



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, December 12, 2016

5:00 PM

Location:

Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
5th Floor Conference Room (Suite 515)

Name

Absent

Commissioner Hal Walker, Chair

☐

Commissioner Brian McKiernan

☐

Commissioner Gayle E. Townsend

☐

Commissioner Ann Brandau-Murguia

☐

Commissioner James Walters

☐

I. Call to Order/Roll Call

II. Revisions to December 12, 2016 Agenda

III. Approval of standing committee minutes from October 10, 2016

IV. Measurable Goals

V. Committee Agenda

Item No. 1 - LAND BANK BUSINESS

Synopsis: Request approval of the following applications, transfers, and donation, submitted by Charles Brockman, Management Analyst, Economic Development.

Applications(4)

2110 N. 5th St. - Steven McCord, yard extension

369 S. Baltimore St. - Amy Three 5 LLC, yard extension

1609 R Rosedale Dr. - Jeffery Lysinger, yard extension

1228 Springhorn Rd. - Jeffery Lysinger, yard extension

Transfers to Land Bank(5)

1420 Tauromee - Unified Government

3081 Cissna St. - Unified Government
3006 N. 9th St. - Unified Government
2514 N. 91st St. - Unified Government
2745 N. 91st St. - Unified Government

Transfers from Land Bank(1)
3006 N. 9th St. - USD 500

Donations To Land Bank(1)
1920 S. 38th St. - Jay Clay
Tracking #: 16915

VI. **Public Agenda**

VII. **Adjourn**

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, October 10, 2016**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, October 10, 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, Murguia, and Walters. The following officials were also in attendance: Joe Connor and Melissa Mundt, Assistant County Administrators; Patrick Waters, Senior Attorney; Kathleen VonAchen, Chief Financial Officer; Mike Tobin, Public Works Department; Charles Brockman, Management Analysis, Economic Development; Wilba Miller, Community Development Director; Wendy Green, Assistant Counsel; and Patrolman Doug Bailey, Sergeant-At-Arms.

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

Chairman Walker said apparently the meeting in August was cancelled. We have no minutes so we do not need to approve them.

Measurable Goals:

Item No. 1 – 16789...MEASURABLE GOALS: REVIEW OF DEPARTMENT GOALS

Synopsis: List of Measurable Goals.

Joe Connor, Assistant County Administrator, said last month we were here, we had compiled kind of all the goals that had been brought before the standing committees. We paired them up with the Commission goals in anticipation of our Strategic Planning session on November 5.

We have the consultant hired for strategic planning, that's Sheila Shockey from Shockey Consulting. She'll be contacting you with a survey and also available by phone as we set the agenda up for that day. Those are goals that she has that she's used to prepare the agenda and to work with you all for strategic planning on that Saturday.

That's kind of the update we've got on the goals unless there's other discussion you'd like to have.

Chairman Walker said the date now is locked certain. Is it 8:00 to 2:00, something like that? **Mr. Connor** said like 9:00 to 2:00.

Committee Agenda:

Item No. 1 – 16808....COMMUNICATION: LAND BANK APPLICATIONS AND TRANSFERS

Synopsis: Request approval of the following Land Bank applications and transfer, submitted by Chris Slaughter, Land Bank Manager.

Item (1) - Applications (11)

