

**Unified Government of Wyandotte County and Kansas City, Kansas**



**Neighborhood & Community Development Meeting**

5<sup>th</sup> Floor Conference Room

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

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***Commissioner Andrew Davis, Chair***

*Commissioner Gayle Townsend – Commissioner Evelyn Hill –  
Commissioner Christian Ramirez – Commissioner Melissa Bynum*

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**MINUTES**

**Monday, November 4, 2024**

**7:25 PM-10:24 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)
- Angel Ferrera (Director of Parks and Recreation)
- Matt Zayas (Fiscal Officer, Parks and Recreation)
- Vincent Ballaci (Parks Manager)
- Justin Ukena (Parks and Recreation)
- Bridgette Cobbins (Assistant County Administrator)
- Wendy Green (Deputy Chief Legal Counsel)

**Call to Order (DISCUSSION BEGINS 02:06:39)**

Commissioner Davis called the meeting to order at 7:09 PM.

**Revisions to Agenda:**

No revisions to the agenda were reported.

**Approval of Previous Minutes (DISCUSSION BEGINS 02:08:36)**

Commissioner Townsend moved to approve the minutes from the August 14, 2023 meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

**Committee Agenda:****Item 1: RESOLUTION: 2024 LAND & WATER CONSERVATION GRANT  
(DISCUSSION BEGINS: 02:09:01)**

Angel Ferrera (Director of Parks) introduced Matt Zayas to present the grant application for Parkwood Pool improvements. The grant would provide \$175,000 with a 50/50 match from the department's 2025 CIP budget. Total project cost estimated at \$350,000.

**Key Points**

- Grant amount: \$175,000 (50% of total project cost)
- Project location: Parkwood Pool
- Total project cost: \$350,000
- Proposed improvements:
  - A. Repair water loss leak
  - B. Install new pump motor and strainer

- C. Install chemical controller
- D. Replace valves
- E. Sandblast main and waiting pools
- F. Apply epoxy paint
- G. Replace pool filtration system

- Recommendations based on a 2023 consultant study
- Funding will come from the department's 2025 CIP budget
- Grant administered by Kansas Department of Wildlife and Parks
- Notification of award expected in early 2025

Commissioner Townsend moved to adopt the resolution. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4-0

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

## **Item 2: RESOLUTION: KANSAS FOREST SERVICE GRANT PROGRAM (DISCUSSION BEGINS 02:17:18)**

Angel Ferrera (Director of Parks) introduced Vincent Ballaci (Parks Manager) to present the no-match grant application for up to \$100,000 for tree planting and maintenance in various parks and Oak Grove Cemetery.

### Key Points

- Grant type: No-match grant
- Maximum award: \$100,000
- Purpose: Revitalize community forests and mitigate heat island effects
- Proposed planting locations:
  - A. Kensington Park
  - B. Klamm Park

C. Jersey Creek Park

D. Kloppe Field

E. Huron Park

F. Leo Alvey Park

- Tree pruning - Damaged tree removal at Oak Grove Cemetery
- Planting requirement: Two-to-one planting-to-removal ratio
- Funds must be utilized within two years
- Application deadline: November 8
- Grant notification expected: Early 2025
- Location selection based on:
  - Economic and Climate Justice Screening Tool - Wyandotte County Public Health Department's 2023 heat mapping campaign
  - Focus on areas with less tree canopy and potential heat island effects

Commissioner Bynum moved to adopt the resolution and fast-track the item to the November 7, 2024, Board of Commissioners meeting. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4-0

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

### **Item No. 3 - LAND BANK OPTIONS (DISCUSSION BEGINS 02:23:19)**

Jud Knapp presented several Land Bank applications.

- Single Family Homes – 34 Homes
  1. Dazilon Arthur – 1 home
    - a. 4109 Hagemann St – 213407
  4. Latosha Duckworth – 1 home
    - a. 2008 Ball Ln – 128429
    - b. 2014 Ball Ln – 128432
  5. Wyatt Seidel – 2 homes
    - a. 1331 Yecker Ave – 115741
    - b. 1337 Yecker Ave – 115744

