- Promote collaborative relationships between government representatives and community residents
- Highlight the importance of technical assistance and sustained community involvement
- Ensure development projects consider human and neighborhood development, not just housing

Public comments:

- Daysha Bush (Northeast Area) (**Comment Begins 2:54:03**)
- Beverly Easterwood (Kansas City, KS) (**Comment Begins 2:57:54**)
- Nasa Robinson (Kansas City, KS) (**Comment Begins 3:01:13**)
- Darnell Bush (Kansas City, KS) (**Comment Begins 3:04:20**)
- Candy Leonard Caldwell (Kansas City, KS) (**Comment Begins 3:07:30**)

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

Item 5: RESOLUTION: APPROVING LAND BANK POLICY UPDATE (Discussion Begins 3:32:28)

Commissioner Davis postponed the voting on the Land Bank Policy to allow more time to digest the Equity Scorecard presentation and have further discussions on soil remediation issues. The committee agreed to hold off on the policy vote and have staff present on Brownfield efforts at a future meeting.

No action was taken by the Committee.

Adjournment (Discussion Begins 3:36:53)

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

Vote: Motion carried 4-0

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

The meeting was adjourned at 8:44 PM.

MLS