

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, September 12, 2016**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 12, 2016, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Townsend (via phone), Murguia, and Walters. The following officials were also in attendance: Melissa Mundt, Joe Connor and Gordon Criswell, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Patrick Waters, Senior Attorney; Ryan Haga, Attorney; Chris Slaughter, Land Bank Manager; Greg Talkin, Neighborhood Resource Director; and Officer Chris Blake, Sergeant-At-Arms.

Chairman Walker called the meeting to order. Roll call was taken and members were present as shown above.

Chairman Walker said we all have the blue sheet which has a revision, discussion of departmental goals.

Approval of standing committee minutes from July 11, 2016. **On motion of Commissioner McKiernan, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Measurable Goals:

Item No. 1 – 16779...DISCUSSION: REVIEW OF DEPARTMENT GOALS

Synopsis: List of measurable goals, submitted by the County Administrator's Office.

Joe Connor, Assistant County Administrator, said what you have before you is kind of a preview for our Strategic Planning Session in November. What we've done is we've compiled all of the goals that we presented to you as departments. We've also put them in a chart that has your measurable goals with them that are currently in existence and then also organized them by standing committee. We can have some input tonight, but we're really introducing this to you.

We'd like for you to review them and then at next month's standing committee meeting we'd like to have a little more discussion about what you have in front of you before we get into strategic planning in November.

The one thing that's not included here that we'll include next time is the Citizen's Survey results. We'll try to tie all of those together and so this is really kind of a compilation of everything that you've had before you over the last year or so and put it all into one place and we can move some discussion forward next month.

Melissa Mundt, Assistant County, said across the top is your different type of goals that you had set up. I believe there is like 13 of them. On the first page is an example on 311, we actually started checking what areas those goals might be in related to the Commission's objective. Just as an example, that's kind of something we we're looking at. Clearly, there is a lot of conversation that we can have.

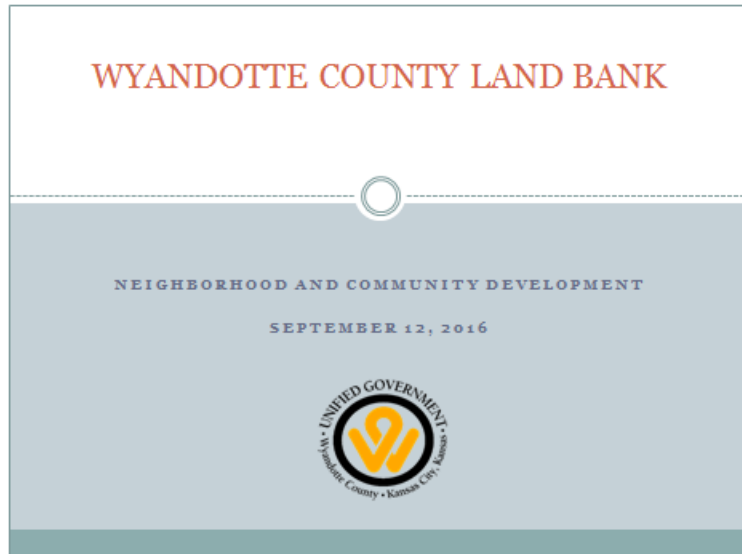
Action: Information only.

Committee Agenda:

Item No. 1 – 16774...COMMUNICATION: LAND BANK BUSINESS

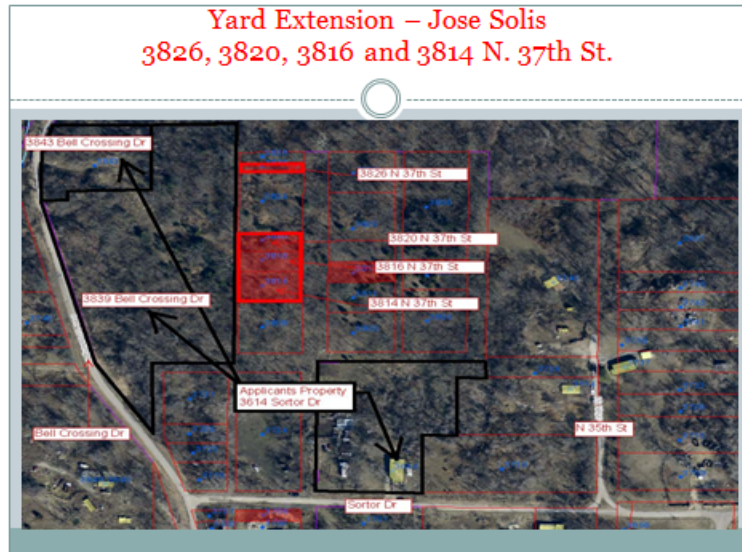
Synopsis: Request approval of the following applications, submitted by Charles Brockman, Economic Development.

Chris Slaughter, Land Bank Manager, said right now to get it started I'll turn it over to Mr. Charles Brockman and we'll talk about some of our applications for consideration.



Charles Brockman, Economic Development, said tonight we have 17 applications to present and two donations. Before we start the slides, I wanted to discuss, we changed it up a little bit. We are showing you now what the acreage is per parcel and what the acreage is for the parcels that the applicant has and then a total. It gives you a clear view of what all is happening in this area. Of this 17 applications, four of them are coming back from the August 11 full Commission meeting. Commissioner Bynum and Commissioner Townsend requested they come back for discussion. Mr. Solis the applicant is here and the representative from the Brentwood Neighborhood Group is here. Then we have one parking.

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This is the property that we discussed on August 11. Mr. Solis owns this property, this property and this property here. The Brentwood Neighborhood Group is to the south and so he's requesting to purchase these four properties. Those are the addresses of the properties. He's current on all taxes and has no open code cases.

Applications for yard extension, unless noted otherwise
 3826 N. 37th St. – Jose Solis, property acquisition
 3814 N. 37th St. – Jose Solis
 3820 N. 37th St. – Jose Solis, property acquisition
 3816 N. 37th St. – Jose Solis, property acquisition
 (Held over from 8/11/16 Commissioner meeting)

Yard Extension – Jose Solis
3826, 3820, 3816 and 3814 N. 37th St.

- Applicant owns property located at 3614 Sortor Dr., 3839 and 3843 Bell Crossing Dr.
- Applicant is current on property taxes & has no open Code cases
- 3826 N. 37th St. Appraised Value / Acreage: \$1,160.00 / 0.067
- 3820 N. 37th St. Appraised Value / Acreage: \$1,320.00 / 0.143
- 3816 N. 37th St. Appraised Value / Acreage: \$1,330.00 / 0.152
- 3814 N. 37th St. Appraised Value / Acreage: \$1,470.00 / 0.227
- Total Appraised Value / Acreage: \$5,280.00 / 0.589
- Potential Taxes: \$105.00 (approximate)
- 3614 Sortor Dr. Appraised Value / Acreage: \$33,150.00 / 1.886
- 3839 Bell Crossing Dr. Appraised Value / Acreage: \$4,500.00 / 4.138
- 3843 Bell Crossing Dr. Appraised Value / Acreage: \$1,930.00 / 0.838
- Total Appraised Value / Acreage: \$39,580.00 / 6.862
- Total combined Appraised Value / Acreage: \$44,860.00 / 7.451

3826 has an appraised value of \$1,160 and so forth for the four. The total appraised value and acreage he is asking is 5,280 and then .589 acres. Potential taxes are \$105. This is his property that he owns right now and if you combine the two, that would be the acreage and the appraised value. At this point we can open it up for the discussion and give an opportunity for the Brentwood Neighborhood Group to come up or Mr. Solis.

Chairman Walker said I would ask, Commissioner Townsend, since you are one of the commissioner's that asked that this be held over and brought back to the committee; do you have any comments before we ask for comments from Mr. Solis and the representative from Brentwood.

Commissioner Townsend said I think I'd probably want to reserve further comment until both sides have spoken. I wanted to make sure since the applications went to the full committee before they came to this committee that the neighborhood that would be most impacted have an opportunity to present any questions, concerns, comments they have regarding these desired acquisitions by Mr. Solis. My recollection was that Mr. Solis mentioned he already owned property and had owned property in that area for several years but had not cleared it off as he indicated he wanted to do with this. I'd like to hear some more about his intentions for the properties that are at issue tonight. Again, give the neighborhood a chance for input.

Eduardo Suluva, representing Mr. Solis, said this is his son. He is not here today because he is working but we're here representing him. Like I was saying the last time, he wants to get the parcels on the side of his property. He wants to keep kids safe, grandchildren or his children. He wants to eventually clean-up all this because it's just a brush area right there. Right now it's just get those parcels and eventually clean them, clean them up. There's not a clear plan what to do with this land but that's the point. He wants to extend his yard for his properties already there.

Chairman Walker asked is the long-term intent to clear this and do any farming, is it suitable for farming, or is the intent to raise livestock, or horses, cattle, poultry. **Mr. Suluva** said not really. I mean he has just a couple horses and that's it. Not intentions to rent any of these properties to anyone else. His intention is just to extend his backyard. He owns some property right there. He just wants to extend his yard. I was hearing about the neighborhood right there. The neighborhood right there is just on his backyard. Right now it's all trees and bushes. It's nothing. That way he feels confident to go back and do whatever, like clean-up or ride his horses or maybe take the children back there, grandchildren or whatever, family, can feel more safe right there, maybe fences all around and just keep it safe.

Commissioner McKiernan said I have one question. Chris, are these properties all landlocked? The four or five red squares there. Where you have what looks on this slide like a vertical black line, right there, that's not an access road is it? **Mr. Slaughter** said no, that is an abbreviation or I guess an application up there of current property line. **Commissioner McKiernan** said so the properties in question are immediately to the east of that and are they landlocked by other parcels? **Mr. Slaughter** said correct. There is no other access to these properties.

