



Unified Government of Wyandotte County and Kansas City, Kansas

**Neighborhood & Community Development
Standing Committee**

Fifth Floor Conference Room

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

Chair Andrew Davis

*Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 - Jermaine Howard
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

AGENDA

Monday, March 2, 2026

Immediately upon adjournment of the earlier committee, or 5:00 PM

- 1. Call to Order/Roll Call**
- 2. Revisions to March 2, 2026, Agenda**
- 3. Approval of standing committee minutes from January 13 and February 3, 2025**
- 4. Committee Agenda**
 - 4.1 UPDATE: COMMUNITY DEVELOPMENT DEPARTMENT**

Synopsis: Update regarding current status of Annual Action Plan detailing active programs, the purpose of each program, and criteria and ways to apply for programs.

For Information Only
Tracking #: 21127
 - 4.2 UPDATE: PARKS AND RECREATION DEPARTMENT**

Synopsis: An annual update on Parks and Recreation Department projects, programs, accomplishments, challenges, and upcoming priorities.

For Information Only
Tracking #: 21108
 - 4.3 RESOLUTION APPOINTING MICHAEL SUTTON AS LAND BANK CO-MANAGER**

Synopsis: A resolution to appoint Michael Sutton, current Redevelopment Coordinator for the UG, as Co-Manager of the Wyandotte County Land Bank.
Tracking #: 21125
 - 4.4 LAND BANK OPTIONS - NO OPPOSITION (GROUPED FOR APPROVAL)**

Synopsis:

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval.

Tracking #: 21123

**4.5 LAND BANK PROPERTY TRANSFERS — NO OPPOSITION
(GROUPED FOR APPROVAL)**

Synopsis:

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval.

Tracking #: 21124

**4.6 RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND
BANK TO HOLD SPECIFIED PROPERTIES FOR REMEDIATION OF
CONTAMINATION**

Synopsis: Adoption of a resolution approving a hold for the remediation of 54 contaminated parcels located in the Douglass/Sumner neighborhood.

Tracking #: 21114

**4.7 RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND
BANK TO HOLD SPECIFIED PROPERTIES FOR THE KSU LEAD
STUDY**

Synopsis: Adoption of a resolution approving a hold of 10 parcels that are to be included for lead testing in partnership with Kansas State University.

Tracking #: 21115

5. Public Agenda

6. Adjourn

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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, January 13, 2025

7:03 PM-8:42 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- Commissioner Ramirez (Absence memo provided)

Staff Present:

- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Judd Knapp (Land Bank Administrator)
- LaVert Murray (Economic Development Advisor to the Mayor)

Call to Order:

Commissioner Davis called the meeting to order at 7:03 PM.

Revisions to Agenda (Discussion Begins 1:57:02)

The Clerk announced one revision. Item 4.1 (resolution adopting substantial amendment to 2023 HUD annual action plan) was continued to the February 3, 2025, meeting due to scheduling issues.

3. Approval of Previous Minutes: (Discussion Begins 1:57:51)

Commissioner Townsend moved to approve the minutes from the December 4, 2023, and February 5, 2024, meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

4. Committee Agenda:

Item No. 4.1 - RESOLUTION: ADOPTING SUBSTANTIAL AMENDMENT TO 2023 HUD ANNUAL ACTION PLAN (Discussion Begins 1:58:34)

The item was moved to the February 3, 2025, meeting.

Item No. 4.2 - LAND BANK OPTIONS —(Discussion Begins 1:58:34)

Jud Knapp, Landbank Administrator, presented several land bank Options.

A. Single Family Homes – 39 Homes

1. Roni Vasquez – 1 home
 - i. 736 Splitlog Ave – 119004
2. Dara Moreno – 1 home
 - i. 2726 N 59th St – 921302
3. Michael S Bridges – 1 home
 - i. 8416 Parallel Pkwy – 932230
 - ii. 8420 Parallel Pkwy – 932231
4. JM Framing LLC – 3 homes
 - i. 1111 Tenny Ave – 093722
 - ii. 1113 Tenny Ave – 093723
 - iii. 1117 Tenny Ave – 093724
5. Daryoush Tamizkar – 1 home
 - i. 6831 Webster Ave – 019331
6. Daryoush Tamizkar – 1 home
 - i. 13710 Woodend Rd – 205408
 - ii. 13650 Woodend Rd - 205409
7. Jeffery Meador – 1 home
 - i. 2445 s 12th Ter – 129325
 - ii. 2443 S 12th Ter – 129326

8. Jeffery Meador – 1 home
 - i. 2631 Vista St – 149685
9. Tyler Burks – 4 homes
 - i. 1030 Grandview Blvd – 080557
 - ii. 1026 Grandview Blvd - 080558
 - iii. 1024 Grandview Blvd - 080559
 - iv. 1016 Grandview Blvd - 080560
10. Tyler Burks – 3 homes
 - i. 1132 Tenny Ave – 093713
 - ii. 1134 Tenny Ave – 093712
11. Tyler Burks – 4 homes
 - i. 2609 N Hallock St – 292409
 - ii. 2703 N Hallock St – 292408
 - iii. 2705 N Hallock St – 292407
 - iv. 2707 N Hallock St – 131209
 - v. 2731 N Hallock St – 131208
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
 - vi. 2604 N 6th St - 292419

C. Commercial – 2

1. Junior Crawford
 - i. 1614 N 7th St - 081758
 - ii. 1612 N 7th St - 081757
2. Chrystal Tucker
3.
 - i. 1708 Quindaro Blvd - 115579

Mr. Knapp presented Items A1 through A10.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing

Commissioner Townsend moved to approve Items A1-A10. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

Mr. Knapp presented Items A11 through A15.

The Chairman opened the public hearing. The following comments were received:

Public Comment:

- **Eric Murray (Comments Begin: 2:09:30)**
- **Daisha Bush (Comments Begin: 2:12:47)**
- **Darnell Bush (Comments Begin: 2:16:01)**
- **Nathan Barnes (Comments Begin: 2:20:03)**
- **W.D. Young (Comments Begin: 2:25:00)**
- **Elnora Jefferson (Comments Begin: 2:28:05)**
- **LaVert Murray (Comments Begin: 2:30:53)**
- **Tyler Burks (Comments Begin: 2:34:00)**

The Chairman closed the public hearing

Commissioner Townsend moved to deny Items A11-A15. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

Mr. Knapp stated Item C1 was removed by the applicant.

Staff was directed to bring actions related to Peregrine Falcon hold area to the February meeting.

Mr. Knapp presented Item C2.

The Chairman opened the public hearing. The following comments were received:

- **Candy Leonard Caldwell (Comments Begin: 3:27:03)**
- **Crystal Tucker (Comments Begin: 3:28:19)**

The Chairman closed the public hearing

Commissioner Townsend moved to hold over item C2 until the next meeting of this committee to allow applicant to meet with the neighborhood representatives. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

Adjournment: (Discussion Begins 3:33:29)

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

Vote: Motion carried 4/0

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

The meeting was adjourned at 8:42 PM

MLS

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, February 3, 2025

5:01 PM-7:12 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- None

Staff Present:

- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- SueZanne Bishop (Legal Department)
- Judd Knapp (Land Bank Administrator)
- Kay Sharp (Director, Community Development)
- Chelsee Chism (Director, Economic Development)

Call to Order:

Commissioner Davis called the meeting to order at 5:01 PM.

3. Revisions to Agenda (Discussion Begins 2:28)

The Clerk reported there was an agenda update issued, adding Item No. 9 to the Committee Agenda, which would be heard as item number two. Commissioner Davis noted that the Parks and Recreation request would be moved up after Director Sharp's presentation to allow some attendees to leave early.

4. Approval of Previous Minutes: (Discussion Begins 3:06)

Commissioner Bynum moved to approve the minutes from the March 4, 2024, meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

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

5. Committee Agenda:

Item No. 5.1 - RESOLUTION: ADOPTING SUBSTANTIAL AMENDMENT TO 2023 HUD ANNUAL ACTION PLAN (Discussion Begins 3:44)

Kay Sharp, Director of Community Development, presented the substantial amendment to the 2023 HUD Annual Action Plan. She explained that the amendment was necessary because Community Development Block Grant (CDBG) spending exceeded the budgeted amount by over 20%, requiring committee approval per the Citizen Action Plan.

Key Points:

- The Unified Government was required to adopt a substantial amendment to its 2023 HUD Annual Action Plan due to exceeding the allowable 1.5% fund balance limit for CDBG funds, as set by HUD.
- Exceeding this limit triggered multiple notices from HUD, and the government was given a deadline (August 2) to spend down about \$2.4 million to avoid losing those federal funds.
- The cause for exceeding the limit included staff transitions within the Community Development department, which resulted in missed deadlines and oversight lapses.

- To comply with HUD requirements and the Citizen Action Plan, which mandates committee approval when reallocating more than 20% of a line item, the department expedited selection of park projects (Kensington Park and Klamm Park) that were already environmentally approved, allowing quick deployment of funds.
- The amendment is retroactive, seeking formal board approval after the fact for these changes, as permitted when urgent action is required to avoid federal recapture.
- The committee clarified that this did not constitute total overspending, but a shift of allocated funds across line items that exceeded permissible thresholds - total budget was unchanged, but distribution between categories shifted.
- Moving forward, permanent oversight has been established, and the department is tracking allocations and funds aging closely to avoid similar urgent situations.
- Lessons highlighted include the importance of continuing oversight, maintaining timely expenditures, ensuring compliance with HUD guidance, and involving the committee in budget shifts exceeding policy thresholds.

The Chairman opened the public hearing. Comments received:

- **W.D. Young (Comments Begin: 12:49)**

The public hearing was closed.

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

Vote: Motion carried 5/0

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

Item No. 5.2 - LAND BANK OPTIONS (Discussion Begins 42:53)

Jud Knapp, Landbank Administrator, presented several land bank Options.

A. Single Family Homes – 5 Homes

- 1 Rickey Ramsey – 1 home
 - i. 1915 N Thompson St – 110819
2. Lannell Devol Harper – 1 home
 - ii. 1961 N Thompson St – 109850
 - iii. 1965 N Thompson St - 109848
- 3.Randy Waits – 1 home
 - iv. 6707 Parallel Pkwy – 925111
4. Ray Peoples – 2 homes

- v. 1936 N 11th St – 269311
- vi. 1940 N 11th St – 269310

B. Multi-family – 2 units

- 1. Ray Peoples – 2 units
 - i. 1314 Freeman Ave – 209548
 - ii. 1318 Freeman Ave - 209547
 - iii. 1322 Freeman Ave - 209546

C. Commercial – 1

- 1. Crystal Tucker – Art and Business Resource Center
 - i. 1708 Quindaro Blvd - 115579

Mr. Knapp presented Items A1 – B1. Mr. Knapp stated Item C1 was removed due to lack of a neighborhood meeting.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing

Commissioner Townsend moved to hold over Items A4 and B1 until the next meeting of this committee so that the applicants can speak with close-by neighborhood groups. The motion was seconded by Commissioner Hill.

Vote: Motion carried 5/0

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

Commissioner Ramirez moved to approve Items A1 through A3. The motion was seconded by Commissioner Hill.

Vote: Motion carried 5/0

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

Item No. 5.3 - LAND BANK PROPERTY TRANSFERS (Discussion Begins 53:59)

Mr. Knapp presented the Transfer:

PT – Property Transfers

1. Unified Government – Storm water project

ii. 516 H N 9th St - 090304

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing

Commissioner Ramirez moved to approve the item. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

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

Item No. 5.4 - RESOLUTION: APPROVING LAND BANK HOLD FOR PEREGRINE FALCON PARCELS (Discussion Begins 56:30)

Mr. Knapp presented the resolution approving Land Bank hold for Peregrine Falcon parcels.

Key Points

- The Peregrine Falcon “First Plat” is the section covered by HOA covenants, and there is a larger “Redevelopment District.”
 - A. He shared details on the number and status of parcels: how many are in each area, how many are under option (i.e., reserved by applicants), and how many are available.
- He clarified common public questions:
 - A. “Optioned” parcels are those already committed to applicants but not yet transferred; there has been some confusion about how many are genuinely available.
 - B. In the First Plat, there were 24 land bank parcels, with 13 under approved options at that time, leaving approximately 11 uncommitted.
 - C. In the broader Redevelopment District (the "green" area in his map), there were 135 land bank parcels, with ownership of the remaining parcels split between private parties and the government.
- Regarding the hold and builder applications:
 - A. All lots in the Peregrine Falcon area had applications or options pending; builder applicants further down the queue would need to consider lots elsewhere for immediate projects.

The Chairman opened the public hearing. The following public comments were received:

- **Nathan Barnes (Comments Begin: 1:03:17)**
- **W.D. Young (Comments Begin: 1:05:04)**
- **Emmanuel Kline (Check Spelling Comments Begin: 1:05:59)**
- **Emily Wolf (Comments Begin: 1:06:56)**

The Chairman closed the public hearing.

Commissioner Townsend moved to hold over the resolution until the next meeting of this committee for further conversation with staff and the residents of Plat One. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

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

Item No. 5.5 - ORDINANCE: AMENDING AND RELOCATING THE UNIFIED GOVERNMENT'S COMMUNITY BENEFITS ORDINANCE (Discussion Begins 1:37:54)

SueZanne Bishop, Legal, presented the next four items related to the Community Benefits Ordinance.