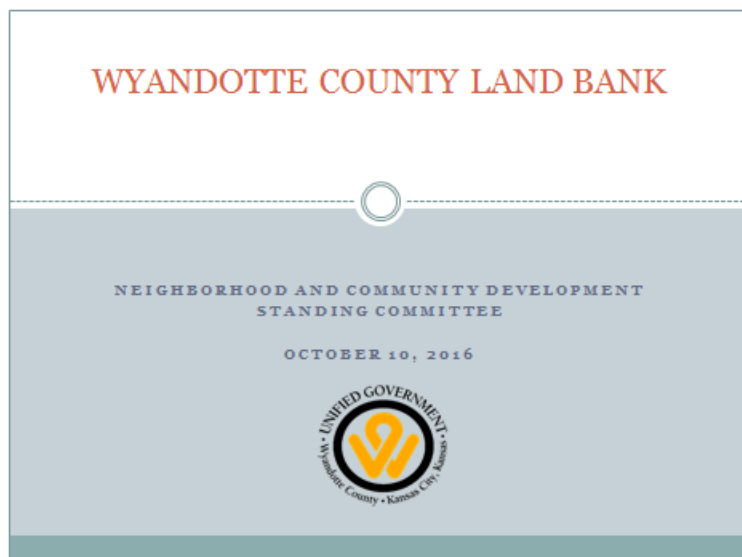
3519 N. 80th St. - Oscar Whitmore, new home construction
 3832 Lloyd St. - Wolfe Construction, new home construction
 3836 Lloyd St. - Wolfe Construction, new home construction
 15 S. 8th St. - Jose Orozco, parking for Frontera's Super Market
 2269 Lathrop Ave. - Jerome Peterson, parking for Rising Star Baptist Church
 5121 Walker Ave. - Darrel Coppersmith, yard extension
 1737 Waverly Ave. - Robert Cole, yard extension
 614 Lowell Ave. - Rigoberto Morta Lopez, yard extension
 849 Quindaro Blvd. - Lydia Mejia, yard extension
 847 Quindaro Blvd. - Lydia Mejia, yard extension
 2706 Hagemann St. - Ryan Patton, yard extension

Item (2) - Mortgage Foreclosure Transfer (1)

5217 Alma St. - Argentine Betterment Corporation (ABC)
 This is a property that had a mortgage through the Community Development Department. The UG foreclosed/bid on the property to take possession of it. The Legal Department filed an order to extinguish the redemption period and it was granted by District Court. A Sheriff's Deed was filed to give the ownership to the UG. A Clerk's Deed needs to be filed in order to put the property in the Land Bank. Once the Land Bank has possession, it will be held for ABC and their perspective development. This property is in the Highland Crest target area.

Charles Brockman, Management Analysis, Economic Development, said tonight, staff is bringing forward eleven applications for your review and move forward to the Land Bank Board of Trustees. We also have one miscellaneous item, a Mortgage Foreclosure Transfer. Wilba Miller of Community Development is here as well as Wendy Green from Legal if you have any questions concerning that.

Just want to up front, there was a clerical error in your packet. Page 1, it said “Rising Star Baptist,” it is “Guiding Star Baptist.” We apologize. That will be corrected if it gets approved and advanced, it will be changed. The Reverend is here from Guiding Star as well to talk if need be.



We'll go into the applications.

WYANDOTTE COUNTY LAND BANK APPLICATIONS

- **11 Applications**

- Three New Construction
- Two Parking
- Six Yard Extension

Of the 11 applications, we have 3 new construction, 2 parking and 6 yard extensions.

New Home Construction – Oscar Whitmore 3519 N 80th St.



Our first one is 3519 N. 80th , new construction, Oscar Whitmore.

October 10, 2016

New Home Construction – Oscar Whitmore
3519 N. 80th St.

- Applicant current residence is located at 2601 N. 84th St
- Applicant does not own property in WYCO
- Appraised Value / Acreage of 3519 N. 80th St: \$15,260.00 / 0.347
- Estimated lot dimensions 84 x 186 = 15,624 sq. ft.
- Estimated 1456 sq. ft. / 3 bedroom 2 bath / ranch
- Estimated \$132,337 total construction cost / Potential taxes \$2,393.00 (*approximate*)

He resides at 2601 N. 84th Street. He does not own any Wyandotte County ground right now. That's why he's going to build his first home.

Commissioner Murguia asked I don't mean to interrupt you, and you spent a lot of time on your presentation, but is there any one that people are concerned about that we would go through each one of these. **Mr. Brockman** said no, no concern.