Commissioner Townsend said I'm looking on the screen, are the properties currently owned by Mr. Solis the ones shown in red. **Mr. Slaughter** said no, Commissioner. They are the ones in black. The ones in red are the Land Bank properties being asked for. **Commissioner Townsend** said okay. To Mr. Solis representatives, have those properties that Mr. Solis currently owns been cleared. I understand he's owned them for several years. **Mr. Suluva** said yes, they are cleared. **Commissioner Townsend** said they have been cleared since the last meeting in August.

Mr. Brockman said at the full Commission meeting they had just started cleaning up this area right down in here for this property.

Chairman Walker asked, Mr. Slaughter, is there some requirement that I've missed that requires him to clean this property up? What are we talking about? Are we talking denoting the soil of all vegetation? **Mr. Brockman** said it was my understanding that it is to be cleaned up and then they are going to clear some, but not all of the trees. **Chairman Walker** said when you say clean-up, are you talking—**Mr. Brockman** said debris. **Chairman Walker** said debris, rubbish, junk metal, cars, that kind of thing. **Mr. Slaughter** said that was my understanding from the request at the last meeting was to get the properties cleaned up. Cleared is probably maybe the wrong word. **Chairman Walker** said cleared means to me, to be scraped to the soil and you're going put in a field or build a house or something of that nature. **Mr. Slaughter** said, Commissioner Townsend, is that what you were referring to on your question? **Commissioner Townsend** said well, yes. I was using the language that I believe was used in the August meeting. It was my understanding that the other property already owned by Mr. Solis had been in his possession or ownership for several years, but had not been cleaned and/or cleared and that was the stated intention for these properties. Also, are there currently animals on the properties that Mr. Solis presently owns and if so, how many and of what kind. **Mr. Suluva** said a couple of horses, chickens, bunnies. I have like a little story about this property that he already owns. Maybe, we can actually see some of the pictures before and after. Before he decided to buy this property right here, there was nothing. There was just trees, bushes, there was nothing. Nobody was interested in all of this land right here. No one had access to it. He started buying the first square on the right. So he started cleaning. There was an old house that they are rebuilding it. They cleaned all that. The big one on my left is still like a jungle. All of these parcels are starting to be cleaned up. There was a lot of tires and junk, metal, and everything. Right now, I don't know how many parcels are there. He's been there about four or five years. This place if we go through pictures before and after, you will see the difference that I'm telling you. There was just nothing. Right now this has been cleaned up, removed all the scrap metal, and removed all the garbage that has been there. What I've been hearing about Mr. Solis is before he started all this no one was interested in buying any property right there. Right now after he started

cleaning up and now people are interested in getting this property. He has a lot of neighbor's right now, before there was nothing. You guys can check all that in your records, but you will see a lot of movement after Mr. Solis acquired this property here. I mean you just can through the records and will find that he is a good person, good guy, family guy, there's no other intentions to do anything right there.

Chairman Walker said I can say historically from many, many years ago Bell Crossing Drive was a dump. I mean people would, even with trash pick-up, they would take and dump garbage, tires, whatnot, at various points along Bell Crossing. I would hope that if this does go to the full Commission, that we have maybe Mike Tobin, because he goes back far enough to know, that we have spent over the many years quite a bit of money going out along Bell Crossing. Bell Crossing is more than just what you see there, but it has been a clean-up location for our Public Works Department. The one thing about having it in private ownership there is somebody that is going to be responsible that we can hold accountable, Mr. Solis realized it, that's probably what will happen if he does not clean-up the property as he has committed to doing.

Mr. Suluva said I think that is the most important thing. You're not going to see like a clean hill right there without bushes or without trees, but at least it's safer even for the people just walking around right there. At least it is more safer than it was before because before I believe it—right there even for animals, even for people, whatever. Right now I just see kids running around right there. I just see people more interested on getting property right there. Eventually this will get more normal than it was before. I don't know how to explain very well.

Commissioner Townsend said we were told that representatives of Brentwood would be there this evening. My concern and the concerns that I've heard voiced, prior to and subsequent to several of our past Planning and Zoning meetings, when issues regarding livestock in that same vicinity have arisen is that we not trade one perceived problem for the other. The land may not be cleared. I'm not sure what the safety concerns are, but there have been a lot of concerns expressed by persons in that general vicinity about livestock, hundreds of chickens and goats and all that. I'm hoping that this will be something that will be compatible and Mr. Solis future plans do not just trade one problem in the area for another having to do with livestock. The intentions

aren't really clear. They have a couple of horses there now, that's one thing, but I hope we're not into hundreds of chickens and a lot of livestock that is going to present other problems and concerns for residents there.

Mr. Slaughter said the only thing I'll add is the position of the Land Bank properties and the landlocked situation would probably lean us towards seeing that the applications be approved. If the board decided to go the other way, I mean, it's understandable and we'll have a presentation at the conclusion of this meeting that would describe what those properties would end up becoming. If you need in favor or against, I think we would say in favor, specifically just because the properties landlocked and there's really not much more we're going to do with it.

Commissioner McKiernan said do we want to take these four separate or include them with the rest. **Chairman Walker** said I would just as soon vote on them all unless the commissioners would like—Commissioner Townsend is that alright with you? **Commissioner Townsend** said I don't see any need to really separate them. If Brentwood wants to move forward, they have the opportunity to do so at the Planning and Zoning, the Board of Trustee's. **Chairman Walker** said I was going to say there is another opportunity and I know you've made an effort to inform them and discuss it with them and they've been made aware of this meeting. **Mr. Slaughter** said I did speak with their representative today and he assured us there would be someone here to speak on their behalf. We'll express the information at the next meeting, date and time, and invite them as well to come.

Yard Extension – Rosa Navarrete
1423 New Jersey Ave.



Yard Extension – Rosa Navarrete
1423 New Jersey Ave.

- Applicant owns property at 1419 New Jersey Ave.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 1423 New Jersey Ave: \$440.00 / 0.142
- Potential Taxes: \$10.00 (approximate)
- Appraised Value / Acreage of 1419 New Jersey Ave: \$27,870.00 / 0.141
- Total combined Appraised Value / Acreage: \$28,310.00 / 0.283

1423 New Jersey Ave. – Rosa Navarrete

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**Yard Extension – Ricardo Mogollan-Sanitllan
654 Rowland Ave.**



**Yard Extension – Ricardo Mogollan-Sanitllan
654 Rowland Ave.**

- Applicant owns property at 646 Rowland Ave.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value/ Acreage of 654 Rowland Ave: \$230.00 / 0.083
- Potential Taxes: \$5.00 (approximate)
- Appraised Value/ Acreage of 646 Rowland Ave: \$12,530.00 / 0.090
- Total combined Appraised Values / Acreage: \$12,760.00 / 0.173

654 Rowland Ave. – Ricardo Mongolian-Santillian

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**Yard Extension – Salvador Vargas
600 Melville St.**



**Yard Extension – Salvador Vargas
600 Melville St.**

- Applicant owns property at 522 Ruby Dr.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 600 Melville St: \$4,820.00 / 0.279
- Potential taxes: \$100.00 (approximate)
- Appraised Value / Acreage of 522 Ruby Dr.: \$49,290.00 / 0.126
- Total combined Appraised Value / Acreage: \$54,110.00 / 0.405

600 Melville St. – Salvador Vargas

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**Yard Extension – Charles Nutsch
1024 Reynolds Ave.**



**Yard Extension – Charles Nutsch
1024 Reynolds Ave.**

- Applicant owns property at 1026 Reynolds Ave.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 1024 Reynolds Ave: \$830.00 / 0.125
- Potential Taxes: \$20.00 (*approximate*)
- Appraised Value / Acreage of 1026 Reynolds Ave: \$18,560.00 / 0.063
- Total combined Appraised Value / Acreage: \$19,390.00 / 0.188

1024 Reynolds Ave. – Charles Nutsch

**Yard Extension – Cheryl Behrens
7126 Osage Dr.**



**Yard Extension – Cheryl Behrens
7126 Osage Dr.**

- Applicant owns property at 7124 Osage Dr.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value/ Acreage of 7126 Osage Dr: \$19,070 / 0.917
- Potential Taxes: \$410.00 (*approximate*)
- Appraised Value/ Acreage of 7124 Osage Dr: \$59,000.00 / 1.030
- Total combined Appraised Value / Acreage: \$78,070.00 / 1.947

7126 Osage Dr. – Cheryl Behrens

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Yard Extension – Gregory Ross
2947 N. 12th St.



Yard Extension – Gregory Ross
2947 N. 12th St.

- Applicant owns property at 2942 N. Bethany St.
- Applicant is requesting the parcel to the south be placed in a tax sale
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 2947 N. 12th St. \$630.00 / 0.232
- Potential Taxes: \$15.00 (approximate)
- Appraised Value / Acreage of 2942 N. Bethany St: \$26,200.00 / 0.146
- Total combined Appraised Value / Acreage: \$26,830 / 0.378

2947 N. 12th St. – Gregory Ross

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Yard Extension – Jorge Vasquez
2 S. 23rd St.



Yard Extension – Jorge Vasquez
2 S. 23rd St.