Key Points

- A series of ordinances were presented and approved to establish and structure the Unified Government's community benefits fund and its related programs.
- The ordinances move the existing community benefit ordinance to a new location in the Unified Government's code for clarity and expand its scope.
- The fund is structured to direct money into three primary "buckets":
 - A. Affordable Housing Trust Fund (with sub-programs like the Homes for Generations initiative),
 - B. Parks and Recreation capital improvements,
 - C. Home-based Child Care program assistance.
- The Housing Trust Fund ordinance includes new language capping staff costs at 10% and extending funded legal services to include assistance with evictions and foreclosures.

- The Parks & Rec ordinance formalizes that their advisory board will have a role in prioritizing projects receiving community benefits dollars.
- The Child Care ordinance targets funds to licensed home-based providers and, after discussion, incorporated a statutory definition reference to align with state standards.
- Public comment highlighted the importance of these areas for community well-being and economic development (such as the link between housing and childcare to overall infrastructure).
- The ordinances assign oversight and recommendation responsibilities to a community benefits advisory board (which is now active) and outline allocation/reporting processes.

The Chairman opened the public hearing. The following public comments were received:

- **Greg Kendall, Wyandotte Economic Development Council (Read by Clerk) (Comments Begin: 1:44:12)**
- **Monica Brady, Wyandotte Economic Development Council, vice President of Business and Workforce Solutions (Comments Begin: 1:46:03)**
- **Mario Escobar, Chairman of the Wyandotte County Parks Board (Comments Begin: 1:46:40)**

The Chairman closed the public hearing.

Commissioner Ramirez moved to approve the item. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

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

Item No. 5.6 - ORDINANCE: AUTHORIZING FUNDING FOR UG PARKS AND RECREATION PROJECTS FROM THE COMMUNITY BENEFITS FUND (Discussion Begins 1:49:03)

The Chairman opened the public hearing. The following public comments were received:

- **Dana Bye, President of the Wyandotte County Parks Board (Comments Begin: 1:49:53)**

The Chairman closed the public hearing.

Commissioner Bynum moved to approve the item. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

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

Item No. 5.7 - ORDINANCE: AUTHORIZING THE CREATION OF THE AFFORDABLE HOUSING TRUST FUND (Discussion Begins 1:51:11)

The Chairman opened the public hearing. The following public comments were received:

- **Elnora Jefferson, Kansas City, Kansas (Comments Begin: 1:52:13)**

The Chairman closed the public hearing.

Commissioner Ramirez moved to approve the item. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

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

Item No. 5.8 - ORDINANCE: AUTHORIZING THE CREATION OF THE CHILD CARE (Discussion Begins 1:57:57)

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Bynum moved to approve the item adding a provision that staff add a citation for the State of Kansas definition of home-based childcare provider. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

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

Item No. 5.9 - RESOLUTION: 2025 OUTDOOR RECREATION LEGACY PARTNERSHIP PROGRAM GRANT (ADDED PER AGENDA UPDATE) (Discussion Begins 26:25)

Angel Ferrara, Director of Parks and Recreation, presented a resolution requesting approval to submit for the Outdoor Recreation Legacy Grant Program. The grant is administered through the Department of Interior and National Park Service, with Kansas Department of Wildlife and Parks as the lead agency for Kansas.

Key Points:

- The grant is administered by the National Park Service and Department of Interior, with the Kansas Department of Wildlife and Parks (KDWP) as the state lead agency.
- The application is for the construction of Riverfront Park on land acquired as part of the Rock Island Bridge project.
- The ORLP grant is a 50/50 match program: the request can be between \$300,000 and \$15 million, with local match required.
- The local match will come from funds already invested or committed by the Unified Government—primarily through previous allocations to the Rock Island Bridge, plaza area, trailhead, and related park improvements. The estimate for matching funds is between \$5–10 million, which would maximize the grant request.
- Staff clarified that contractual obligations for the project are being honored, and the grant will supplement—rather than supplant—previously allocated funds.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Ramirez moved to adopt the resolution and fast-track to the February 6 commission meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

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

Adjournment: (Discussion Begins 2:10:50)

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

Vote: Motion carried 5/0

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

The meeting was adjourned at 7:12 PM

MLS



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> Kay Sharp, Interim Director of Community Development </div> ksharp@wycokck.org X5126	Community Development
AGENDA ITEM #4.1.		
UPDATE: COMMUNITY DEVELOPMENT DEPARTMENT		
BACKGROUND		
Update regarding current status of Annual Action Plan detailing active programs, the purpose of each program, and criteria and ways to apply for programs. This item was requested by Commissioner Davis.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Angel Ferrara, Director</div> aferrara@wycokck.org x8354	Parks & Recreation
AGENDA ITEM #4.2.		
UPDATE: PARKS AND RECREATION DEPARTMENT		
BACKGROUND		
An annual update on Parks and Recreation Department projects, programs, accomplishments, challenges, and upcoming priorities.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
2026 UGPRD update presentation, 2026 Budget Parks and Recreation, 2025 Resident Survey - Parks and Rec trends, 2025 Resident Survey Parks and Recreation		

Approved by Mayor/Administrator to add to agenda.



**PARKS &
RECREATION**

Parks & Recreation Department Update

March 2, 2026

NCD Standing Committee Presentation



Parks Division



Parks Division: Overview



- 54 Parks
 - Groundskeepers: East & West teams
 - 51 city/neighborhood and 3 county parks
 - 2,600+ total acres
 - 15 cemeteries
 - Sunflower Hills Golf course
- Maintenance:
 - 1 pool, 4 splashpads
 - 42 rentable shelters
 - 80+ playgrounds
 - 6 community centers
 - 3 reservation halls, WYCO Museum
- Horticulture:
 - 50 medians
 - 47 landscaped beds
 - 9 rain gardens
 - 4 lakes

2026 Transient Guest Tax (TGT) Funded Capital Projects

- Futsal Court Maintenance: \$200K
- Roadside Pillar Replacement at Wyandotte County Lake Park: \$100K
- Playground Equipment at Wyandotte County Lake Park and Wyandotte County Park: \$250K
- Parking Maintenance at Wyandotte County Park: \$70K
- Solar Lighting at Kaw Point Park: \$125K
- Rosedale Arch Improvements: \$150K
- Marshall Creek Bridge Replacement Design: \$150K
- KCK Riverfront Park Design: \$150K

Total TGT Investment: \$1.195 million



2026 Capital Improvement Project (CIP) Highlights

- Community Center Improvements:
 - Funds are allocated annually to address repairs such as gym floor repairs, roofing, code footprint work, and other facility needs when possible
 - Total Investment: \$200K
- George Meyn Hall HVAC:
 - Remove 26-year-old chiller/boiler system and replace with rooftop HVAC system
 - Total Investment: \$230K



Grant/Federal Funded Projects

- Parkwood Pool
 - In summer 2025, a Land & Water Conservation Fund (LWCF) grant in the amount of \$175K was received to perform deferred maintenance at Parkwood Pool
 - LWCF 2026 round is open! Closes July 1, 2026
 - Total Investment: \$350K
- Mount Marty Park/Rosedale Arch
 - \$250K is being appropriated by way of a federal Congressional Earmark to support improvements
 - Total Investment: \$400K

Current Efforts



UGPRD is requesting \$174,732.50 in funding support from Land Water Conservation Fund (LWC)
(50% of the estimated total project cost for scope of work below.)

The Department is focusing this request on the recommended Immediate and Basic Improvements as follows:

- Repair water loss leak
- Install a new pump, motor and strainer
- Install a chemical controller
- Replace valves that are hard to operate
- Sandblast main and wading pool basins and apply epoxy paint
- Replace pool filtration system

Total estimated amount for repairs: \$349,465

water's edge
AQUATIC DESIGN



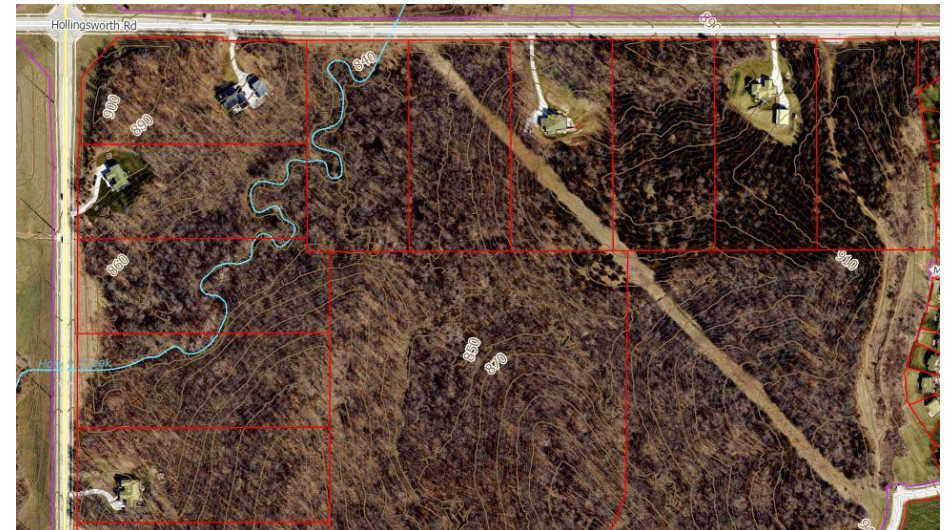
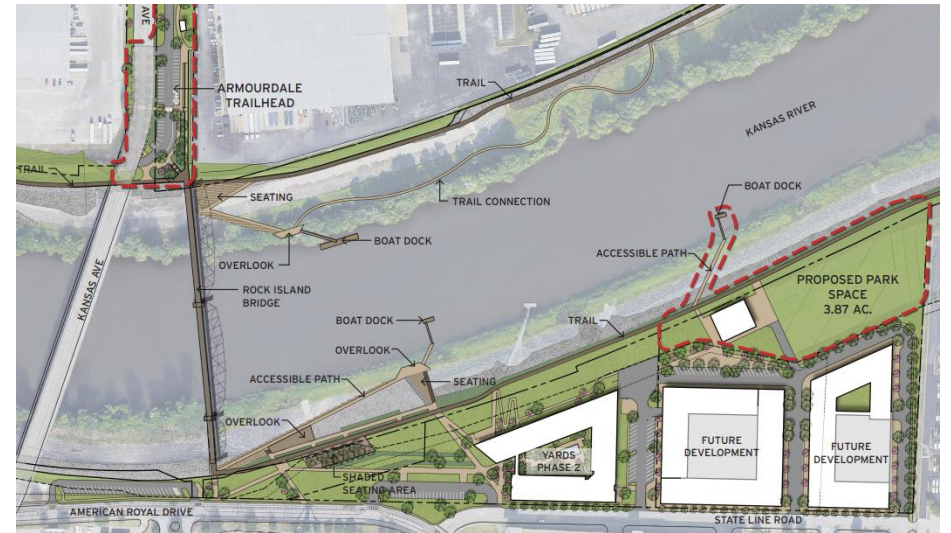
Parks Division Updates

- Asset Management System
- Deferred Maintenance
 - Masonry work
 - Park lighting
 - Underground infrastructure (waterlines)
- Wyandotte County Lake Park Updates
 - Rock wall rebuild: underway
 - Marshall Creek Bridge
 - Marina (operating in-house)



Park Development Opportunities

- Riverfront Park
 - Roughly 4 acres of parkland acquired
 - Funding needed
- Park in western WYCO/KCK
 - Land acquisition
 - Funding needed
- Riverview Park (15.8 acres)
 - Located at 100 S. 74th Street
 - Baseball/softball field complex
 - Previously utilized by Turner Recreation Commission
- Silver City Park (37.9 acres)
 - 2701 Ruby Avenue
- Coronado Park (64.7 acres)
 - Located at Freeman Ave & N. 52nd Street



Sunflower Hills Golf Course

- Sunflower Hills is an Enterprise Fund – managed by Parks but not funded from Parks Consolidated Fund
- Engaged Peckham Guyton Albers & Viets, Inc. (PGAV) for conceptual master planning and Clubhouse replacement feasibility study
- Anticipated timeline:
 - Fall/Winter 2025-2026: Kickoff/Preliminary planning
 - March: Stakeholder engagement
 - April: Gather information/assessment
 - May: Define program/feasibility update
 - June: Explore alternatives/project completion



WELCOME
TO
KENSINGTON

BONUS
POSS
PERIOD
HOME VISITOR

HAPPY
HALLOWEEN

Recreation Division

LABRERS
LOCAL 1000

Recreation Division: Overview

- Key Divisions
 - Administration
 - Marketing
 - Aquatics
 - Sports
 - Programming/Activities
- Facilities
 - 6 Community Centers
 - 3 Reservation Halls
 - 1 Pool
 - 1 Marina



Programs

- Department Programs
 - Organized and facilitated by UGPRD staff
 - 2026 Spring and Summer programs emphasis the World Cup to build community excitement
 - Department continues to offer
 - Adult/Youth Sports Leagues
 - Community Events (Donuts w/ Santa)
 - Classes (Ceramics, Art club, etc.)
- Instructor Contracts
 - Classes utilizing community center space but taught by independent contractors
 - The Department is always accepting instructor proposals for classes examples include
 - Fitness Class, Art class, etc.
- Special Events
 - Events open that charge a fee and/or is open to the public for participation

Sunflower Hills Golf Course
Nestled in Wyandotte County Park in Bonner Springs, Kansas, Sunflower Hills features a scenic 18-hole course and a junior course surrounded by rolling greens and natural beauty.
12200 Riverview Ave

Wyandotte County Historical Museum
Located in Wyandotte County Park, the Museum, open Monday through Saturday from 9 a.m. to 4 p.m., features special exhibits including Americans (May 30-July 3), exploring the American identity, locality, and stories of the Trail, Trail Teaching (May/June), highlighting the people behind the trail KCK, Trail Trail.
631 N 126th St

Kensington Park
2900 State Ave

AS THE GAMES HEAT UP, DIVE INTO OUR AQUATICS TO COOL OFF!