- 7. JM Framing LLC – 1 home**
  - a. 6241 May Ln – 031805
  - b. 6231 May Ln – 031804
- 8. T&M General Construction – 1 home**
  - a. 2605 N Hallock St – 292411
- 12. Jeremy Worden – 11 homes**
  - a. 2710 N 5<sup>th</sup> St – 095824
  - b. 2714 N 5<sup>th</sup> St - 095822
  - c. 2800 N 5<sup>th</sup> St - 095819
  - d. 2801 N 5<sup>th</sup> St - 095809
  - e. 2803 N 5<sup>th</sup> St - 095810
  - f. 2806 N Thompson St - 095804
  - g. 2814 N 5<sup>th</sup> St - 095814
  - h. 2925 N 5<sup>th</sup> St - 095915
  - i. 2929 N 5<sup>th</sup> St - 095916
  - j. 2934 N 5<sup>th</sup> St - 095822
  - k. 515 Boswell St – 095933
- 13. Kenneth Washington – 4 homes**
  - a. 2530 N 6<sup>th</sup> St – 292421
  - b. 2528 N 6<sup>th</sup> St - 292422
  - c. 2527 N 6<sup>th</sup> St – 292425
  - d. 2600 N 6<sup>th</sup> St – 292420
- 14. Invictus Builders LLC / Visionary Homes LLC / Dan Lynch – 6 homes**
  - a. 2700 N 6<sup>th</sup> St – 292414
  - b. 2612 N 6<sup>th</sup> St - 292415
  - c. 2610 N 6<sup>th</sup> St - 292416
  - d. 2608 N 6<sup>th</sup> St - 292417
  - e. 2606 N 6<sup>th</sup> St - 292418
  - f. 2604 N 6<sup>th</sup> St - 292419
- 15. Altar Support – 7 homes**
  - a. 2605 Sherman St – 109666
  - b. 2607 Sherman St - 109667
  - c. 2611 Sherman St – 109668
  - d. 2615 Sherman St – 109669
  - e. 2701 Sherman St – 109670
  - f. 619 Georgia Ave – 132109
  - g. 622 Rowland Ave - 111801
- **Multi Family – 2 units**
  - 1. Latosha Duckworth – 2 Units**
    - a. 1111 Shawnee Ave – 072011
    - b. 1113 Shawnee Ave – 072012

Commissioner Townsend moved to approve Items A1, A4, A5 and A7. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

Commissioner Townsend moved to hold over items A8, A12, A13, A14 and A15. The motion was seconded by Commissioner Bynum

Comments were received from Alicia Van, Applicant for A15 (**Comments begin: 02:36:11**)

Commissioner Townsend moved to amend the previous motion to remove Item A15. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

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

Vote: Motion carried 4-0

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

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: Commissioner Ramirez

**Item 4: RESOLUTION: APPROVING LAND BANK POLICY (DISCUSSION BEGINS 02:52:03)**

Jud Knapp presented the Land Bank Policy draft. He walked the committee through the timeline of policy development, which included:

- 18 total public meetings over three years
- 318 total people engaged in the process
- Meetings included:
  - A. Land Bank Advisory Board meetings
  - B. Five public meetings in 2022
  - C. Bee Lee Center meeting in 2023
  - D. Five subcommittee meetings in 2023
  - E. Current meeting being the eighth meeting discussing the policy

Key Points:

- Option Program Changes:
  - A. Agreement start date begins at full commission vote
  - B. 45 days to sign or option is canceled
  - C. Land Bank manager can give one two-year extension
  - D. Additional extensions require committee approval
- New Policy Provisions:
  - A. Make efforts to follow Northeast Area Master Plan
  - B. Add a police department member to Land Bank Advisory Board
  - C. Land bank manager to provide contact information to neighborhood groups
  - D. Applicants shall contact neighborhood groups
  - E. Applicants must be aware of HOA regulations
  - F. Encourage use of local minority/woman-owned businesses

Development Goals:

G. Affordable housing

H. Increase tax base

I. Reduce land bank inventory

J. Support yard extensions and gardens

- Community Engagement:

A. 18 total public meetings over three years

B. 318 people participated in engagement process

C. Feedback from multiple neighborhood groups

- Staffing Recommendation:

A. One staff member per 1,000 parcels

B. Currently recommended four staff members

C. Currently two staff members

- Reporting Requirements:

A. Annual report on approved/completed/canceled options

B. Annual update on property holds

C. Add Brownfield information to Land Bank website

Public Comments

Beverly Easterwood (**Comments begin 02:57:43**)

Elnora Jefferson (**Comments begin 03:00:09**)

Commissioner Townsend moved to hold over the resolution to the next meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

**Adjournment: (DISCUSSION BEGINS 03:11:55)**

Commissioner Townsend moved to adjourn the meeting. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4-0

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

The meeting was adjourned at 8:15 PM.

MLS