- Applicant owns property at 2319 Riverview Ave & 7 S. 24th St.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 2 S. 23rd St: \$670.00 / 0.167
- Potential taxes: \$15.00 (approximate)
- Appraised Value / Acreage of 2319 Riverview Ave: \$58,600.00 / 0.172
- Appraised Value / Acreage of 7 S. 24th St: \$2,710.00 / 0.157
- Total Appraised Value / Acreage: \$61,310.00 / 0.329
- Total combined Appraised Value / Acreage: \$61,980.00 / 0.496

2 S. 23rd St. – Jorge Vasquez

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**Yard Extension – Charlotte Demming
2252 Lathrop Ave.**

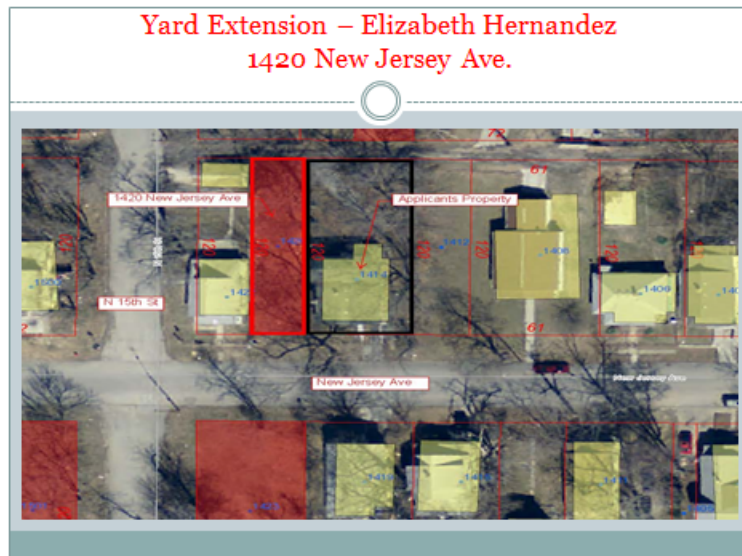


**Yard Extension – Charlotte Demming
2252 Lathrop Ave.**

- Property was in Tax Sale 335, held on June 18, 2016
- Applicant owns property at 2246 & 2248 Lathrop Ave.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 2252 Lathrop Ave: \$510.00 / 0.150
- Potential Taxes: \$15.00 (approximate)
- Appraised Value / Acreage of 2246 Lathrop Ave: \$24,390.00 / 0.107
- Appraised Value / Acreage of 2248 Lathrop Ave: \$500.00 / 0.141
- Total Appraised Value / Acreage: \$24,890.00 / 0.248
- Total combined Appraised Value / Acreage: \$25,400.00 / 0.398

2252 Lathrop Ave. – Charlotte Demming
(Property was in Tax Sale 335 at applicant's request)

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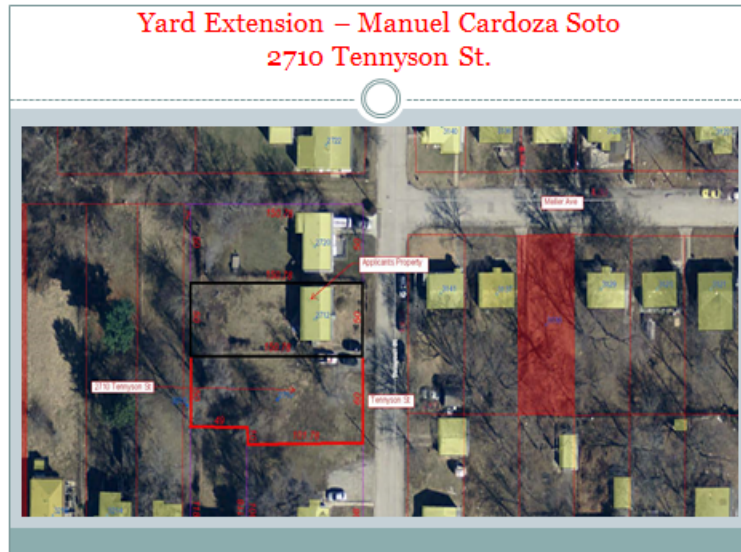


**Yard Extension – Elizabeth Hernandez
1420 New Jersey Ave.**

- Applicant owns property at 1414 New Jersey Ave.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value/ Acreage of 1420 New Jersey Ave: \$140.00/ 0.072
- Potential Taxes \$5.00 (approximate)
- Appraised Value/ Acreage of 1414 New Jersey Ave: \$25,300.00/ 0.135
- Total combined Appraised Value / Acreage: \$25,440.00/ 0.207

1420 New Jersey Ave. – Elizabeth Hernandez

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Yard Extension – Manuel Cardoza Soto
2710 Tennyson St.

- Property was in Tax Sale 335, held on June 18, 2016
- Applicant owns property at 2712 Tennyson St.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 2710 Tennyson St: \$570.00 / 0.198
- Potential Taxes: \$15.00 (approximate)
- Appraised Value / Acreage of 2712 Tennyson St: \$28,730.00 / 0.174
- Total combined Appraised Value / Acreage: \$29,300.00 / 0.372

2710 Tennyson St. – Manual Cardoza Soto
(Property was in Tax Sale 335 at applicant's request)

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Yard Extension – Javier Madrigal
5634 Roswell Ave.



Yard Extension – Javier Madrigal
5634 Roswell Ave.



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**Yard Extension – Javier Madrigal
5634 Roswell Ave.**

- Property was originally donated to the Land Bank in September 2015 from Wells Fargo
- Land Bank was also given a sellers concession of \$10,000.00 for taking the property
- House was in bad condition and decision was made to have the UG demo it

**Yard Extension – Javier Madrigal
5634 Roswell Ave.**



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Yard Extension – Javier Madrigal
5634 Roswell Ave.

- Applicant owns property at 5626 Roswell Ave.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value/ Acreage of 5634 Roswell Ave: \$6,930.00 / 0.276
- Potential Taxes: \$140.00 (*approximate*)
- Appraised Value/ Acreage of 5626 Roswell Ave: \$60,700.00 / 0.276
- Total combined Appraised Value / Acreage: \$67,630 / 0.552

5634 Roswell Ave. – Javier Madrigal
 (Donated by Wells Fargo with an improvement and subsequently razed)

Parking – Tyler Coey
308 N. James St.



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**Parking – Tyler Coey
308 N. James St.**

- Property was in Tax Sale 335, held on June 18, 2016
- Applicant owns property at 304 N. James St.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 308 N. James St: \$7,150.00 – 0.066
- Potential Taxes: \$155.00 (*approximate*)
- Appraised Value / Acreage of 304 N. James St: \$51,700.00 – 0.099
- Total combined Appraised Value / Acreage: \$58,850 / 0.165

**LAND BANK ADVISORY
BOARD RECOMMENDATION**

**THE ADVISORY BOARD VOTED TO
FORWARD THE APPLICATION(S)
FOR FINAL APPROVAL**

308 N. James St. – Tyler Coey

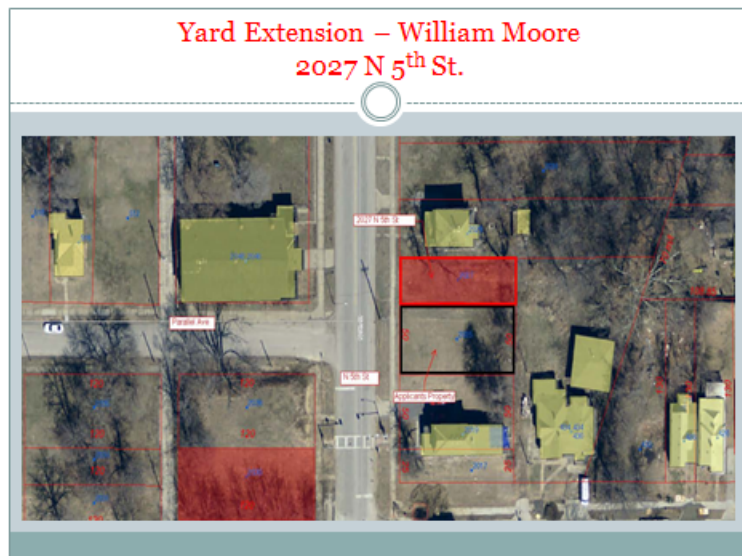
Action: Commissioner Walters made a motion, seconded by Commissioner McKiernan, to approve.

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Commissioner Townsend asked are we approving the entire list proposed or just these four regarding Mr. Solis application. **Chairman Walker** said the motion was to approve all of them. **Commissioner Townsend** asked the entire list presented or just the Solis property? **Chairman Walker** said the entire list. **Commissioner Townsend** said there is one I would like to ask a question about so I would ask that that removed for further discussion in a separate vote. **Chairman Walker** asked which one is it that you'd like removed please. **Commissioner Townsend** said 2027 N. 5th St. I just had a question about that. **Chairman Walker** said we'll remove that. Will the second amend the motion, amend his second, I'll amend my motion to approve all of them but the one requested by Commissioner Townsend.

Action: **Commissioner Walker made a motion, seconded by Commissioner Walters, to approve all the applications except 2027 N. 5th St.** Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

Commissioner Murguia left the meeting at 5:25 pm.



Yard Extension – William Moore
 2027 N. 5th St.



- Applicant owns property at 2025 N 5th St.
- Applicant is a resident of Kansas City, Mo.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 2027 N 5th St: \$100.00 / 0.074
- Potential Taxes: \$5.00 (approximate)
- Appraised Value / Acreage of 2025 N 5th St: \$130.00 / 0.119
- Total combined Appraised Value / Acreage: \$230.00 / 0.193

2027 N. 5th

Commissioner Townsend asked if the applicant was present. The applicant was not present.

Commissioner Townsend said my question for the applicant was, the residence is shown as 4236 Woodland in Kansas City, MO. I was wondering how this could be a yard extension for them? That was really my question. **Charles Brockman, Economic Development**, said, Commissioner Townsend, a yard extension or a side-lot is considered the same thing. The policy states that it doesn't have to have an improvement on the property to apply. In this case it is not a side-lot. He can apply because he owns that property next to it, to the south. **Commissioner Townsend** said he could apply for this as a yard extension because of what? **Mr. Slaughter** said, Commissioner, this is Chris. The policy allows the property owner to apply for a yard extension, side-lot. Call it what you will. The policy just does not state specifically that they have to be the owner of a property with an improvement on it. Mr. Moore owns the property at, I believe its 2025 and he's applying for 2027. **Commissioner Townsend** said okay. Thank you.

Action: Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve. Roll call was taken and there were four “Ayes, Walters, Townsend, McKiernan, Walker.