Parkwood Pool
850 Quinboro Blvd

Clifton Park
2300 Wilson Blvd

Eisenhower Park
2801 N 22nd St

The UGPRD opens its outdoor pool and four splash pads on May 23. Parkwood Pool is open Tue-Sat, 12-7 p.m. and Sun, 2-6 p.m., and the splash pads are open daily 9 a.m.-9 p.m.

Heathwood Park
1800 N 10th St

Pierson Park
3000 N 10th St

Follow us on Facebook to stay up to date:
Wyandotte County/KCK Parks and Recreation

Plus, get in touch and learn more:
(913) 573-8327 parksinfo@wycokck.org 5033 State Ave, KCK

Welcome to Wyandotte County/Kansas City, KS during World Cup season! Our Parks and Recreation Department offers something for everyone, from scenic parks and futsal courts to exciting World Cup themed activities and events. Whether you're here to cheer, play, or relax, there's plenty to enjoy beyond the matches.

WYANDOTTE COUNTY PARKS & RECREATION

www.wycokck.org/parks

EXPLORE WYCO PARKS

Wyandotte County Lake Park
91st St & Leavenworth Rd

Big 11 Lake Park
1060 State Ave

Kaw Point Park
4033 Fairfax Trwy

Kensington Park
2900 State Ave

Klamm Park
255 N 27th St

Rosedale Arch
3602 Springfield St

Wyandotte County Park
1907 St & State Ave

DID YOU KNOW?
Azura Amphitheater sits directly next to Wyandotte County Park in Bonner Springs and hosts major concerts and festivals.
Azura Amphitheater
633 N 180th St
For more information visit:
www.azuraamp.com

OUTDOOR FUTSAL COURTS

Ready to test your soccer skills? Visit our outdoor futsal courts across our parks and "Kick it in KCK!"

- Bethany Park 1160 Central Ave
- Clopper Park 3300 Powell Ave
- Garland Park 301 Roswell
- Highland Park 4101 State Ave
- J.C. Harmon High School 2400 Steele Rd
- Shawnee Park 729 Shawnee Ave
- St. Margaret's Park 230 S 7th St
- Welborn Park 2504 N 55th St
- Westheight Park 200 New Jersey Ave
- Wyandotte High School 2501 Minnesota Ave

UGPRD WORLD CUP ACTIVITIES & EVENTS

- **Soccer Nerf Wars**
 - Mar 19 (Beatrice L. Lee)
 - Apr 18 (Eisenhower)
- **Paint in the Park**
 - May 2 (Big 11 Lake)
 - Jun 13 (Pierson)
 - Jun 27 (Kensington)
- **Kids to Park Day**
 - May 16, Welborn Park
- **My Soccer Uniform**
 - Jun 3 (Beatrice L. Lee)
 - Jun 10 (Eisenhower)
 - Jun 17 (Armourdale)
- **Movies in the Park**
 - Jun 5, Eisenhower Park
- **Juneteenth in the Dotte**
 - Jun 13, Kaw Point Park
- **Shoobox Stadium Challenge**
 - Jun 13 (Armourdale)
 - Jun 24 (Doe E. Amayo)
- **Christmas in July**
 - Jul 18, Wyandotte County Lake Park

For addresses, event details, and registration, visit: wycokck.org/wycoparks

Summer Camp

- Summer camp is a core service of Parks and Recreation agencies
 - UGPRD has two licensed summer camp sites
 - 4 weeks at Eisenhower followed by 4 weeks at Beatrice L. Lee
 - Capacity for 45 youth per site
- Opportunity exists, but resources are needed
 - Facility improvements needed
 - Additional staff to meet required staff-to-camper ratio
 - Opportunities for partnership (RFP's, MOU's)

	Current Model	Opportunity Model
Staffing per site	6 seasonal 1 full time	8-10 seasonal 1 full time
Participants per site	45	Licensed up to 99
Licensed Sites	2	5-6
Youth Served	366 in 2025	2,500 +

Aquatics

Joe Delaney Learn to Swim Program

- Parkwood Pool has offered a free Learn to Swim program four consecutive years
- Program supported by G.E.H.A., YMCA and The Hunt Family Foundation
- To date 824 residents have participated in the program
- Parkwood Pool
 - Conditions Assessment completed in 2024 & presented to full commission May 2025

PARKWOOD POOL

Conditions Assessment

Kansas City, Kansas



MAY 21, 2024
WATERS EDGE AQUATIC DESIGN



WYCO Historical Museum

Background

- Founded in 1956 by Wyandotte County Historical Society
- Museum and archives of Wyandotte County—54,000 artifacts
- Three exhibit galleries, one public programs and rental space, and a research library
- Steward of information about the 20 abandoned cemeteries under UG of Wyandotte County care

Activities & Initiatives

- Celebrating KC Car Club History Event (8 Aug.)
- Indigenous Peoples' Day Event (10 Oct.)
- Building Healthy Engaged Communities through Historical Preservation Cemetery Program Series
- Stories of the Visit KCK Taco Trail project with KCKCC Professor Margolis and four students
- Plan to tell Native American story of Wyandotte County across the County during and beyond the Smithsonian *Americans* exhibit on view at the Museum during the World Cup in June
- Community & School programs and outreach exhibits
- Project to transform museum branding, website, interior, exhibits, and wayfinding—working with Multistudio



EDUCATING



PRESERVING



PARTNERING



TRANSFORMING

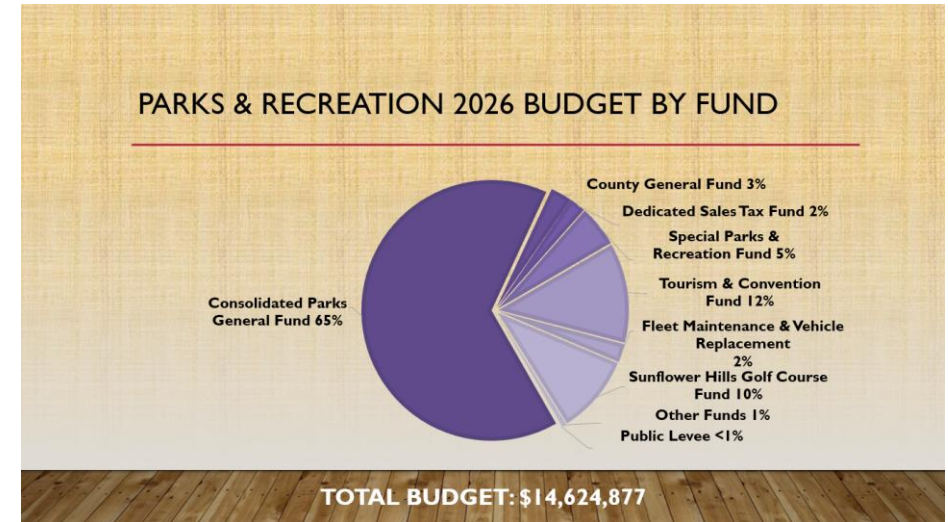


EXHIBITING



Funding

- The Department is supported largely by the Consolidated Parks Fund, i.e., Fund 113
- Fund 113 is a product of the following fund sources:
 - 34% (\$3,175,516) is levied from County tax revenue
 - 54% (\$5,000,000) is supported from the City General Fund
 - 11% (\$1,002,410) is sourced from Department fees
 - 1% (\$111,350) is made up miscellaneous revenue sources, including the Renaissance Festival payment
- Other key sources that support the Department include Funds 212, 221, and 223
- Cost recovery benchmarking
 - NRPA 2025 cost recovery for comparable agencies – 27%
 - UGPRD 2025 Cost Recovery – 8%



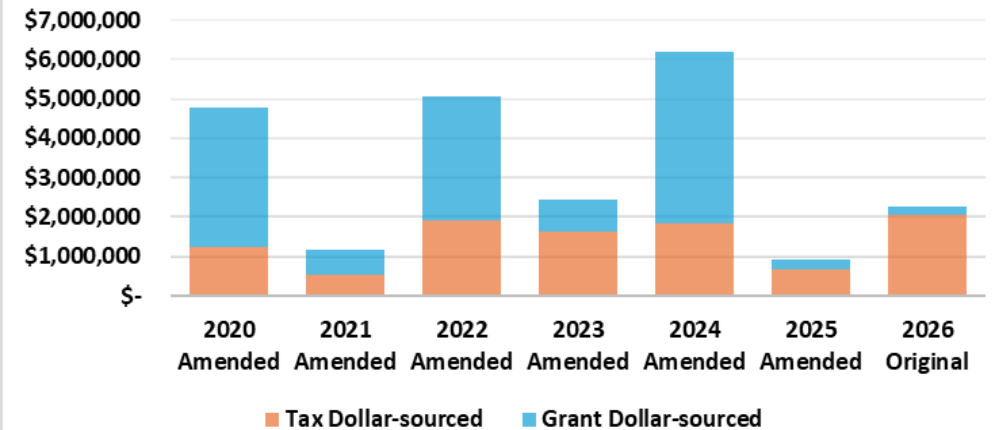
Key Funds for Parks & Recreation:

Fund	Fund Description	2026 Amount
Fund 113	Consolidated Parks Fund	\$9,532,875
Fund 212	Dedicated Sales Tax Fund	\$300,000
Fund 221	Special Parks & Recreation Fund	\$741,055
Fund 223	Tourism & Convention Fund	\$1,803,074

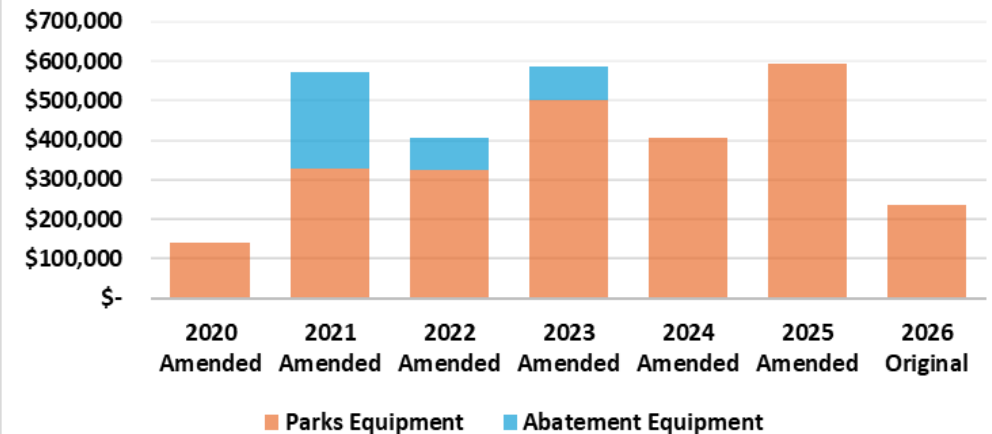
Recent Capital Investment

- Recent capital project investment has come from federal funds (\$12.3M):
 - 2020 – CARES Act (\$2.1M)
 - 2020 to 2024 – Community Development Block Grant (CDBG) (\$4.9M)
 - 2022 & 2024 – American Rescue Plan Act (ARPA) (\$3.9M)
 - 2023 & 2024 – Congressional Earmarks (\$1.4M)
- Local, state and community partners also contributed to capital projects
- Increased investment to replace aging equipment