Action: **Commissioner Murguia made a motion to approve all the applications.**

Chairman Walker said let me ask if there's anyone in the audience that wants to speak on any one of these properties that either they're interested in it, they're in favor of it or against it. (No one came forward.)

Commissioner McKiernan seconded the motion. **Chairman Walker** said a motion has been made and seconded to approve, I guess, Item 1 and Item 2, no Item 1, just the 11. **Mr. Brockman** said yes, sir. Then the miscellaneous item, the Mortgage Foreclosure Transfer.

Commissioner Murguia said I just want to say, that's one of Argentine Betterment Corporation. Just for clarity and on the record, I don't work for them. I'm not paid by them, and I have no role in that than unpaid advising to the Executive Director on that. I can vote on that. I checked with Ethics and we should be good.

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

Chairman Walker asked did we vote on the first one. No, we didn't according to her. Let's vote on the first motion and second.

Roll call was taken on approval of the eleven applications and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

Chairman Walker said we also have a motion on Item 2, the Mortgage Foreclosure Transfer, and a second.

Roll call was taken on approval of the Mortgage Foreclosure Transfer and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

Adjourn

Chairman Walker adjourned the meeting at 5:07 p.m.

mls



Staff Request for Commission Action

Tracking No. 16915

Full Commission Meeting Date: 1/5/17

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 12/12/16

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
11/29/2016	Charles Brockman	x5733	cbrockman@wycokck.org	Land Bank

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Applications (4)

Item (2) - Transfers to Land Bank (5)

Item (3) - Transfers from Land Bank (1)

Item (4) - Donations To Land Bank (1)

Action Requested:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Land Bank Applications, Transfer to Land Bank, Transfer from Land Bank, Donations to Land Bank

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	NOTES
Steven McCord	2100 N 5th St	2110 N 5th St	Yard Extension	
Amy Three S LLC	371 S Baltimore St	369 S Baltimore St	Yard Extension	
Jeffrey Lysinger	1609 Rosedale Dr	1609 R Rosedale Dr	Yard Extension	
Jeffrey Lysinger	1216 Springhorn Rd	1228 Springhorn Rd	Yard Extension	
LAND BANK ADVISORY BOARD RECOMMENDATION				

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Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

Basic Eligibility Requirements

- The Applicant must own a property adjacent to WCLB's lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

Key Considerations

1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

Initials Required

I have read and understand the information provided in this section.



(Applicants Initials)

Necessary Attachments

Please include the following with your application:

- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers)
- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

Property Information

Address of Property: 2110 North 5th St

Parcel Number: _____

Property Owner Information

Applicant Name: Steven McCord

Business Name: _____

Mailing Address/P.O. Box: 7117 Georgia

City: KANSAS CITY State: KS Zip: 66109

Phone: _____ Phone (other): _____

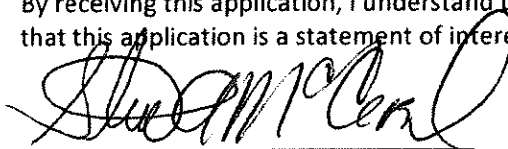
Email address: _____

Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.

Signature (Required)

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.



Applicant Signature

Steven McCord

Printed Name

August 22, 2016

Date

Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.

This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property

Please fill out all sections completely and return to:

**Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101**

Received 11/2/14
FNU
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Basic Eligibility Requirements

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I have read and understand the information provided in this section.

Am (Applicants Initials)

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Property Information

Address of Property: 371 S BALTMORE ST 66102

Parcel Number: 369 S BALTMORE

Property Owner Information

Applicant Name: AMENEH MOHAMMAD RABIE

Business Name: Amy three S LLC

Mailing Address/P.O. Box: 1137 W 109 ST

City: O.P State: KS Zip: 66210

Phone: _____ Phone (other): _____

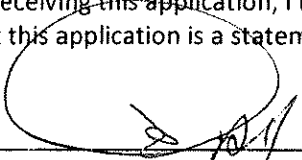
Email address: _____

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Applicant Signature

AMENEH MOHAMMAD RABIE
Printed Name

10-20-16
Date

Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.