Commissioner Murguia returned to the meeting at 5:30 pm.

Donations to Land Bank
1859 S. Tremont St. – Cindy Larison
1022 Barnett Ave – Patricia Mead



1859 S Tremont St

- Appraised Value: \$6,420.00
- Lot Size: 50 X 110
- Lot Acreage: 0.126
- Delinquency: \$16,205.54
- UG razed property in 2013
- Property is underwater and owner is trying to qualify for Medicaid & other public benefits

1859 S. Tremont St.




Mr. Brockman said there are two Land Bank donations. The first one is 1859 S. Tremont. The other is 1022 Barnett Ave.

On 1859 S. Tremont, it's appraised at \$6,420. The UG razed this property in 2013. The property is under water, about \$16,000. The owner just can't take care of it now and is trying to get public assistance and things.

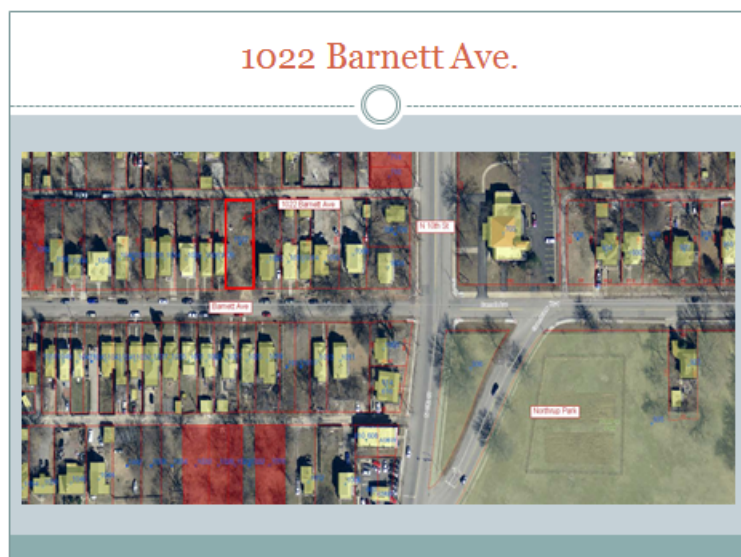
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Chairman Walker asked what are we going to do with it? **Mr. Brockman** said put it in the Land Bank and somebody will apply for it, market it. **Chairman Walker** said I hope you're right.

1859 S. Tremont St. – Cindy Larison

1022 Barnett Ave

- Appraised Value: \$980.00
- Lot Size: 50 X 138
- Lot Acreage: 0.159
- Delinquency: \$0.00
- Property is in the St Peters/Waterway Targeted Area



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1022 Barnett Ave. – Patricia Mead

Mr. Brockman said 1022 Barnett appraised value \$980. Acreage is 1.59, delinquency is zero, but this is in a targeted area in St. Peters/Waterway so we want to capture this.

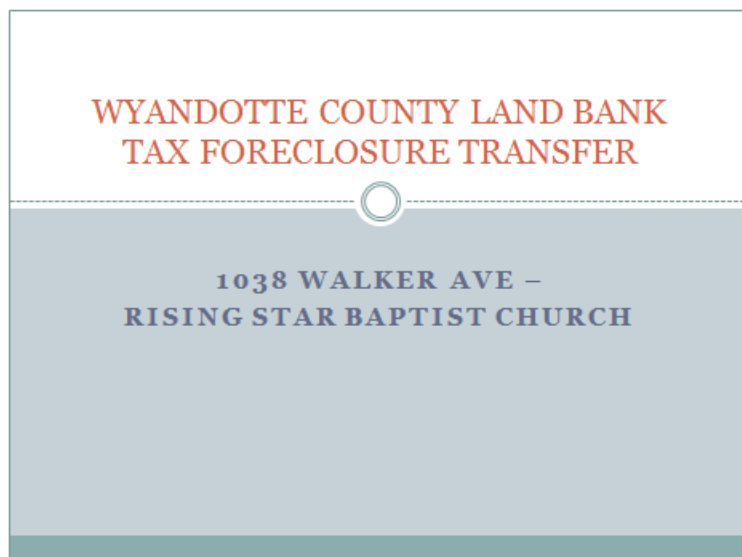
Action: **Commissioner McKiernan made a motion, seconded by Commissioner Walters, to approve both as submitted.** Roll call was taken and there were five “Ayes,” Walters, Murguia, Townsend, McKiernan, Walker.

Item No. 2 – 16775...COMMUNICATION: LAND BANK BUSINESS

Synopsis: Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager. It is requested that this item be fast tracked to the September 15, 2016 full commissioner meeting.

Mr. Slaughter said now we’re going to go into something that is a little bit new to what you guys are used to seeing here at the Land Bank. We’re calling this a tax foreclosure transfer

Tax Foreclosure Transfer



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Tax Foreclosure Transfer – 1038 Walker Ave

- Delinquent since 2009 (\$3,600)
- 2015 Property Raising (\$8,545)
- Total owe to UG \$11,200+
- Tax Sale 329 (May '13) – **No Sale**
- K.S.A. 79-2803(b)
- Church will add as additional Parking

Tax Foreclosure Transfer – 1038 Walker Ave



Tax Foreclosure Transfer – 1038 Walker Ave



1038 Walker Ave. – Rising Star Baptist Church, parking
(Vacant property was a no sale in Tax Sale 329. Delinquent taxes and demo assessment owed.)

A little bit of history of 1038 Walker Ave. It's been delinquent since 2009. The property was razed back in 2015. Technically, right now, it's tax sale eligible. There's about \$11,200. If the sale was today would be the minimum bid. It had already been in a tax sale back in 2013, tax sale 329, and nobody bought it. Primarily nobody bought it is because it was a beat up house that has since come down. Generally, when we get requests like we do with a church, we would tell them to go to the Delinquent Real Estate Office, put in a new request; get it in an upcoming sale whenever that would be. Then we would get it, eventually bring it back before you, give it to them. We're probably adding another year, year and a half to the process. Well, we have an interpretation of statute 79-2803b. I think that is going to give us a little bit more flexibility to turn around and kind of do the position were in tonight. It was a no sale, it's gone through the proceedings, and now through the county we have the ability to transfer to the Land Bank. I am not a statute expert, nor do I work in the Legal Department. Wendy Green from Legal is here so I've asked her to come up and maybe just give a little bit more light for you guys on this statute and answer any questions that may come up.

Wendy Green, Legal, said the reason that I believe we can use this statute is because we do have a valid tax foreclosure judgement on this property. It did go through the sale in May 2013.

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Nobody purchased it and between 79-2803b and 79-2803a those statutes indicate that if a property has gone through a sale that did not sell, at any time thereafter, the county could transfer that property to a third party or just transfer it in anyway as long as people were provided notice. A judgement, just like any other civil judgement, is valid for five years. The judgement is still valid. There is no reason to go through the service again because we've already done all that and the service was valid the first time around. At this time, we filed a motion with the court and set it for hearing, that notice was published indicating what we were going to do with the property and that it was set for hearing on a specific date and a specific time and it ran for once a week for three weeks. We had the hearing, nobody opposed it and so we had an Order signed by Judge Lampson that effectively transferred the property to the Unified Government so it then could be distributed to the Land Bank. I don't think this has been done by our county before, but I think it could be a useful tool in transferring properties out that had already been through a sale but nobody purchased. If we have someone that maybe wants to use one of these properties for development purposes or any other purpose that the Land Bank normally sells property for, as long as we stay within that five-year judgement validation period where we can still go back and rely on our previous judgement, I think we can keep doing this. In fact, we've got another one coming up with more properties that were a no sale effectively in this last tax sale and that set for hearing in October. We're going through the same process. I filed a motion. I set it for hearing and the publication on that starts this week and it will run once a week so people will have the opportunity to find out what's going on and if nobody objects, then we'll be able to transfer additional properties to the Land Bank in this way.

Commissioner McKiernan said I understand that years ago, well up until this time, if a property was put in and we noticed it, and we put it in the sale and nobody bid on it; we effectively left that property as is. So as I used to say, catch and release, we caught it, we abstracted it, and then nobody bid so we just left it out there. This gives us an alternative to take immediate action on a property within that five-year window that's previously been noticed, previously been offered for sale, nobody bid on it, and we can come back and take that immediate action. I think this is great. **Ms. Green** said that's right, Commissioner.

Chairman Walker said we still won't be doing this with a vast number of properties unless there's a reason to do it and then convey it. Is that correct? We're not doing this just routinely with all of them that we get judgements against. **Mr. Slaughter** said correct. There's going to have to be some due diligence by staff to warrant whether these properties are worth taking. This was just really kind of a very easy case to use as our guinea pig because if the property had already been demoed, in fact when you look it at on UG Maps, it still shows an improvement there. This is a picture I took last week. You can see the church there. Obviously, it's not in the Land Bank so whether we could get someone to come and want to build a house on there is one story, but we had a request, we thought we'd bring it before you guys so yes, looking back at past tax sales within the last five-years, there may be a couple out there. There may be a bunch that we just really don't want to touch other than just maybe strategically holding them until they can be demoed.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve.** Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

Land Bank Contract Sale

WYANDOTTE COUNTY LAND BANK
CONTRACT SALE

1101 S 5TH ST –
K & W LAND COMPANY, LLC

Contract Sale – 1101 S 5th St



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Contract Sale – 1101 S 5th St

- Multiple Tax Sales 332 (2014), 334 (Dec 2015) & 335 (June 2016)
- Taxes owed \$687,167.55
- No bid at Tax Sale – went to Land Bank
- Contract with Land Bank:
 - Purchase price \$20,000.00
 - Property must be demoed w/in 1 year of transfer or must pay \$200,000.00 penalty (estimated cost of demo \$600,000.00)
 - Future development planned

1101 S. 5th St. – K & W Land Company, LLC

(Property was taken by Land Bank in Tax Sale 335. Agreement in place for applicant to purchase property, one year period to demo property.)