CAPITAL PROJECT BUDGET: 2020 - 2026



CAPITAL EQUIPMENT BUDGET: 2020 - 2026



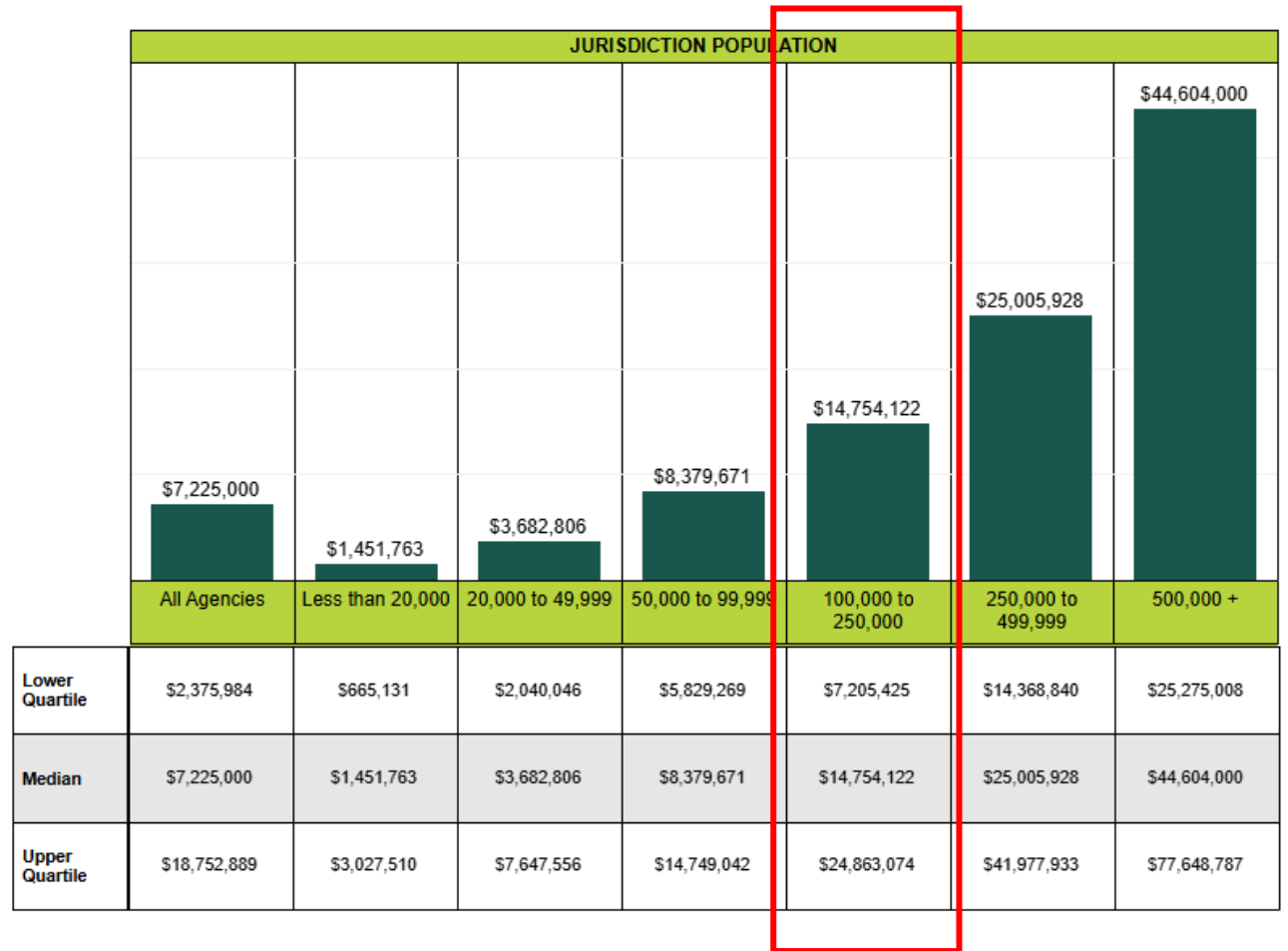
Note: Buildings & Logistics has overseen Abatement since 2025

National Recreation & Park Association 2025 Performance Review:

Annual Operating Expenditures

FIGURE 14: ANNUAL OPERATING EXPENDITURES

The typical park and recreation agency has annual operating expenditures of \$7,225,000.

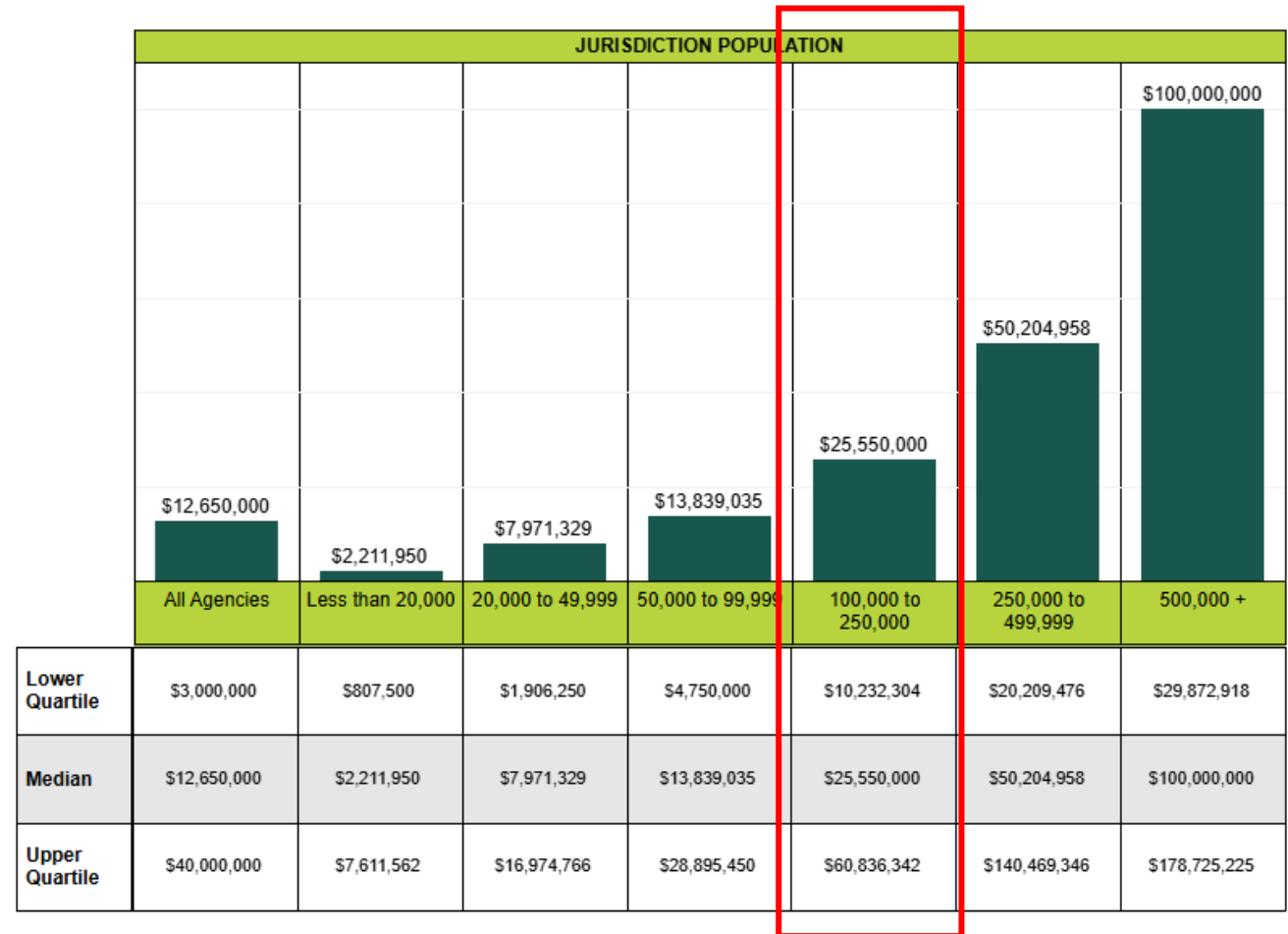


National Recreation & Park Association 2025 Performance Review:

Capital Budget Spending

FIGURE 23: FIVE-YEAR CAPITAL BUDGET SPENDING

The typical park and recreation agency has a five-year capital spending budget of \$12,650,000.



Grant Funding Opportunities

- Land Water Conversation Fund (LWCF) 2026 round is now open
 - Closes July 1, 2026
 - Requires 50/50 match
- Outdoor Recreation Legacy Program (ORLP) anticipated to reopen Spring 2026
 - Historically \$15 million ceiling per applicant per cycle
 - Requires 50/50 match



Challenges

Deferred maintenance

Dedicated capital funding

Vandalism

Staffing for centers and programming

Opportunities

Partnerships

Create great public spaces

Creative placemaking

Grants/development





Parks Are Economic Development: Klamm Park Case Study

- Improvements at Klamm Park:
 - New paved walking trail
 - New pickleball and tennis courts
 - New basketball courts
 - New lighting
- Directed private investment around Klamm Park
 - Collaboration with Community Development, Economic Development, Land Bank
- Six new homes under construction
- ~60 land bank parcels under option for new homes within half-mile:
 - Sutton Homes, Fairlane Homes, Habitat for Humanity, Build Wyco
- 300 homes planned in area north of Quindaro by CJR construction ~1 mile

QUESTIONS?

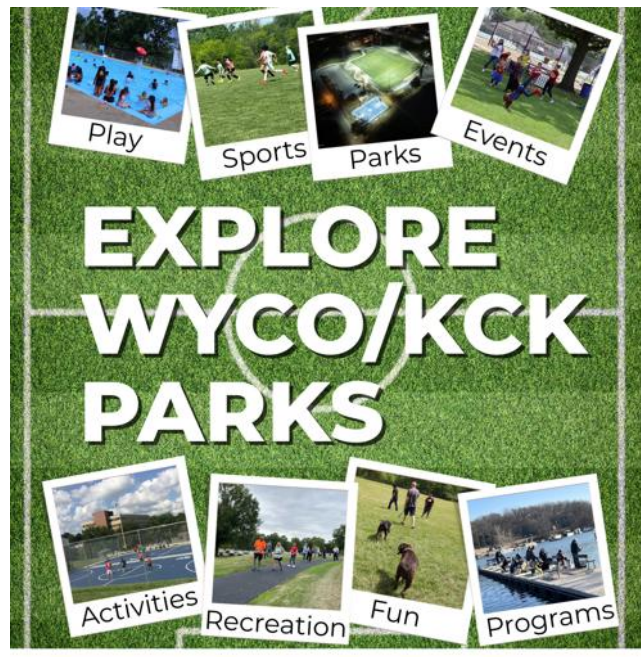


WYANDOTTE COUNTY/KANSAS CITY, KANSAS PARKS & RECREATION



UGPRD 2017 Parks Master Plan:
Investment Review – 2017 to 2026

Last Updated: Winter 2026




Play Sports Parks Events

EXPLORE WYCO/KCK PARKS

Activities Recreation Fun Programs

SPRING/SUMMER 2026 PARKS AND RECREATION GUIDE
Find ways to get involved in your community through WYCO Parks & Recreation



KICK IT IN KCK

WWW.WYCOKCK.ORG/WYCO PARKS

www.wycock.org/parks

Unified Government of Wyandotte County/Kansas City Kansas

2025 Amended - 2026 Budget



Department: Parks & Recreation

Department Expenditure Summary				
	2024 Actual	2025 Original	2025 Amended	2026 Budget
Personnel	\$6,003,238	\$7,314,668	\$6,545,322	\$7,239,279
Contractual Services	\$2,706,227	\$2,853,705	\$2,920,549	\$3,344,683
Commodities	\$1,128,291	\$1,070,043	\$1,070,043	\$1,064,243
Capital Outlay	\$5,767,349	\$1,789,000	\$2,095,500	\$2,133,000
Grants and Claims	\$6,357	\$7,562	\$7,562	\$7,562
Debt	\$403,655	0	0	0
Transfers Out	\$1,469,322	\$615,000	\$717,500	\$360,000
Miscellaneous / Other	0	\$1,110	\$1,110	\$1,110
Reserves & Contingencies	0	\$375,000	\$375,000	\$375,000
Total	\$17,484,439	\$14,026,087	\$13,732,586	\$14,524,877

Full Time Equivalent Positions				
	2024 Actual	2025 Original	2025 Amended	2026 Budget
Historical Museum	3.00	3.00	3.00	3.00
Park Administration	5.00	5.00	5.00	5.00
Parks	56.50	51.25	48.25	47.75
Recreation	27.00	26.00	24.00	24.50
Sunflower Hills Golf Course	4.75	4.75	5.50	5.50
Total	96.25	90.00	85.75	85.75

Expenditure By Fund				
	2024 Actual	2025 Original	2025 Amended	2026 Budget
FND110 - City - General	\$52,840	\$5,547	\$5,547	0
FND113 - Parks and Recreation	\$9,378,500	\$9,307,158	\$9,031,217	\$9,532,875
FND160 - County - General	\$470,919	\$374,115	\$375,916	\$386,282
FND212 - Dedicated Sales Tax	\$294,398	\$325,000	\$325,000	\$300,000
FND221 - Special Parks and Recreation	\$689,768	\$775,000	\$690,000	\$741,055
FND223 - Tourism & Convention Prom	\$483,944	\$838,817	\$698,498	\$1,803,074
FND225 - Community Development Grants	\$637,323	0	0	0
FND266 - Other Grants	\$3,013,887	0	0	0
FND269 - Gifts and Donations	\$15,635	\$88,375	\$88,375	\$88,375
FND560 - Sewer System		0	0	0
FND562 - Public Levee	\$30,447	\$10,000	\$10,000	\$10,000
FND565 - Sunflower Hills Golf Fund	\$1,239,159	\$1,674,577	\$1,915,534	\$1,428,217
FND635 - Fleet Maint & Vehicle Replace	\$399,475	\$627,500	\$592,500	\$235,000
FND971 - City Project Fund	\$128,228	0	0	0
FND972 - County Project Fund	\$127,132	0	0	0
FND990 - Internal Improvement	\$522,783	0	0	0
Total	\$17,484,439	\$14,026,087	\$13,732,586	\$14,524,877

Expenditure By Division				
	2024 Actual	2025 Original	2025 Amended	2026 Budget
Historical Museum	\$318,204	\$370,821	\$372,622	\$382,989
Park Administration	\$924,656	\$1,222,564	\$1,252,441	\$1,307,129
Park Rangers	\$155,056	0	0	0