This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property

Please fill out all sections completely and return to:

**Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101**

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- Proof of identity (copy of Driver's License or State ID)

Property Information

Address of Property: 1609 R Rosedale Dr.

Parcel Number: 126507

Property Owner Information

Applicant Name: Jeffrey H. Lysinger

Business Name: _____

Mailing Address/P.O. Box: 1700 W. 37th Ave

City: Kansas City State: KS Zip: 66103

Phone: _____ Phone (other): _____

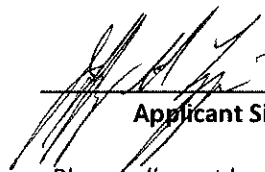
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	<u>Jeffrey H. Lysinger</u>	<u>11-10-16</u>
Applicant Signature	Printed Name	Date

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Initials Required

I have read and understand the information provided in this section.

 (Applicants Initials)

Necessary Attachments

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- Proof of paid real estate taxes (copy of current paid county tax bill)
- Proof of identity (copy of Driver's License or State ID)

Property Information

Address of Property: 1228 Springhorn Rd.
Parcel Number: 128631

Property Owner Information

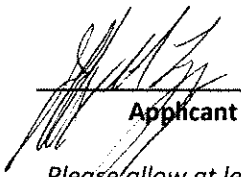
Applicant Name: Jeffrey H. Lysinger
Business Name: _____
Mailing Address/P.O. Box: 1700 W 37th Ave
City: Kansas City State: KS Zip: 66103
Phone: _____ Phone (other): _____
Email address: _____

Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.

Signature (Required)

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

	<u>Jeffrey H. Lysinger</u>	<u>11-10-16</u>
Applicant Signature	Printed Name	Date

Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.

This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property

Please fill out all sections completely and return to:

**Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101**

TRANSFERS TO LAND BANK

Transferor	Property Address	Comments
Unified Government	1420 Tauromee Ave	Property was purchased by UG because of unfit status; Land Bank will oversee the demolition. Land Bank will market property for new Single-Family Construction.
Unified Government	3081 Cissna St	Property was in Tax Sale 269 (1988) and was a no-sale; upon approval property will be transferred to Land Bank.
Unified Government	3006 N 9th St	Property was in Tax Sale 264 (1983) and was a no-sale; upon approval property will be transferred to Land Bank.
Unified Government	2514 N 91st St	Properties that were seized by KCKPD and controlled by DA's Office; properties had demos started in November 2016.
Unified Government	2745 N 91st St	

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TRANSFERS FROM LAND BANK

Recipient	Land Bank Address	Comments
USD 500	3006 N 9th St	USD 500 is asking to have property transferred for the preservation of a retaining wall next to Fairfax school.

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DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address
Jay Clay	168309	1920 S 38th Street

WYANDOTTE COUNTY LAND BANK

Property Donation Application

Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met. The property must be free of liens, including a mortgage, utility lien, or judgment.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: Jay W Clay
Mailing address: 921 E Johnston Cir
City: Olathe State: KS Zip: 66061
Daytime Phone #: 913-782-5944 wk Alternate Phone #: cell 913-963-7114
Email address: mjhankins@sbcglobal.net

PROPERTY INFORMATION

Property address: 1920 S 38th St NCK 66106
Parcel ID#: B10 L12 to L14
Structure Present: Yes _____ No X
Has this property recently gone through foreclosure? Yes _____ No X
Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes _____ No X
↳ ? ↳ NO

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Jay W Clay ^{MARY HANKINS} POA Mary Hankins Date: 11-28-16

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101