Mr. Slaughter said next we have what we're calling a contract sale. This is kind of similar along the lines of what we just talked about. Prime Investments is the property owner in the area we're going to talk about here on S. 5th St. In fact, all of their properties are indicated here with a little tag. The Land Bank property that we're going to talk about is right there. A little bit about this property. It's been in multiple tax sales, I like your phrase, Commissioner, "catch and release, catch and release". Tax Sale 332, 334, and 335. Taxes owed on it \$687,000 plus. This is the old Hitching Post building. The reason that we grabbed it at the sale back in June is because there was no bidders, consider that nobody was going to pay \$687,000 for it. What we had done prior to the sale is we talked with Prime Investments. They are here. They are more than willing to come up and answer any questions. They said hey, you can get that property for us, guess what, we can do some good by it. Well, they've got a pretty good track record to demonstrate that.

Here's the agreement, they are going to pay us \$20,000 for the property. The property must be demoed within the first year of ownership. If not, there is a penalty of \$200,000 that will come to us. It's been estimated the cost of the demo may be close to around \$600,000. Hopefully, I'm not speaking out of tune and there will be a future development plan. We figured for getting this out of the tax sale, not releasing at this time, getting this problem property taken

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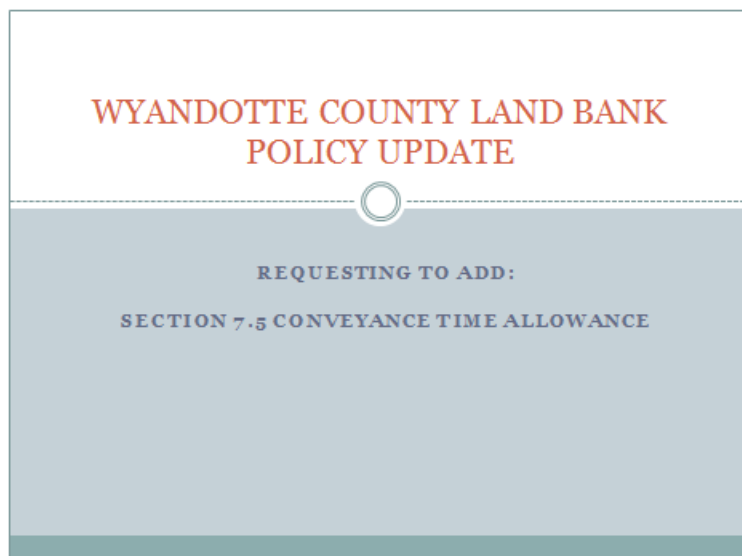
care of and demoed was well worth what we're getting in return. That's the ask. Again, they're here to answer any questions you guys may have or maybe if they want to have just some general comment or statements.

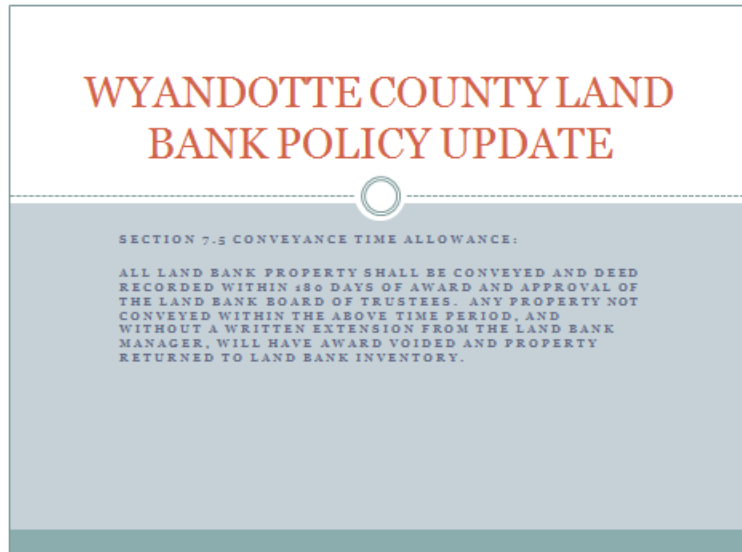
Bill Willhite, Prime Investments, KW Land, said this is Jim Butler, Attorney. We have quite a bit of land down in this area. The property basically has been torn apart by vagrants. The doors are open. It's a hazardous location. It's dangerous. We just feel that we could tear it down. It's going to be little bit more than the \$600,000, but our intent would be to then have develop and put a building on it. Similar to the type that we build down in that area, industrial.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Murguia, made a motion to approve. Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

Item No. 3 – 16776...COMMUNICATION: LAND BANK POLICY UPDATE

Synopsis: Land Bank Policy update to Section 7.5, Conveyance Time Allowance, submitted by Chris Slaughter, Land Bank Manager.





Mr. Slaughter said when we passed the policy back in March of last year we did not include previous language that gave the applicant 180 days to claim an awarded property. The people that will eventually be awarded to these applications tonight, we'll send them a letter saying you have 180 days or we did say you have 180 days to claim it or the award is voided, the property stays in the inventory. We didn't do that because we figured we had a grasp on this, people are coming. Well now we've started discovering that people have gone beyond the 180 and then still want to come back or call and say hey, can I still purchase that property. We're just requesting to add the old language back in. It's in your packet. It's up on the screen. I can read it if you'd like. Basically, they have 180 days to come in and get the property transferred. If not, or they don't have the request to extend that 180 days, we're basically just going to say you're award is voided and the property will stay in the Land Bank inventory.

Action: **Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve.** Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

Item No. 4 – 16777...PRESENTATION: BLIGHT & TAX DELINQUENCY RESEARCH PROJECT

Synopsis: Presentation on Blight & Tax Delinquency in the Argentine Neighborhood by Land Bank staff and an intern from ANDA/UMKC, submitted by Chris Slaughter, Land Bank Manager.

Chris Slaughter, Land Bank Manager, said this is exciting too. I'm hopefully just going to give the brief introduction and turn this over to the person behind the scenes of this. Camila Segura-Rivera, she is a student at UMKC. She's also an intern with ANDA. We were kind of given this task by Commissioner Murguia about looking at the Argentine neighborhood. One thing to consider when we go through this is to just assume that all the delinquent tax eligible properties that will be shown here, that we will get them all into a sale and then we get them all to the Land Bank. We know that's probably not going to happen every time, but if we can get a majority of those, what we hope to show tonight that we can do with them is really the crux of the presentation. I'll turn it over to Camila.

Commissioner Murguia said just so everybody is very clear, Camila is one of the best in her class. I'm on the UMKC Board of Trustees'. What happens is a very wealthy trustee sponsors these students and pay them a stipend to do community projects to get real life experience. Technically, she's ANDA. She was donated to ANDA by a trustee donor who donated money to pay her. This is a project that we put her in charge of just so you understand how the money worked and how she made it to me.

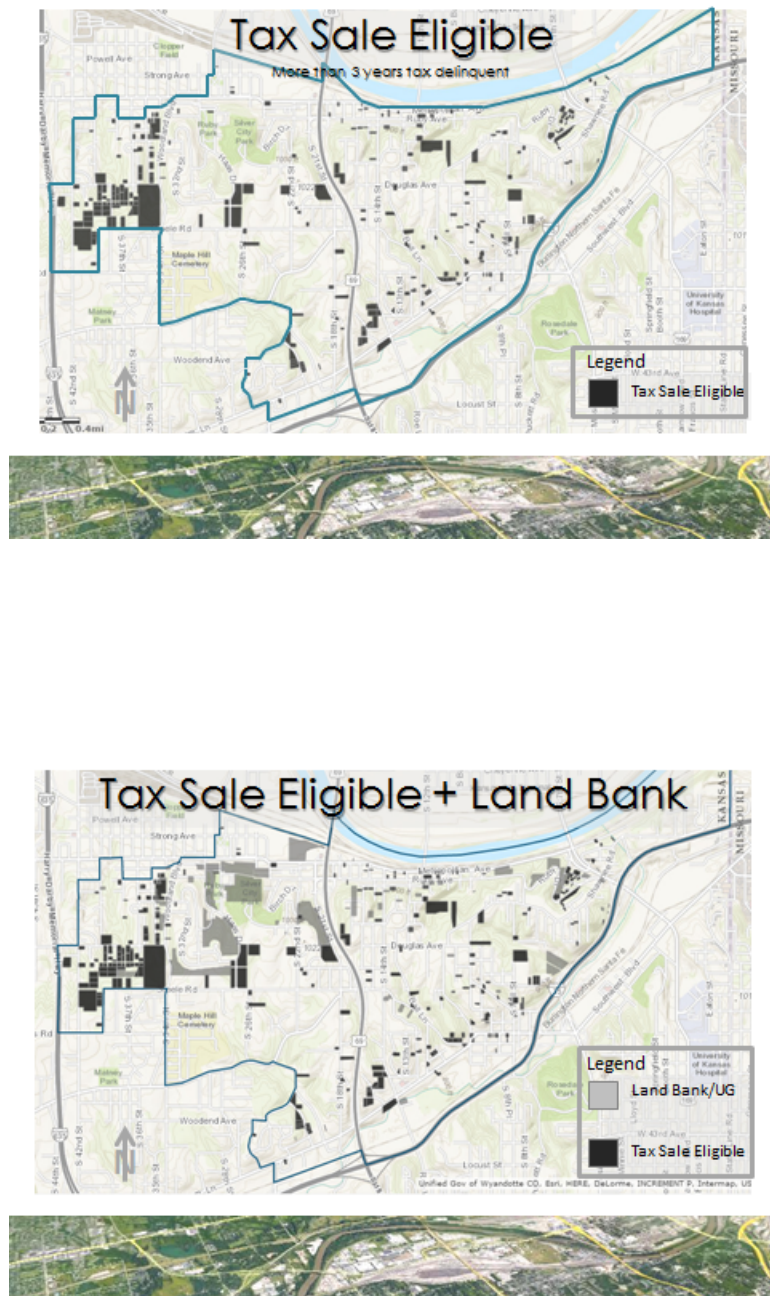


Argentine Neighborhood

Overview + Goal

- Mission:
 - Assigned by Commissioner Ann Murguia, Camila S. Rivera -a student at UMKC in the Urban Planning + Design Program- will be conducting a project under ANDA and Unified Government of Wyandotte County/Kansas City Kansas with assistance from Chris Slaughter to **approach blight through tax delinquency and survey research in District 3 of the Argentine Neighborhood.**





Camila Segura-Rivera, Intern with ANDA, said our mission in the beginning was to approach blight through tax delinquency and survey research in District 3 of the Argentine neighborhood. The first step was we looked at every single parcel and we assessed it. This is all the tax sale eligible land as of March 2016. This is the tax sale eligible land including the land that is currently in the Land Bank or owned by the UG in District 3.