Unified Government of Wyandotte County/Kansas City Kansas

2025 Amended - 2026 Budget

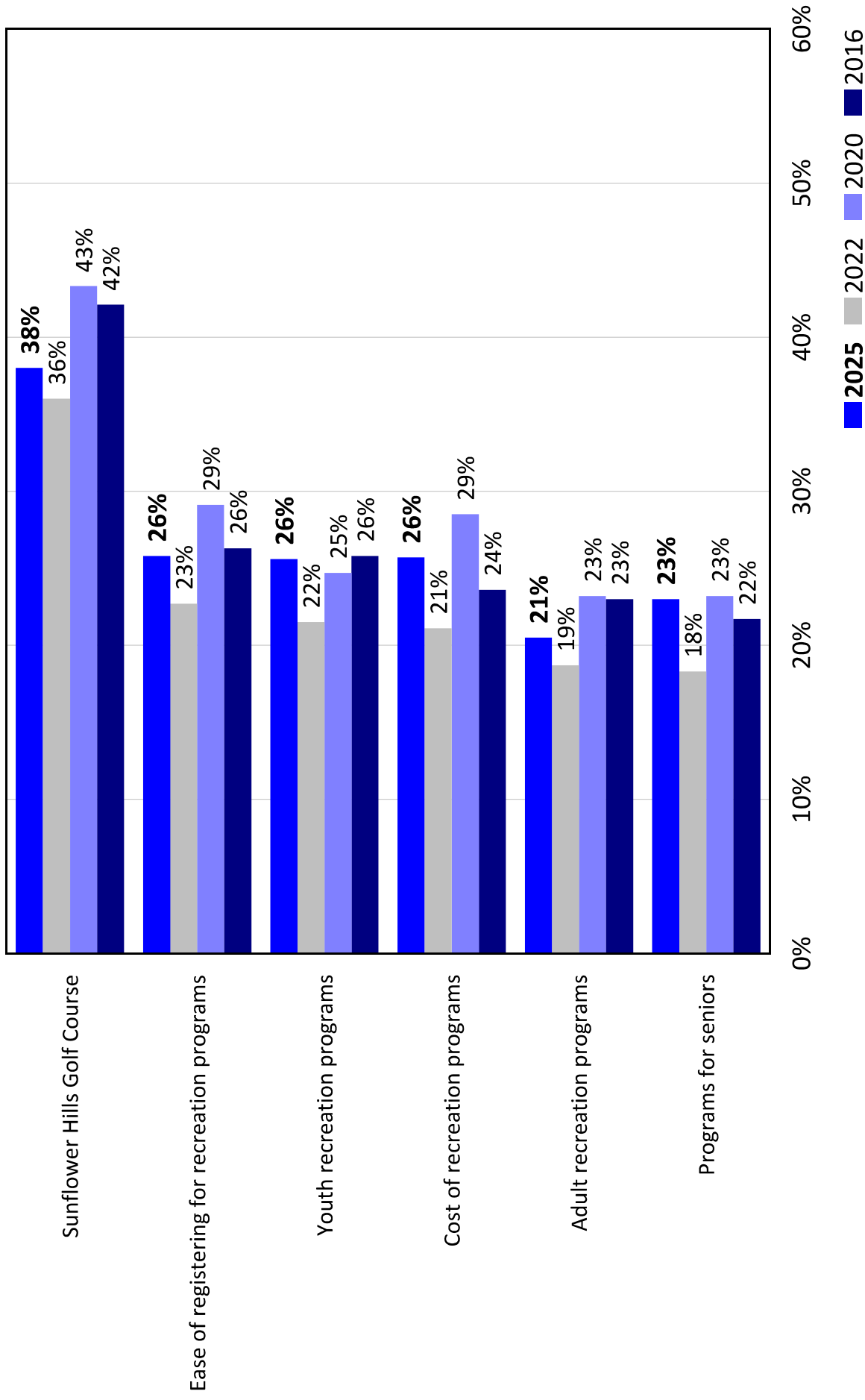


Parks	\$12,343,078	\$8,066,355	\$7,726,436	\$8,925,930
Property Maintenance		0	0	0
Recreation	\$2,490,060	\$2,591,770	\$2,465,553	\$2,480,613
Sunflower Hills Golf Course	\$1,253,385	\$1,774,577	\$1,915,534	\$1,428,217
Total	\$17,484,439	\$14,026,087	\$13,732,586	\$14,524,877

Satisfaction With Parks and Recreation

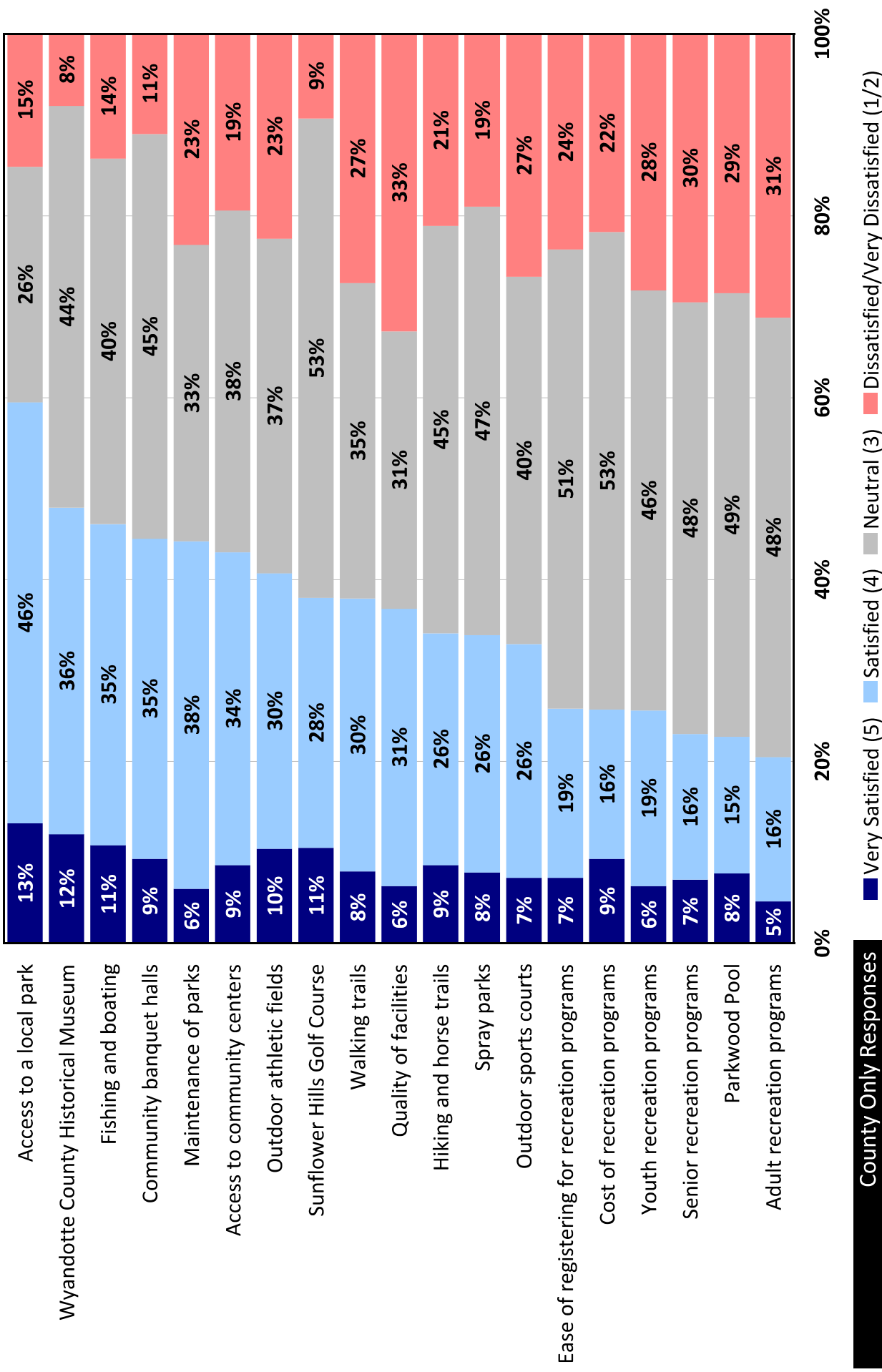
Trends: 2025, 2022, 2020, and 2016

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Q27. Parks and Recreation. Please rate your satisfaction with parks and recreation

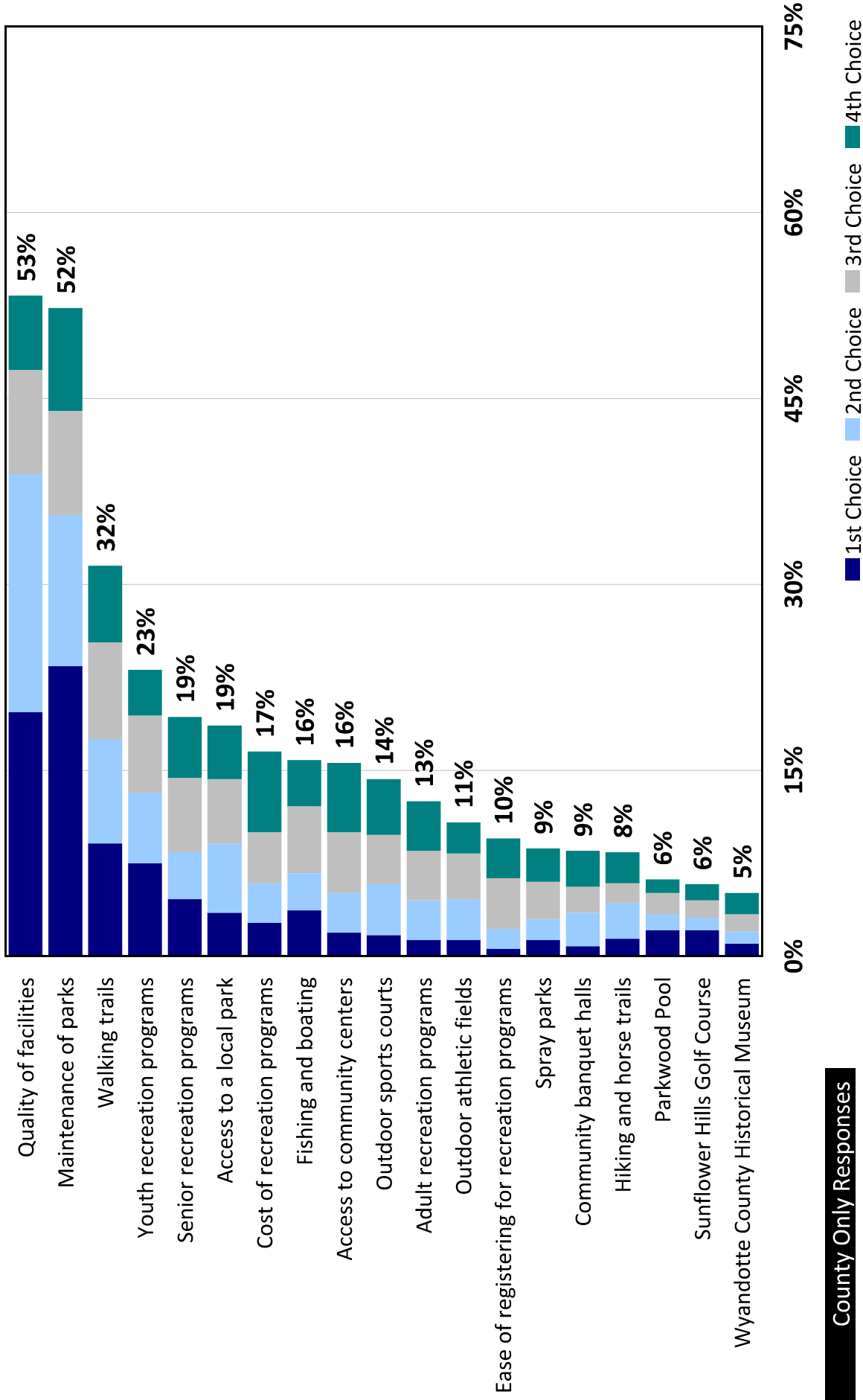
by percentage of respondents (excluding “don't know”)



County Only Responses

Q28. Parks & Recreation Priorities. Which FOUR services should receive the MOST EMPHASIS for improvement over the next TWO years?

