

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 9 2024

6:59 PM-9:05 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- None

Staff Present:

- Monica L. Sparks (Clerk)
- Judd Knapp (Land Bank)
- Wendy Green (Deputy Chief Legal Counsel)
- Shelly Kneuvean (Chief Financial Officer)
- SuZanne Bishop (Legal Department)
- Allen Howze (Assistant County Administrator)

Call to Order (DISCUSSION BEGINS: 01:57:02)

Commissioner Davis called the meeting to order at 6:59 PM.

Revisions to Agenda (DISCUSSION BEGINS 01:59:04)

No revisions to the agenda were reported.

Approval of Previous Minutes (DISCUSSION BEGINS 01:59:08)

No previous minutes were presented for approval.

Committee Agenda:

Item 1: - LAND BANK OPTIONS (DISCUSSION BEGINS 01:59:11)

Jud Knapp presented Land Bank applications.

A. Single Family Homes – 32 Homes

2. Dora Moreno – 1 home
 - i. 6138 Haskell Ave – 001143
3. Steven Brown – 1 home
 - i. 525 N 84th St – 009583
5. Lizett Delgado – 1 home
 - i. 3426 Barber Ave – 169043
 - ii. 3426 Barber Ave – 169043
 - iii. 3422 Barber Ave – 912208
 - iv. 3422 H Barber Ave – 912207
6. P Doyle – 1 home
 - v. 1810 Rosedale Dr – 126406
7. RA Engineering Corp – 4 homes
 - i. 1132 Armstrong Ave – 080798
 - ii. 1134 Armstrong Ave - 080797
 - iii. 1136 Armstrong Ave - 080796
 - iv. 1138 Armstrong Ave - 080795
8. Pillar KC LLC – 2 homes
 - i. 1240 Armstrong Ave – 080888
 - ii. 1238 Armstrong Ave – 080883
 - iii. 1236 Armstrong Ave – 080889
12. T&M General Construction – 1 home
 - i. 2605 N Hallock St – 292411
13. Kenneth Washington – 4 homes
 - i. 2530 N 6th St – 292421
 - ii. 2528 N 6th St - 292422

- iii. 2527 N 6th St – 292425
- iv. 2600 N 6th St - 292420
- 14. Jeremy Worden – 11 homes**
 - i. 2710 N 5th St – 095824
 - ii. 2714 N 5th St - 095822
 - iii. 2800 N 5th St - 095819
 - iv. 2801 N 5th St - 095809
 - v. 2803 N 5th St - 095810
 - vi. 2806 N Thompson St - 095804
 - vii. 2814 N 5th St - 095814
 - viii. 2925 N 5th St - 095915
 - ix. 2929 N 5th St - 095916
 - x. 2934 N 5th St - 095822
 - xi. 515 Boswell St – 095933
- 15. Invictus Builders LLC / Visionary Homes LLC / Dan Lynch – 6 homes**
 - i. 2700 N 6th St – 292414
 - ii. 2612 N 6th St - 292415
 - iii. 2610 N 6th St - 292416
 - iv. 2608 N 6th St - 292417
 - v. 2606 N 6th St – 292418

Public Comments for Item A12:

- Nathan Barnes (Kansas City, KS)(**Comment Begins 02:10:00**)
- W.D. Young (Kansas City, KS)(**Comment Begins 02:13:08**)
- Elnora Jefferson (Kansas City, KS)(**Comment Begins 02:14:59**)

Public Comments for Item A13:

- W.D. Young (Kansas City, KS)(**Comment Begins 02:55:36**)
- Nathan Barnes (Kansas City, KS)(**Comment Begins 02:56:49**)

Commissioner Ramirez moved to approve Items A2 through A8. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5-0

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

Commissioner Townsend moved to continue Items A12. The motion was seconded by Commissioner Hill. Commissioner Townsend amended the motion to add A14 and A15. The amended motion was seconded by Commissioner Hill.

Vote: Motion carried 5-0

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

Commissioner Townsend moved to continue Item A13. The motion was seconded by Commissioner Hill.

Vote: Motion carried 5-0

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

Item 2: RESOLUTION: APPROVING LAND BANK POLICY (DISCUSSION BEGINS: 03:03:16)

Mr. Knapp presented updates to the Land Bank Policy, including recommendations from Groundworks.

Key Points:

- Make every effort to abide by the Northeast Area Master Plan
- Add a Kansas City, Kansas police department representative to land bank staff meetings
- Land Bank manager must:
 - A. Contact all neighborhood groups
 - B. Provide contact information
 - C. Provide an annual project update
- Applicants are encouraged to:
 - A. Utilize local, minority, and women-owned businesses –
 - B. Make best effort to contact neighborhood groups –
 - C. Be aware of any existing Homeowners Associations (HOAs)
- Brownfields information will be added to the Land Bank website

Public Comments:

- Elnora Jefferson (Kansas City, KS) **Comment Begins 03:05:50)**

- Stasha Bush (Kansas City, KS) (**Comment Begins 03:09:02**)
- Nathan Barnes (Kansas City, KS) (**Comment Begins 03:12:01**)
- W.D. Young (Kansas City, KS) (**Comment Begins 03:14:16**)
- Darnell Bush (Kansas City, KS) (**Comment Begins 03:15:11**)

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

Vote: Motion carried 5-0

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

Item 3: PRESENTATION: COMMUNITY BENEFITS ORDINANCES (DISCUSSION BEGINS: 03:30:55)

Alan Howze presented proposed updates to the Community Benefits Ordinance, including changes to focus areas and implementation details.

Key Points:

- Funding Source: Issuance fees and administrative fees from city development projects
- Community Benefits Advisory Board
 - A. 11 members appointed by mayor and commissioners –
 - B. Make recommendations on fund allocation - Limited to distributing 1/3 of total funds per category –
 - C. Commission can override with a two-thirds vote
- Three Focus Areas:
 - A. Parks and Capital Recreation Projects - Supplemental funding for park capital projects and equipment - Administered by Parks and Recreation Department
 - B. Affordable Housing Trust Fund - Upper story housing development – Administered by Community Development Department
 - C. Homes for Generations program -Help resolve property ownership issues -Assist with probate matters -Work with Kansas Legal Services (Administered by UG Clerk' Office)

D. Child Care - Funding for existing home-based childcare providers - Support for safety improvements, upgrades, and educational items - Encourage expansion of licensed home-based childcare (Administered by County Administrator's Office)

- Current Fund Balance: \$365,396.15

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

Adjournment (Discussion Begins: 04:02:30)

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

The meeting was adjourned at 9:05 PM.

MLS