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Commissioner McKiernan asked the land that's in the dark gray, that's the tax sale eligible and currently vacant, not improved or any. **Ms. Segura-Rivera** said yes.

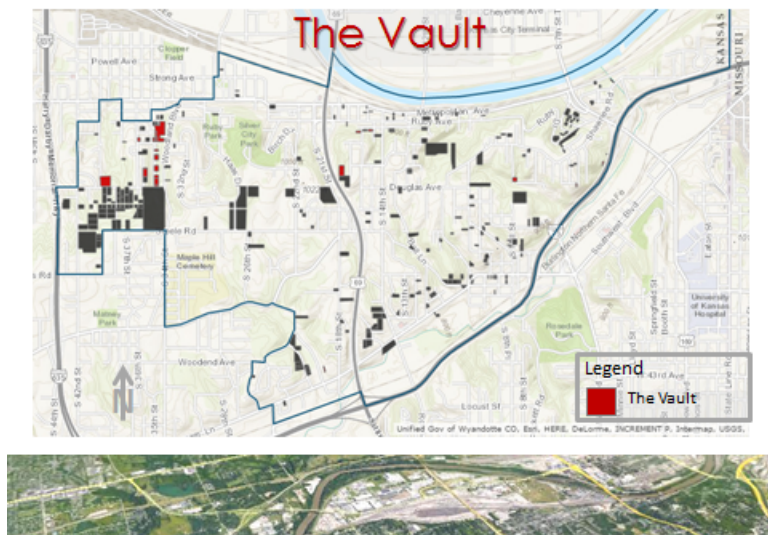
Ms. Segura-Rivera said the first step obviously would be notifying all tax delinquent land owners that their property is in jeopardy of being sold at the tax sale if they do not get up to date. The second step would be the vault.

The Vault

- The Vault was created to keep land in the Land Bank that should not be open to sell to the public.
- One of the main criteria for these decisions is the intended Land Use



The Vault



The vault was created to keep land in the Land Bank that should not be open to sell to the public. Not only is this land topographically challenged, but it is also a mixed-wooded area which could lead to criminal activity. Along with that, a lot of them are landlocked so there is no street access. Again, every single parcel was assessed and there is a detailed assessment in the binder here.

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Commissioner Murguia said back up and give them one real life example because all of these gentlemen represent different areas of Wyandotte County that have different terrain. Just pick the one up in the corner is a great example. The one up in the corner, just talk about what kind of ground that is and what that road is next to it.

Ms. Segura-Rivera said, for example, here we have one right next to I-35 completely landlocked, completely wooded. It fits all of the criteria. But I remember, Chris, you had somebody come in and ask about property that was—**Mr. Slaughter** said you guys remember, I think it was June we had the request that was the side of the hill and the guy wanted to put some recreational trails and possibly have like a scout troop or something come and camp out there. There's just not much we can do with this property; however, if we can get it into the Land Bank and use this vault and the reason we say vault is lock it up, throw away the key, and let's just forget about it because there's really not much we can do with it unless something happens overtime and it does become a valuable part. This is just a great example of, there's not much that can be done and if we did sell it with all that cover, what could be done is probably something we wouldn't at the Land Bank known that we sold the property for.

Ms. Segura-Rivera said the result of the vault would be we clear the taxes on the property in the red and the Land Bank now has a tool to determine land that should not be sold. Again, we don't want to focus on land that should not be sold. We also took another step in creating a way to determine developable land. The Land Bank does not have much of a marketing strategy as I've noticed so we created individual development opportunities. This would serve as a tool to aid the Land Bank in marketing land that is not large enough to appeal to large scale developers, but it may catch the interest of a neighbor or someone who is looking to purchase a new home. All of the land in the orange either as a structure on it or it is a side-lot without a structure on it. **Commissioner Murguia** said you mean the yellow. **Ms. Segura-Rivera** said yes, yellow.

Tax delinquency is not our only issue in Argentine. Argentine has a very visible high vacancy rate. As we know demolitions and vacant property can only contribute to the fact of the classic broken window theory. I don't want to reach too far, but I think it would be safe to say that vacancy is probably seen throughout the county as it is throughout the nation after our

economic crisis in 2008. By supplying the Land Bank with this tool we're not only clearing tax delinquency anymore, we're creating an opportunity to tackle vacant land and abandon homes.

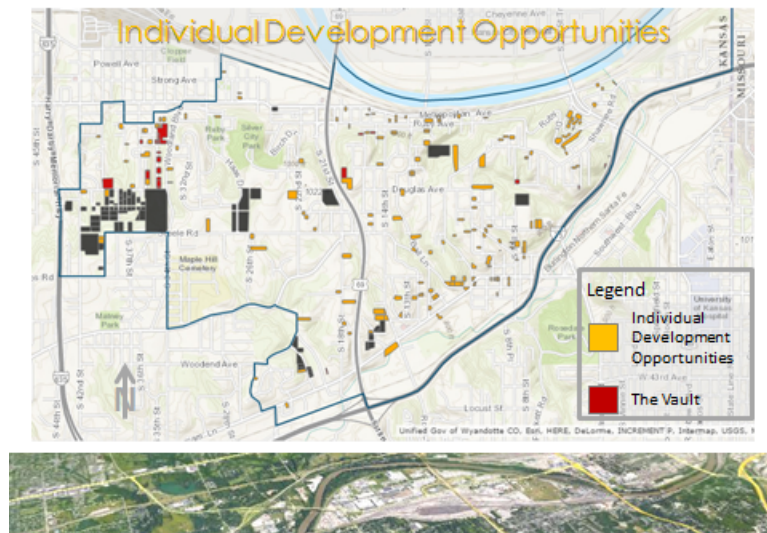
Finally, in this process, of course we want to find land with potential for large scale development. These are clusters of parcels that are very tax delinquent and large enough to attract large scale development projects. The district is riddled with opportunity and during this project we were shown just how much and now we have the visual to show it and everyone else if this would be become a public tool as well.

Yes, we accomplished our goal of clearing tax delinquency by throwing everything into a tax sale but through the process we created a tool. After assessing every single parcel and giving every single parcel an identity, we now have a tool to aid the filling of vacant lots and homes and hopefully attracting potential development projects.

Individual Development Opportunities

- Everything in Orange shows land that has a structure on it, is sellable to a neighbor as a side lot or is big enough to build on.
- It will not attract large scale developers, but it will give the Land Bank a tool in order to market land to the neighbors or other members of the community. This could aid in the occupation of vacant land.

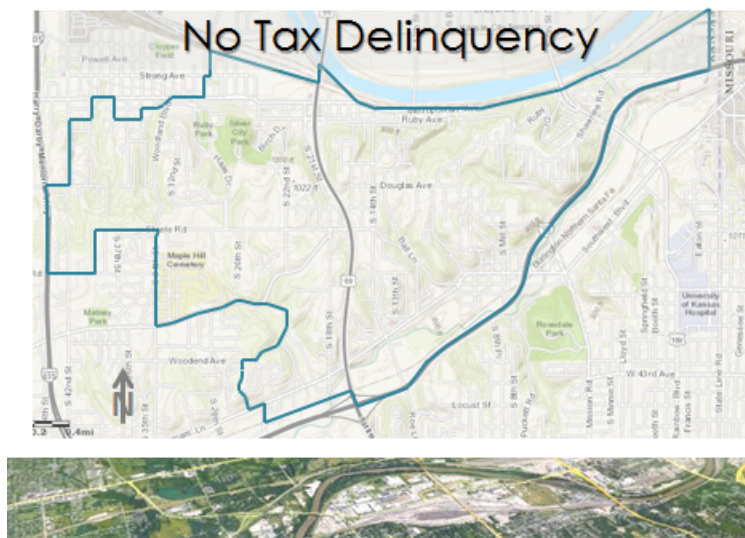
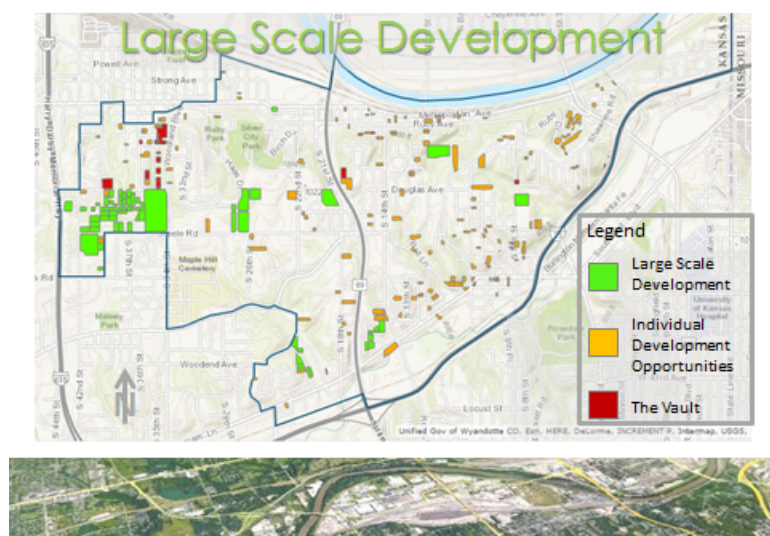