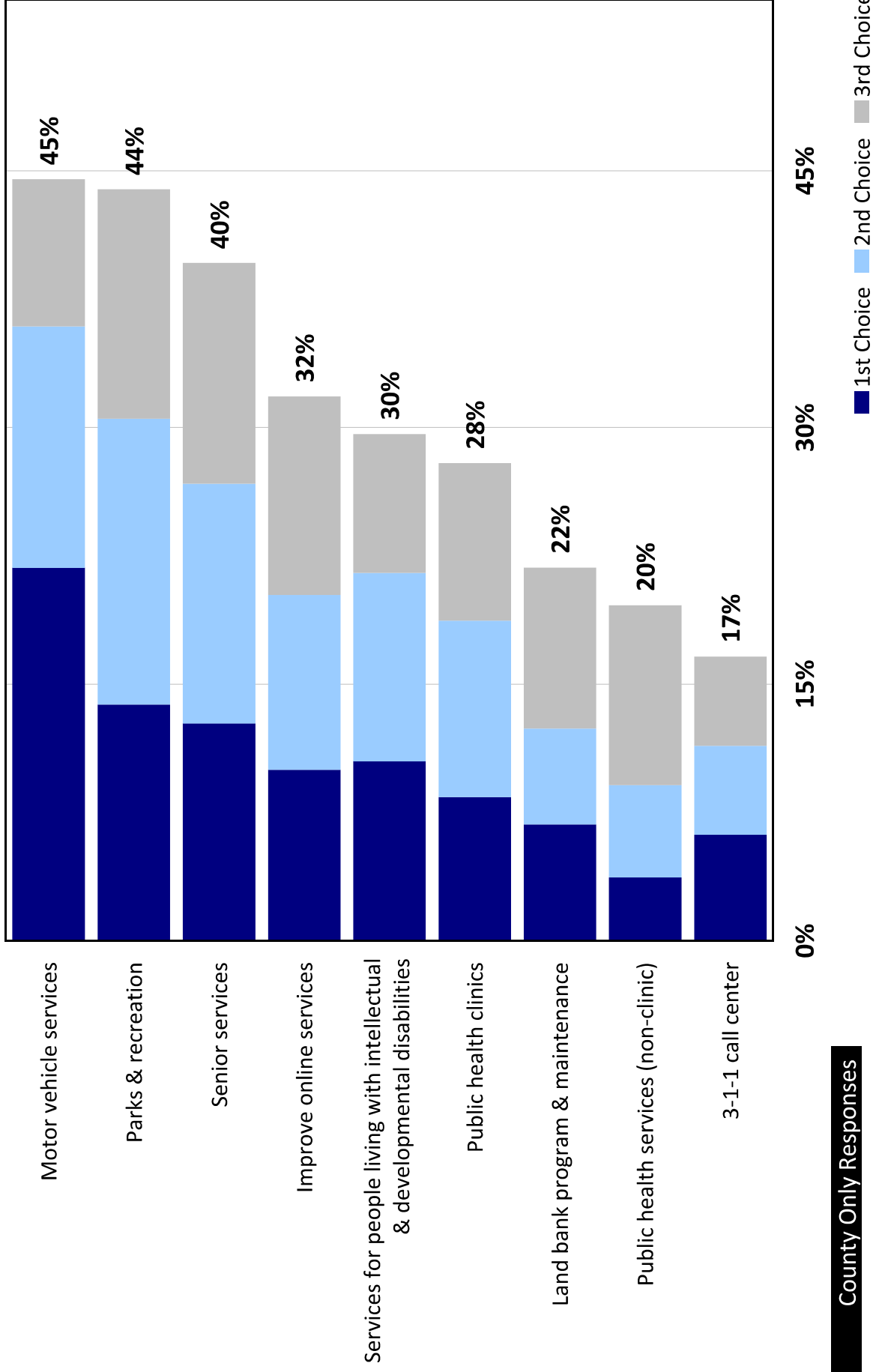
by percentage of respondents who selected the item as one of their top four choices



County Only Responses

Q29. County Services Priorities. Which **THREE** of the following do you think should be the UG's top priorities over the next year?

by percentage of respondents who selected the item as one of their top three choices





Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #4.3.		
RESOLUTION APPOINTING MICHAEL SUTTON AS LAND BANK CO-MANAGER		
BACKGROUND		
<p>Jud Knapp currently serves as the Land Bank Manager but requires assistance in meeting the duties and responsibilities of the position due to the volume of parcels in the inventory of the Wyandotte County Land Bank and demands for those parcels; Michael Sutton is an employee of the Unified Government and is able to act on behalf of the Board of Trustees as the Land Bank Co-Manager.</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution_Appoint LB Co-Manager		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION APPOINTING A LAND BANK CO-MANAGER

WHEREAS, the State of Kansas has provided that a county may establish a Land Bank in K.S.A. 19-26,104; and

WHEREAS, K.S.A. 19-26,104 further mandates that the county land bank is to be governed by a Board of Trustees; and

WHEREAS, the Board of Trustees may appoint such officers, agents and employees as required to perform its duties per K.S.A. 19-26,106; and

WHEREAS, Unified Government of Wyandotte County/Kansas City, Kansas Ordinance Section 2-173 established the Wyandotte County Land Bank as well as the Land Bank Board of Trustees which consists of the Mayor/CEO and the Commissioners of the Unified Government; and

WHEREAS, Unified Government of Wyandotte County/Kansas City, Kansas Ordinance Section 2-173 states that the Land Bank staff shall be furnished by the Unified Government; and

WHEREAS, Jud Knapp currently serves as the Land Bank Manager but requires assistance in meeting the duties and responsibilities of the position due to the volume of parcels in the inventory of the Wyandotte County Land Bank and demand for those parcels; and

WHEREAS, Michael Sutton is an employee of the Unified Government and is able to act on behalf of the Board of Trustees as the Land Bank Co-Manager.

NOW, THEREFORE, BE IT RESOLVED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES:

1. Michael Sutton is hereby appointed as Co-Manager of the Wyandotte County Land Bank, to have and to serve in said capacity until the position is deemed vacated.

2. The Mayor, the County Administrator, and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments, as may be necessary or desirable to carry out and comply with the intent of this Resolution.

3. This Resolution shall become effective upon passage by the Wyandotte County Land Bank Board of Trustees.

ADOPTED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES, THIS _____ DAY OF _____ 2026.

Christal E. Watson, Mayor/CEO

ATTEST:

Monica Sparks
Unified Government Clerk

APPROVED AS TO FORM:

Wendy M. Green
Deputy Chief Counsel



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;">Michael Sutton, Redevelopment Coordinator</div> mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #4.4.

LAND BANK OPTIONS - NO OPPOSITION (GROUPED FOR APPROVAL)

BACKGROUND

Item #	Name	Type	Address	Parcel
A 1	Will L Bowles	Single Family Home	2920 WASHINGTON AVE	077404
			2921 EVERETT AVE	077405
			2914 EVERETT AVE	910808
A 2	Will L Bowles	Single Family Home	2619 FREEMAN AVE	066215
			2615 H FREEMAN AVE	066238
			1515 N 27TH ST	066214
A 3	Cookie Francene Sutton	Single Family Home	2646 N 20TH ST	163115
			2748 N 21ST PL	162807
A 4	Juan Cisneros	Single Family Home	928 ORVILLE AVE	090358
			930 ORVILLE AVE	090357
A 5	First Wave Investments	Single Family Home	8822 CLEVELAND AVE	934707
A 6	First Wave Investments	Single Family Home	1904 S 73RD TER	051010
			7349 DOUGLAS AVE	051009

			1912 S 73 RD TER	051008
A 7	T&M General Construction LLC	Single Family Home	3253 N 48TH ST	916930
A 8	T&M General Construction LLC	Single Family Home	3412 N 40TH ST	167019
A 9	T&M General Construction LLC	Single Family Home	3520 DELAVAN AVE	167300
A10	Roger Avalos	Single Family Home	251 N EARLY ST	119803
A11	RA ENGINEERING CORP	Single Family Home	7951 SAVAGE DR	036712
			7941 SAVAGE DR	036711
A12	RA ENGINEERING CORP	Single Family Home	2401 R N 59TH ST	920318
A13	PILLAR KC LLC	Single Family Home	26 S MINNIE ST	139828
			110 S CHEROKEE ST	902320
A14	PILLAR KC LLC	Single Family Home	805 N 12TH ST	080816
A15	The Islas Fam LLC	Single Family Home	8 H N MILL ST	069012
A16	HBA Development	Single Family Home	3040 N 22ND ST	162102
			3038 N 22ND ST	162103
			3036 N 22ND ST	162104
			3034 N 22ND ST	162105
			3031 N 22ND ST	162485
			3029 N 22ND ST	162484
			3032 N 21ST ST	162481
A17	Brian Waterman	Single Family Home	4015 COLEMAN CT	062912
A18	Brian Waterman	Single Family Home	3551 FREEMAN AVE	064034
A19	Brian Waterman	Single Family Home	216 N 35TH ST	056607
			210 N 35TH ST	056605
			217 N 35TH ST	056719

B 1	Matos Group LLC	Multi-Family	2927 N 12TH ST	106508
			2931 N 12TH ST	106506
			2943 N 12TH ST	106502
			2945 N 12TH ST	106501
			2935 R N 12TH ST	106507
			2918 N BETHANY ST	106517
C 1	Tariq Mehmood	Commercial	3808 LEAVENWORTH RD	913311
C 2	Juniors Lawn Care	Commercial	2515 N 63RD ST	001000
C 3	Food Incorp	Commercial	2059 N 12TH ST	906507

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

NCD Memo Land Bank Options 03.02.26_No Opposition

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

701 North 7th St., 4th Floor
 Kansas City, Kansas 66101

Phone: (913) 573-5472
 Fax: (913) 573-5745
 Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: February 20, 2026

SUBJECT: Land Bank Options - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below
<https://gisapp.wycokck.org/Landbank.html>

Item #	Name	Type	Address	Parcel
A 1	Will L Bowles	Single Family Home	2920 WASHINGTON AVE	077404
			2921 EVERETT AVE	077405
			2914 EVERETT AVE	910808
A 2	Will L Bowles	Single Family Home	2619 FREEMAN AVE	066215
			2615 H FREEMAN AVE	066238
			1515 N 27TH ST	066214
A 3	Cookie Francene Sutton	Single Family Home	2646 N 20TH ST	163115
			2748 N 21ST PL	162807
A 4	Juan Cisneros	Single Family Home	928 ORVILLE AVE	090358
			930 ORVILLE AVE	090357
A 5	First Wave Investments	Single Family Home	8822 CLEVELAND AVE	934707
A 6	First Wave Investments	Single Family Home	1904 S 73RD TER	051010
			7349 DOUGLAS AVE	051009
			1912 S 73 RD TER	051008

Item #	Name	Type	Address	Parcel
A 7	T&M General Construction LLC	Single Family Home	3253 N 48TH ST	916930
A 8	T&M General Construction LLC	Single Family Home	3412 N 40TH ST	167019
A 9	T&M General Construction LLC	Single Family Home	3520 DELAVAN AVE	167300
A10	Roger Avalos	Single Family Home	251 N EARLY ST	119803
A11	RA ENGINEERING CORP	Single Family Home	7951 SAVAGE DR	036712
			7941 SAVAGE DR	036711
A12	RA ENGINEERING CORP	Single Family Home	2401 R N 59TH ST	920318
A13	PILLAR KC LLC	Single Family Home	26 S MINNIE ST	139828
			110 S CHEROKEE ST	902320
A14	PILLAR KC LLC	Single Family Home	805 N 12TH ST	080816
A15	The Islas Fam LLC	Single Family Home	8 H N MILL ST	069012
A16	HBA Development	Single Family Home	3040 N 22ND ST	162102
			3038 N 22ND ST	162103
			3036 N 22ND ST	162104
			3034 N 22ND ST	162105
			3031 N 22ND ST	162485
			3029 N 22ND ST	162484
			3032 N 21ST ST	162481
A17	Brian Waterman	Single Family Home	4015 COLEMAN CT	062912
A18	Brian Waterman	Single Family Home	3551 FREEMAN AVE	064034
A19	Brian Waterman	Single Family Home	216 N 35TH ST	056607
			210 N 35TH ST	056605
			217 N 35TH ST	056719
B 1	Matos Group LLC	Multi-Family	2927 N 12TH ST	106508
			2931 N 12TH ST	106506
			2943 N 12TH ST	106502
			2945 N 12TH ST	106501
			2935 R N 12TH ST	106507
			2918 N BETHANY ST	106517
C 1	Tariq Mehmood	Commercial	3808 LEAVENWORTH RD	913311
C 2	Juniors Lawn Care	Commercial	2515 N 63RD ST	001000
C 3	Food Incorp	Commercial	2059 N 12TH ST	906507



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;">Michael Sutton, Redevelopment Coordinator</div> mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #4.5.

LAND BANK PROPERTY TRANSFERS — NO OPPOSITION (GROUPED FOR APPROVAL)

BACKGROUND

Item	Name	Type	Address	Parcel
PT 1	Hector Roman Rosales	Garden	1931 N 17TH ST	116407
PT 2	J. Librado Ruiz Ayala	Yard Extension—Commercial	1128 OSAGE AVE	072531
			1130 OSAGE AVE	072532
PT 3	Austin Jones	Yard Extension	750 SANDUSKY AVE	081471
PT 4	Tina M. Jones	Yard Extension	2024 QUINDARO BLVD	162442
PT 5	Transfer to UG	Property Transfer	2040 N 3RD ST	094678
			311 STEWART AVE	094682
			315 STEWART AVE	094681
PT 6	Transfer to UG	Property Transfer	2809 R N 26TH ST	163372

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

NCD Memo Land Bank Property Transfers 03.02.26 No Opposition

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

701 North 7th St., 4th Floor
 Kansas City, Kansas 66101

Phone: (913) 573-5472
 Fax: (913) 573-5745
 Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: February 20, 2026

SUBJECT: Land Bank Property Transfers - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below <https://gisapp.wycokck.org/Landbank.html>

Item	Name	Type	Address	Parcel
PT 1	Hector Roman Rosales	Garden	1931 N 17TH ST	116407
PT 2	J. Librado Ruiz Ayala	Yard Extension-Commercial	1128 OSAGE AVE	072531
			1130 OSAGE AVE	072532
PT 3	Austin Jones	Yard Extension	750 SANDUSKY AVE	081471
PT 4	Tina M. Jones	Yard Extension	2024 QUINDARO BLVD	162442
PT 5	Transfer to UG	Property Transfer	2040 N 3RD ST	094678
			311 STEWART AVE	094682
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PT 6	Transfer to UG	Property Transfer	2809 R N 26TH ST	163372



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #4.6.		
RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR REMEDIATION OF CONTAMINATION		
BACKGROUND		
Requesting a hold for the remediation of 54 contaminated parcels located in the Douglass/Sumner neighborhood.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution for Hold for Remediation, EX B for Reso		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-26

**A RESOLUTION
AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD
SPECIFIED PROPERTIES FOR REMEDIATION OF CONTAMINATION**

WHEREAS, the Unified Board of Commissioners of Wyandotte County/Kansas City, Kansas, by way of Resolution No. R-21-99, established the Wyandotte County Land Bank and provided that it would be guided in its affairs by a Board of Trustees consisting of the Mayor/Chief Executive and the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas; and

WHEREAS, the Wyandotte County Land Bank Board of Trustees is solely authorized, pursuant to K.S.A. 19-26,110 and Sec. 2-173 of the Unified Government Ordinances, to sell or dispose of any property acquired by the Wyandotte County Land Bank; and

WHEREAS, a purpose of the Wyandotte County Land Bank is to return blighted and vacant properties to a productive use; and

WHEREAS, the Wyandotte County Land Bank previously partnered with the Environmental Protection Agency (EPA) in 2025 to perform Phase I and Phase II Environmental Site Assessments on 200 parcels in its inventory in the Douglass/Sumner neighborhoods for contamination, which revealed that approximately one quarter of these parcels had different levels of contamination requiring different methods of remediation; and

WHEREAS, the Wyandotte County Land Bank is seeking grant funding to pursue remediation of these parcels which will make them unavailable for a property transfer or the option program until such time as the contamination on the parcel is remediated or a plan for remediation is formed which may become part of the development of the parcel.

NOW, THEREFORE, be it resolved by the Wyandotte County Land Bank Board of Trustees that:

1. The Wyandotte County Land Bank shall hold the parcels in the list attached hereto as Exhibit A and depicted on the map attached hereto as Exhibit B (as shown by the parcels highlighted with purple) for the purpose of either remediation of the contamination of the parcel or for the development of a remediation plan which may be incorporated into the development of the parcel.

2. Because the form of and level of contamination varies among the parcels, the types of remediation required for the parcels will also vary. As such, the period of the hold for each parcel will depend on the remediation needs of each parcel. Therefore, the initial hold period shall last for one year, at which time this item will be brought back before the Wyandotte County Land Bank Board of Trustees for an update and extension if needed for any of the parcels.

3. This Resolution shall become effective upon passage by the Wyandotte County Land Bank Board of Trustees.

ADOPTED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES THIS _____ DAY OF _____ 2026.

Christal E. Watson
Mayor/Chief Executive Officer

ATTEST:

Monica Sparks
Unified Government Clerk

APPROVED AS TO FORM:

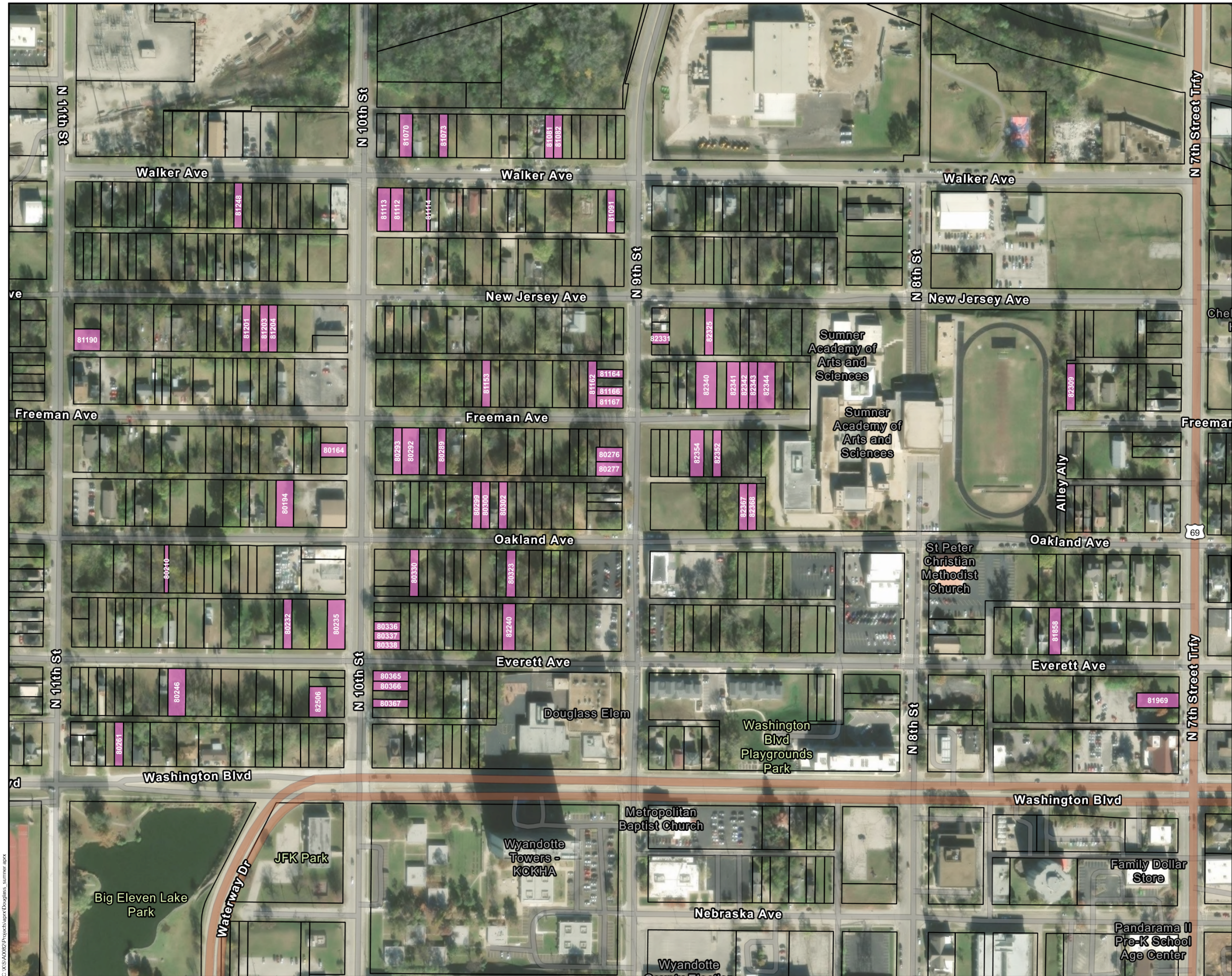
Wendy M. Green
Deputy Chief Counsel

EXHIBIT A



Address	Owner	Parcel	Date Acquired
1518 N 10th St.	WYCO LAND BANK	080164	1/10/2020
1403 N 10th St.	WYCO LAND BANK	080337	1/23/2009
1401 N 10th St.	WYCO LAND BANK	080338	2/13/2009
1405 N 10th St.	WYCO LAND BANK	080336	1/23/2009
1311 N 10th St.	WYCO LAND BANK	080367	1/23/2009
1315 N 10th St.	WYCO LAND BANK	080366	8/7/2008
1317 N 10th St.	WYCO LAND BANK	080365	8/27/2008
1312 R N 10th St.	WYCO LAND BANK	082506	7/12/2019
1410 N 10th St. (1404 N 10th St.)	WYCO LAND BANK	080235	7/12/2019
1316 N 7th St.	WYCO LAND BANK	081969	1/23/2009
950 Walker Ave.	WYCO LAND BANK	081070	9/6/2017
955 Walker Ave.	WYCO LAND BANK	081113	9/6/2017
951 Walker Ave.	WYCO LAND BANK	081112	9/6/2017
941 Freeman Ave.	WYCO LAND BANK	080289	1/23/2009
949 Freeman Ave.	WYCO LAND BANK	080293	1/23/2009
947 Freeman Ave.	WYCO LAND BANK	080292	1/23/2009
1613 N 9th St.	WYCO LAND BANK	082331	1/23/2009
1606 N 9th St.	WYCO LAND BANK	081164	1/23/2009
1602 N 9th St.	WYCO LAND BANK	081166	1/23/2009
1516 N 9th St.	WYCO LAND BANK	080276	1/23/2009

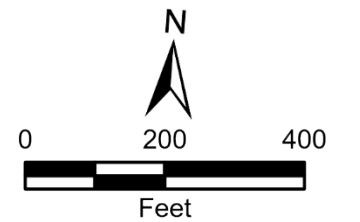
1512 N 9th St.	WYCO LAND BANK	080277	1/23/2009
1600 N 9th St.	WYCO LAND BANK	081167	2/25/2021
728 Everett Ave.	WYCO LAND BANK	081858	6/6/2002
924 Everett Ave.	WYCO LAND BANK	082240	1/23/2009
826 Freeman Ave.	WYCO LAND BANK	082344	9/6/2017
832 Freeman Ave.	WYCO LAND BANK	082342	12/13/2011
830 Freeman Ave.	WYCO LAND BANK	082343	12/13/2011
837 Freeman Ave.	WYCO LAND BANK	082352	1/23/2009
834 Freeman Ave.	WYCO LAND BANK	082341	12/13/2011
843 Freeman Ave.	WYCO LAND BANK	082354	12/13/2011
726 Freeman Ave.	WYCO LAND BANK	082309	8/27/2008
930 Freeman Ave.	WYCO LAND BANK	081153	6/2/2010
906 Freeman Ave.	WYCO LAND BANK	081162	8/23/2006
840 Freeman Ave.	WYCO LAND BANK	082340	12/13/2011
839 New Jersey Ave.	WYCO LAND BANK	082325	1/23/2009
830 Oakland Ave.	WYCO LAND BANK	082368	2/13/2009
832 Oakland Ave.	WYCO LAND BANK	082367	1/23/2009
947 Oakland Ave.	WYCO LAND BANK	080330	1/23/2009
926 Oakland Ave.	WYCO LAND BANK	080302	1/23/2009
925 Oakland Ave.	WYCO LAND BANK	080323	1/23/2009
942 Walker Ave.	WYCO LAND BANK	081073	6/6/2002
916 Walker Ave.	WYCO LAND BANK	081082	1/23/2009

945 H Walker Ave.	WYCO LAND BANK	081114	1/23/2009
903 Walker Ave.	WYCO LAND BANK	081091	1/23/2009
1052 Washington Blvd.	WYCO LAND BANK	080261	7/12/2019
1613 N 11th St.	WYCO LAND BANK	081190	6/12/2009
1010 Everett Ave.	WYCO LAND BANK	080232	7/12/2019
1037 Everett Ave.	WYCO LAND BANK	080246	11/2/2006
1017 New Jersey Ave.	WYCO LAND BANK	081204	7/12/2019
1023 New Jersey Ave.	WYCO LAND BANK	081201	10/29/2013
1019 New Jersey Ave.	WYCO LAND BANK	081203	2/25/2021
1014 H Oakland Ave. (1012 Oakland Ave.)	WYCO LAND BANK	080194	10/3/2019
1041 Oakland Ave.	WYCO LAND BANK	080210	2/25/2021
1025 Walker Ave.	WYCO LAND BANK	081248	10/3/2019



Legend

-  Parcel boundary
-  Priority site



Source:
 Esri, ArcGIS Online, World Imagery, 2024
 GeoSpatial Services of the Unified Government
 of Wyandotte County/Kansas City, KS, Parcel Dataset, 2023

**Douglass Sumner Neighborhood
 Wyandotte County, Kansas**





Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #4.7.		
RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR THE KSU LEAD STUDY		
BACKGROUND		
Requesting to hold 10 parcels that are to be included for lead testing in partnership with Kansas State University.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution for Hold for KSU Lead Study, Presentation for DS and KSU hold request		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-26

**A RESOLUTION
AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD
SPECIFIED PROPERTIES FOR THE KSU LEAD STUDY**

WHEREAS, the Unified Board of Commissioners of Wyandotte County/Kansas City, Kansas, by way of Resolution No. R-21-99, established the Wyandotte County Land Bank and provided that it would be guided in its affairs by a Board of Trustees consisting of the Mayor/Chief Executive and the Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas; and

WHEREAS, the Wyandotte County Land Bank Board of Trustees is solely authorized, pursuant to K.S.A. 19-26,110 and Sec. 2-173 of the Unified Government Ordinances, to sell or dispose of any property acquired by the Wyandotte County Land Bank; and

WHEREAS, a purpose of the Wyandotte County Land Bank is to return blighted and vacant properties to a productive use; and

WHEREAS, the Wyandotte County Land Bank is partnering with Kansas State University to test and study certain parcels in its inventory for the presence of lead which will make them unavailable for a property transfer or the option program.

NOW, THEREFORE, be it resolved by the Wyandotte County Land Bank Board of Trustees that:

1. The Wyandotte County Land Bank shall hold the following properties held by it (as depicted by the blue dots on the maps attached hereto as Exhibit A) for the Kansas State University Lead Study for a period of two years:

901 Ella Avenue – Parcel No. 092918
905 Ella Avenue – Parcel No. 092925
95 N Mill Street – Parcel No. 093305
1015 Oakland Avenue – Parcel No. 080200
1019 Oakland Avenue – Parcel No. 080201
1023 Oakland Avenue – Parcel No. 080202
1011 Everett Avenue – Parcel No. 080240
1013 Everett Avenue – Parcel No. 080241
1952 North 16th Street – Parcel No. 098556
1954 North 16th Street – Parcel No. 098555

2. This Resolution shall become effective upon passage by the Wyandotte County Land Bank Board of Trustees.

ADOPTED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF TRUSTEES THIS _____ DAY OF _____ 2026.