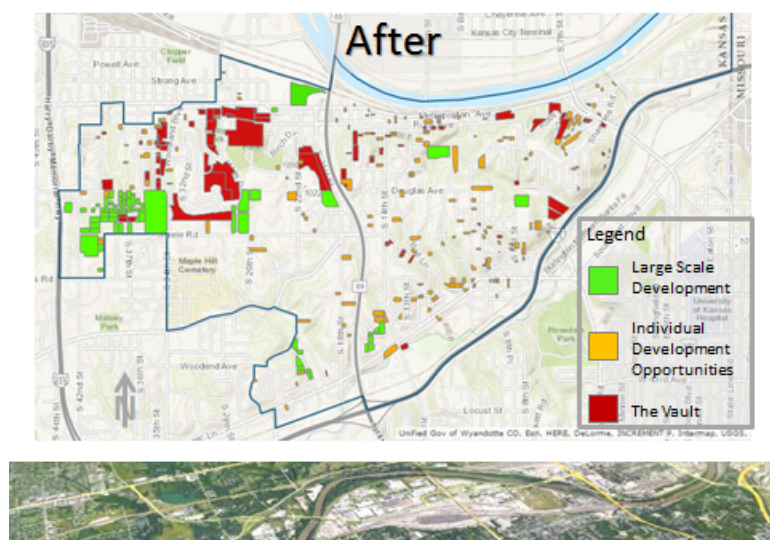
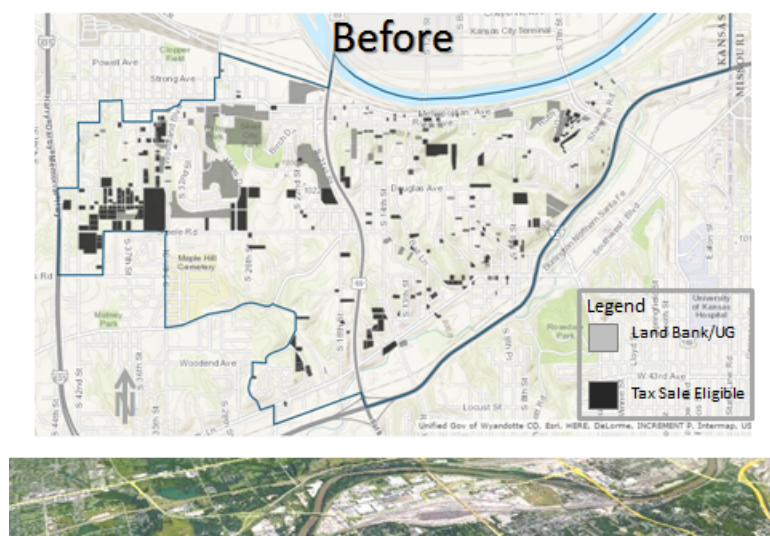
Large Scale Development

- The Parcels in Green show land with room for opportunity. This is vacant land that is tax delinquent and large enough to attract large scale development.

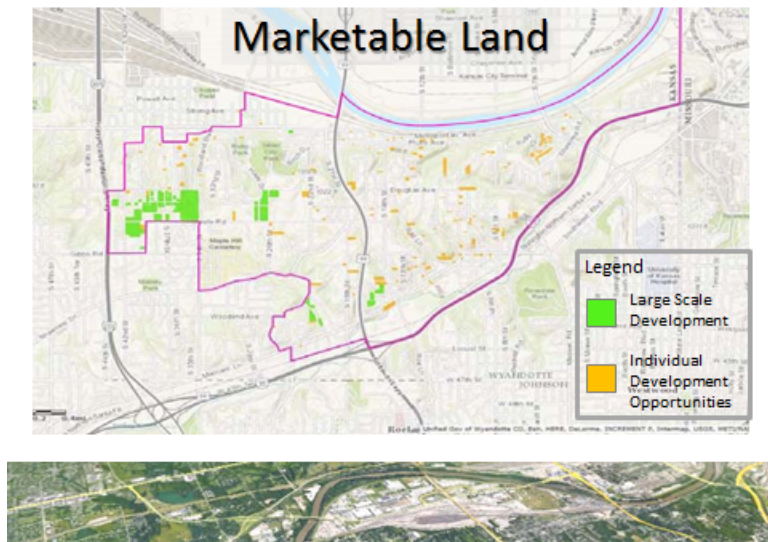




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Future Discussion

- This new approach will allow Staff to engage the Board in upcoming discussions for the following topics:
 - Property Land Use
 - Marketing
 - Hold Areas
 - Advisory Board



Mr. Slaughter said as was mentioned about the marketing plan, she is absolutely correct; but a lot of that has also just been a kind of a wait and see what we get as far as applications of what somebody wants to do with the property. I think by looking at a strategy like this and being able to make some recommendations to you guys, here's what we think is a vault property, here's what we think is an individual property that we want to market to have a house built on. It gives

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us some direction, makes our job a little bit easier to sit and present to you guys to maybe make your decisions a little bit easier or more strategic in a way.

From the Land Bank perspective, just some topics I threw up here that will probably bring to you in the future, but again; a way that we can identify the land use of potential Land Bank property and some marketing ideas. I think this also can tie into hold areas very well with the large scale development areas. This is still a neighborhood driven kind of concept. The Advisory Board plays a part from that neighborhood level and maybe kind of how they play a role in this going forward.

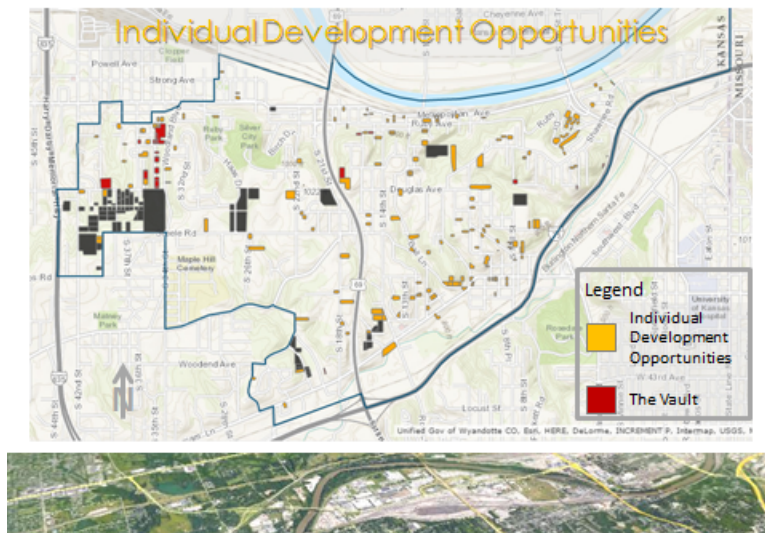
We'll take some questions on this, but I just want to say, Camila, she really just floored me with all this information and work she did and she was just a great person to have. I really feel like I didn't have to do much, but just knocked it out of the park as far as I'm concerned.

Commissioner Murguia said I just want to say a couple of things. Camila, can you go back to the slide with the green. One of the complaints I've had as sort of an amateur developer is from large scale developers. When you try to partner with them when you just provide them a Land Bank map with a bunch of dots on it, it doesn't tell you really anything about the terrain of the land of, the condition of the land, if there's a structure on it. You might get lucky enough to get something like that, but it doesn't really tell you what's available together. If you notice down where it says Woodend Avenue, you see that area. Just by organizing and sorting this out, I will tell you that land is right next to Maple Hill Funeral Home. Maple Hill Funeral Home, Danny and Mike Matney, have been asking me for years now to find them additional land for Maple Hill, the cemetery, because that's where the cemetery is at. When I told them about this ground they said absolutely we want it and absolutely we'll pay for it. It's been available for a long time. No one has ever expressed any interest, kind of an odd situation. There's an old building on it and you can't see it from the road, but you might even be able to repurpose the old building as a barn to hold mowing equipment and typical types of storage that you would have at a funeral place or a cemetery.

The other thing that we learned that I thought was kind of interesting for people that are historians and just kind of interested in the history of Wyandotte County, I took a good friend of mine who is in his 70s with me to Camila's presentation. That area, the green area, the biggest area for redevelopment, that's the underground mind area. For some of you that might

remember years ago when there was a couple of houses that actually fell through and that's before my time, but I do remember hearing the stories. All that property had to be vacated, purchased by the government and vacated and those people had to be moved so most of that is just a real forested area. Even though it's right next to I-635 you would think it would be prime for some sort of off-highway development, it's difficult because there's not an exit ramp right to it and the underground mine does not allow for structures.

One of the things I had mentioned to Camilia and Chris, particularly Chris and I have been talking about this for a couple years, is that one time I had the owner of a golf course who was interested in that property because the underground mines have water in them and one of the most expensive items for a golf course is irrigation. There may have been a way to run irrigation from the water that flows underneath the mine and bring it to the surface and do some sort of nine hole golf course and it may even be big enough for an 18 hole. It's right off 18th Street Expressway. As you know, my district buffers in Wyandotte County and there really is no golfing situation in this area. We thought it could be definitely be a possibility. Well during our meeting with my friend, who is in his 70s, his father is still alive who is 96. They are both from Strawberry Hill and his father said that that location used to be a golf course in Wyandotte County when he was in his 20s and 30s. We thought it was kind of interesting and we feel like if it once was one, that it obviously has the ability to be one again. It's been there. Not that it will happen, but do you see how just the more accurate, refined, drill down data is now going to be able to provide me, I'm going to be able to carry this map in my car. I'm going to be able to share this map with real developers and we're going to be able to cut to the chase very quickly on what actual land you can utilize and all the red, for example, just wipe it out of your mind because that's really technically just city easement or the side of a cliff or completely unusable, not safe, doesn't have access. We've pretty much eliminated the red. That just needs to be held in this new area that we refer to the vault. Hopefully that's helpful.



Commissioner McKiernan said, Camilia, I want to commend you on this project. I think it's a great approach. I think, as you pointed out, these issues exist in every municipality in the United States to some degree or other. I think you've done a really nice thoughtful job of approaching the problem. I love the idea of the vault because, as Commissioner Murguia said, there simply are some properties in our community that simply are not suitable for development and it would take a spectacular development for us to say, yeah, let's transfer that property out. We just make the concession that we're going to hold those and by holding them the community will be better off. I like the concept of the vault. I love the concept of visually aggregating all the parcels that could be pieced together to make a large scale development. I really do like that.

I have a question about the yellow in this case. The individual development opportunities, now some of those you said are vacant that might be a side yard or an extension or something like that, an opportunity to expand the current property and some of them have structures on them. Are the structures occupied or not? **Ms. Segura-Rivera** said, no, they're not. Well, most of them are not. **Commissioner McKiernan** said a couple of the things that I think that add a little nuance to this, I love this as a first step, but the nuance is that sometimes there are especially with unoccupied structures, there are structures that sit unoccupied for so long without attention that they really aren't development opportunities, they're demolition opportunities. That ultimately will result in development as we heard in earlier property tonight, but I think that's one nuance that you would need to consider as you apply this to other areas is,

what's the condition of the structure that's on it and is that structure worthy of redevelopment or should it simply be cleared away to allow redevelopment.

Ms. Segura-Rivera said Chris and I actually drove to every parcel with a structure on it. We deemed it good, fair, or poor, poor being needing to be demolished. The only thing we would need to do is to figure out how we wanted to visualize it because we have it all here. We just don't really know how to present it. **Commissioner McKiernan** said I think if you figure a way out to kind of give a sub-key to the yellow areas, that increases the usefulness of this by exponentially and I really love it. Well done. **Ms. Segura-Rivera** said good, thank you.

Melissa Mundt, Assistant County Administrator, said, Commissioner, I just wanted to follow-up the work that we're doing with Bloomberg and our SOAR project actually will go to the level of detail that you're discussing. We're already well into that. We have some other opportunities where we will have individual parcel level analysis be completed. We're well on our way as staff already on this and we'll have actual structural folks looking at it making an assessment.

Chairman Walker asked is there a software behind this if I wanted to point to a particular piece of property. You two are the software. **Ms. Mundt** said actually I can go further on that. She was probably using our GIS Database. We'll actually be using Esri as our platform which is our backbone for our database. What she was using we're going actually be bring more data into it, more robust, for making these kinds of decisions. We're already talking with Chris and Charles in Economic Development looking at how we're going to visualize all this. More to follow on this, but she's given us a great start into the work that we were already on our way doing.

Commissioner Murguia said just so you all know I have reached out to the Trustees. Camila has another year of school. She doesn't graduate until May. She starts school in the fall and she works part-time. I think she could stay right where she's at and keep doing what she's doing and spread herself around the county to other districts and do this same kind of work while SOAR is sort of getting the bigger picture together to at least give our commissioner's something in hand to kind of see what's going on in their district. I'm working on that, but I would also encourage my fellow commissioner's that for what we pay her and the stipend that she receives and it

literally is a stipend that we figure out a way to keep her on and move her around to other districts. Camila works for us on this part-time. This was not a full-time job. How many days a week did you work for me? **Ms. Segura-Rivera** said three. **Commissioner Murguia** said three days week. How many hours? **Ms. Segura-Rivera** said six to eight depending. **Commissioner Murguia** asked how many weeks? **Mr. Slaughter** said I think we started tracking towards the middle of May and maybe it was towards the end of July. She averaged probably about 20 hours a week. **Commissioner Murguia** said 20 hours a week for about eight weeks, we got all of this detailed data and now this is going to be able to provide me with an enormous amount of direction as well as other people that are interested in the district. Do you remember what your stipend was? **Ms. Segura-Rivera** said it was \$3,000. **Commissioner Murguia** said \$3,000 and it goes to your student tuition. You don't get to pocket it. She doesn't even get to go to dinner or a movie. It has to go to pay her tuition. I think it's great way to help the rest of the county.

John Hornbeck said I did want to speak to this. I'm a 27-year resident of Rosedale, more specifically I live on Shawnee Road which is in walking distance of a lot of this area. In addition to that, I am also the project manager for the 20/20/20 Movement Initiative related to the enhancement and improvement and increasing the amount of sidewalks, natural trails, and bikeways that we have. First off, Camila, I would also say fantastic job. This kind of a project is extraordinarily difficult to handle so wonderful job of doing this. What I'd like to address is this. My one hope is that, for example, when you look at that last page of this report talking about the way that this will be used. My one hope is that at least one other factor as we review properties for future use, will be these infrastructure questions. As an example, a number of parcels potentially affected in this area are UG and Land Bank parcels around the east end of Ruby Drive and I'm reading from this so I don't take up more than my three minutes. This area has been discussed as a potential location for an off-road recreational trail as well as a switchback connection between the pending Metropolitan Avenue bike lanes and future Shawnee Road improvements. Frankly, the route that is available now to get up to Shawnee Road/Stine Avenue is unsafe, let's say treacherous, so we're looking for other alternatives. This has been identified as one possible alternative.

In addition to that, it also relates to the Fitzgerald connector that's been identified in the Rosedale Master Plan update as a key point of public access to the Turkey Creek Environmental

Enhancement Area. Again, there's an environmental set of connectors that you get involved with in terms of this kind of a property. Again, our interest is, I'm all in favor of the concept of some of this property being acquired by the Land Bank. I'm all in favor of the vault, but I want to make sure that we are very, very strategic in terms of what we do with some of it; both in terms of being creative as far as the kind of uses that are applied to it and also making sure that we're not artificially creating unexpected impediments to future access that we're looking for. Again, I'll give you a perfect example. Right now we are very, very interested and it's going to be a long process, but in moving forward with the long standing Turkey Creek water control area that sits between I-35 and the railway between Turkey Creek and Southwest Blvd. The biggest problem that we have right now, the biggest single challenge, that area's already been cleared, there's already been trails put in there. One of the biggest challenges that we have is getting access to that area. Again, as we take a look at how we dispense with Land Bank property we need to be a little bit cautious that we aren't creating access barriers that will come back to haunt us in the future.

Commissioner Murguia said I think, if I may address this; Mr. Hornbeck, as the Commissioner for this district I would let you know that this is way further along than we have ever been. This is just step number one. If you would like to chair the vault committee and how best to use the vault, I would be more than happy to have your expertise and help. I mean that sincerely. I'm not being sarcastic. I'm just saying for right now, my goal, as the Commissioner of this district, is to bring in as many tax dollars as we can and the way to do it was to organize the properties. I agree with you, there might be some really interesting uses of this vault property, but my focus is more on how can I get the biggest bang for our buck and that's focusing on these more usable pieces. **Mr. Hornbeck** said I agree with that completely. I really do. I just want to make sure that in focusing on those development activities which are crucially important to our county, that we also consider some of these other options. As to your offer, I looked at my calendar this morning and I have 14 meetings this week. I don't think I want to chair another committee. I will say this, I would love to be engaged with this process particularly in this area, since I'm also personally interested in this area. **Commissioner Murguia** said well, if you know of anybody, please tell them to contact their commissioner especially in the Rosedale/Argentine area.

Ms. Mundt said just as a follow-up to the gentleman's comments and also to the work that Chris is doing. Chris's staff is also working with our Delinquent Tax office at making sure that we get properties actually designated. The difference between UG, which is most cities would call right-of-way or easements to actually get that designated within—because we kind of dumped it all in there, and someone could come take that and that doesn't make any sense because it doesn't work. We're actually working to get those cleaned up, cleared out, and they wouldn't be out as a for sale by the UG or the Land Bank and so that work is underway which is very critical.

When it comes to the gentleman's issues, I think those easements or rights-of-way, we have much more flexibility in how we use those. If it was for a trail connectivity or for some other parks related recreation related activity, we certainly have better use when we get those categories appropriately and that they are not for sale for a side yard or things of that nature. There's some clean-up on aisle seven that we are starting on that and trying to get those designated accordingly and not out as a for sale.

Mr. Slaughter said and just to also add, any Land Bank sale would have to be approved by the Land Bank Board of Trustees which you guys all graciously sit on. I think we would really have some checks and balances to control Land Bank property just going out for whatever reason unless you guys deem fit. That's just what I wanted to add.

Chairman Walker said thank you for the presentation. It was great. It's good to see something like that. I want to compliment your work.

Action: Information only.

Adjourn

A man asked I was just wanted to talk about 1024 Reynolds, a side-lot. **Chairman Walker** said we're already done with that. **Mr. Slaughter** said it was one of the applications that was approved tonight. I will explain everything.

Chairman Walker asked the man to talk to Mr. Slaughter. Apparently, your application was approved. Is there anybody else that wants to speak on anything we've talked about here in this committee?

A woman said I was wondering when you take title of something that's in the Land Bank, is it fee-simple title? **Chairman Walker** said yes, you get a fee-simple title. Whether you go to sell that property and depending on which title insurance company you go to, they have to feel that we acquired it in an appropriate manner before we convey it to you. What we convey is fee-simple. **A woman** said we're not planning on selling it for a very long time, but I just wanted to make sure it was fee-simple and we wouldn't have a lien or something against it. **Chairman Walker** said you have no lien. All the liens are erased in the tax sale. **A woman** said that's all I really wanted to know. Thank you so much.

Chairman Walker adjourned the meeting at 6:15 p.m.

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