Christal E. Watson
Mayor/Chief Executive Officer

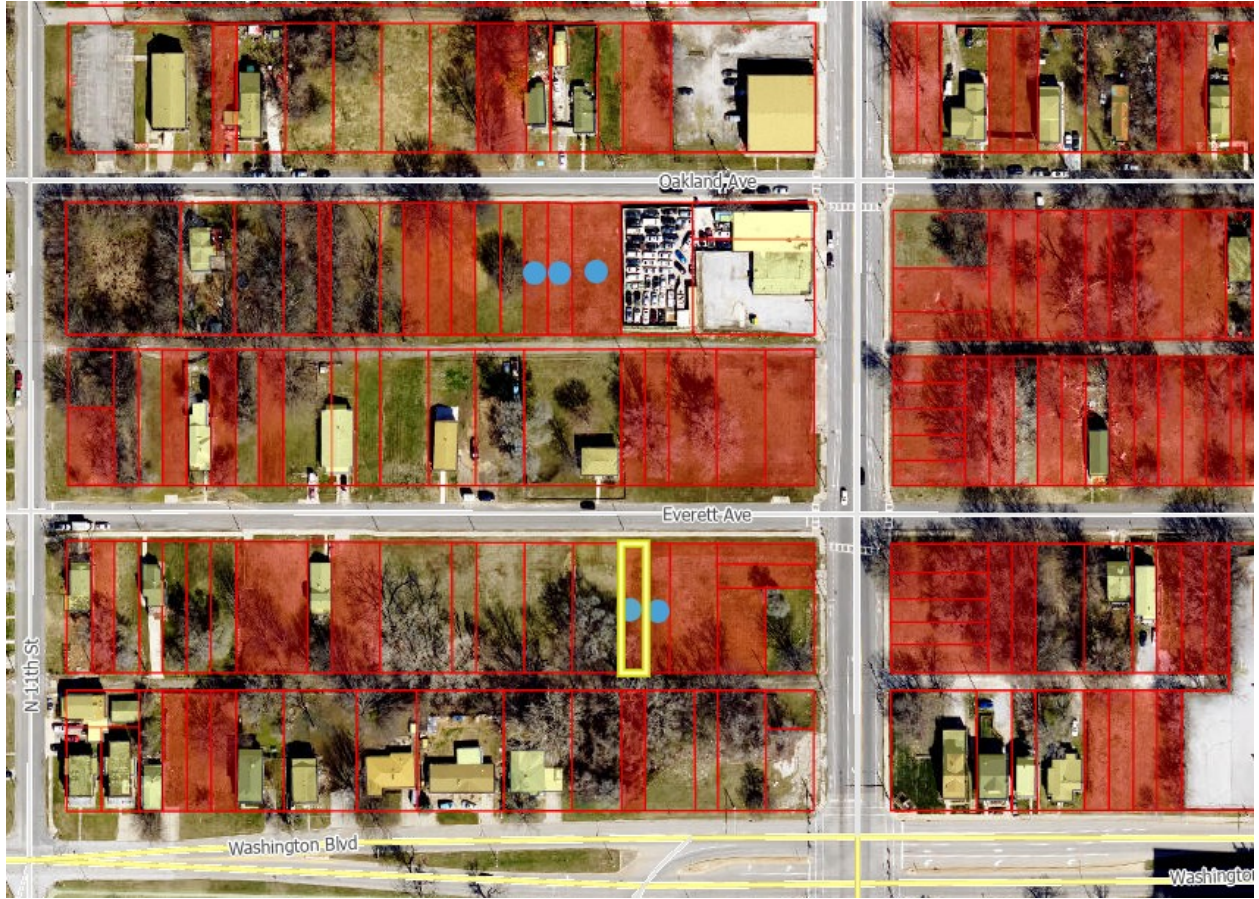
ATTEST:

Monica Sparks
Unified Government Clerk

APPROVED AS TO FORM:

Wendy M. Green
Deputy Chief Counsel

EXHIBIT A

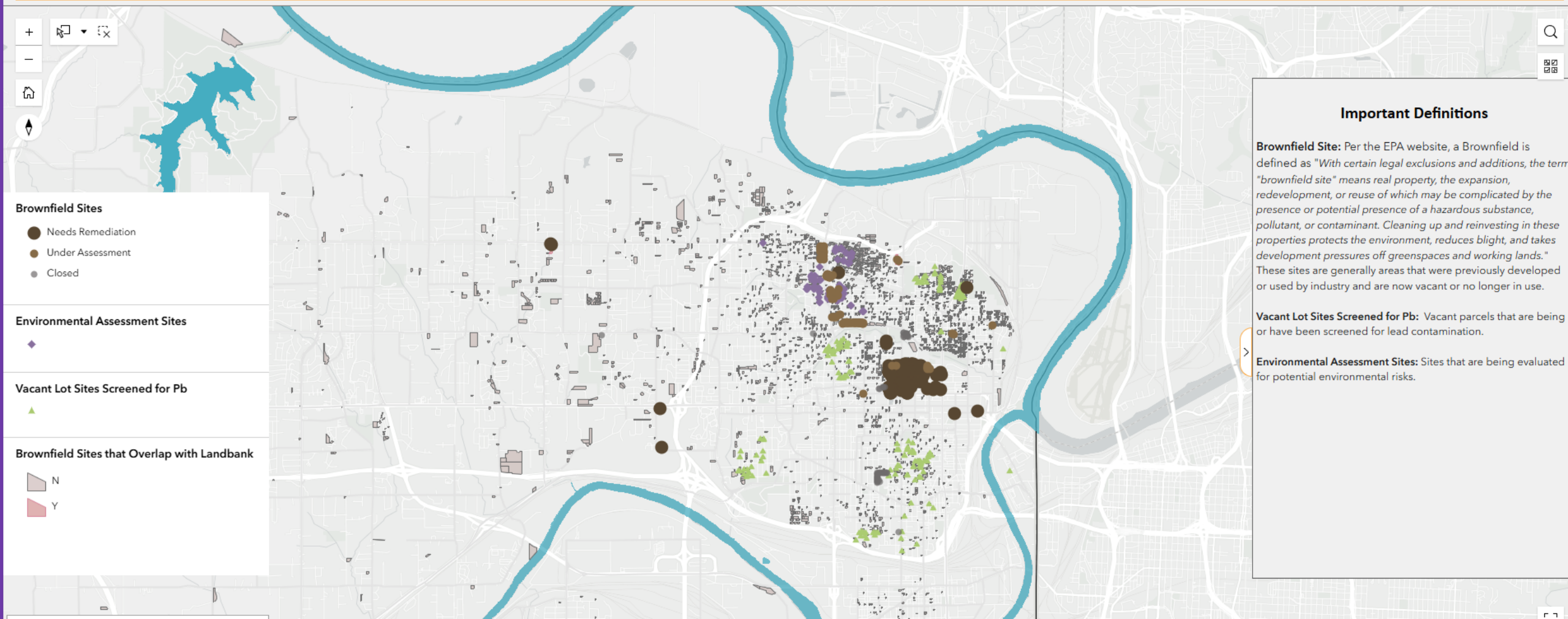








**Parcel Holds Requests:
K-State University Lead
Study and
Douglass/Sumner
Remediation**



Important Definitions

Brownfield Site: Per the EPA website, a Brownfield is defined as "With certain legal exclusions and additions, the term "brownfield site" means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands." These sites are generally areas that were previously developed or used by industry and are now vacant or no longer in use.

Vacant Lot Sites Screened for Pb: Vacant parcels that are being or have been screened for lead contamination.

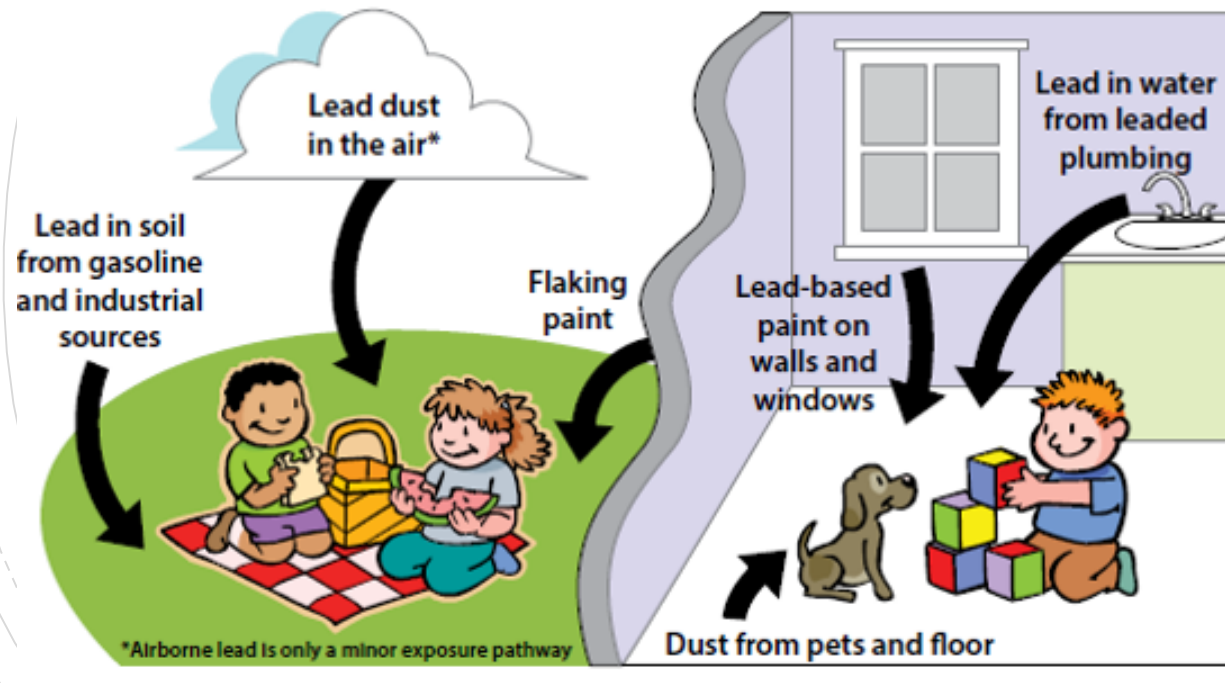
Environmental Assessment Sites: Sites that are being evaluated for potential environmental risks.

ONLINE MAP NOW LIVE

K-STATE STUDY OVERVIEW

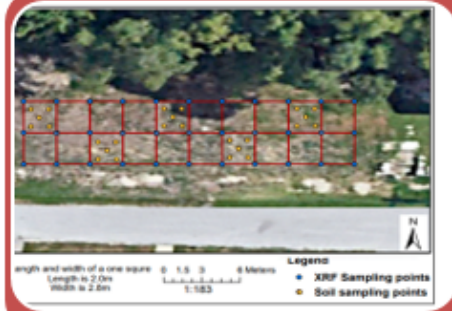
THE PROBLEM

Urban soil lead contamination:
Pre-1970s buildings (removed and existing),
roadside soils, industrial activities, etc.





K-STATE STUDY OVERVIEW



Initial site screening and soil amendment
Screening through lab studies



Test plot installation with select soil amendments



Continuous monitoring of amendment efficacy in reducing bioavailability for ~30 months

Bioavailability

Describes the fraction of the substance(s) of concern in soil that is accessible to an organism (human or plants) for absorption



K-STATE STUDY OVERVIEW



619 Parallel Avenue, March 20, 2025



Marking grids for screening



Screening with P-XRF



Sampling soil for laboratory analysis



K-STATE STUDY OVERVIEW



REQUEST: HOLD TEN (10) PARCELS (see parcels to the right) FOR TWO YEAR STUDY PERIOD

901 Ella Ave – 092918

905 Ella Ave – 092925

95 N Mill St – 093305

1015 Oakland Ave – 080200

1019 Oakland Ave – 080201

1023 Oakland Ave – 080202

1011 Everett Ave – 080240

1013 Everett Ave – 080241

1952 North 16th Street

1954 North 16th Street



DOUGLASS/SUMNER PROJECT OVERVIEW



**Douglass/
Sumner** Neighborhood
Kansas City, Kansas
Land Bank Strategy

2023



2023-2024

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**'K SITE – DOUGLASS SUMNER NEIGHBORHOOD
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
TARGETED BROWNFIELDS ASSESSMENT (TBA)**

2024-2025

PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA)

**DOUGLASS SUMNER NEIGHBORHOOD SITE
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
TARGETED BROWNFIELDS ASSESSMENT (TBA)**

2025-2026



DOUGLASS/SUMNER PROJECT OVERVIEW



PUBLIC MEETING

13 JANUARY 2026
5:30PM-6:30PM
BOULEVARD LOFTS
COMMUNITY ROOM
800 WASHINGTON BLVD, KCK

QUESTIONS? CONTACT:

Alyssa Marcy
913-573-5755
amarcy@wycokck.org



Learn More about the Unified
Government's Application to 2026 EPA
Brownfields Grant for Cleanup
Activities in Northeast Kansas City,
Kansas

On January 28, 2026, the UG applied for an EPA Brownfields Cleanup Grant for \$3.7M to cleanup the 54 contaminated parcels.

Environmental Protection Agency (EPA) Brownfields Grant Competition

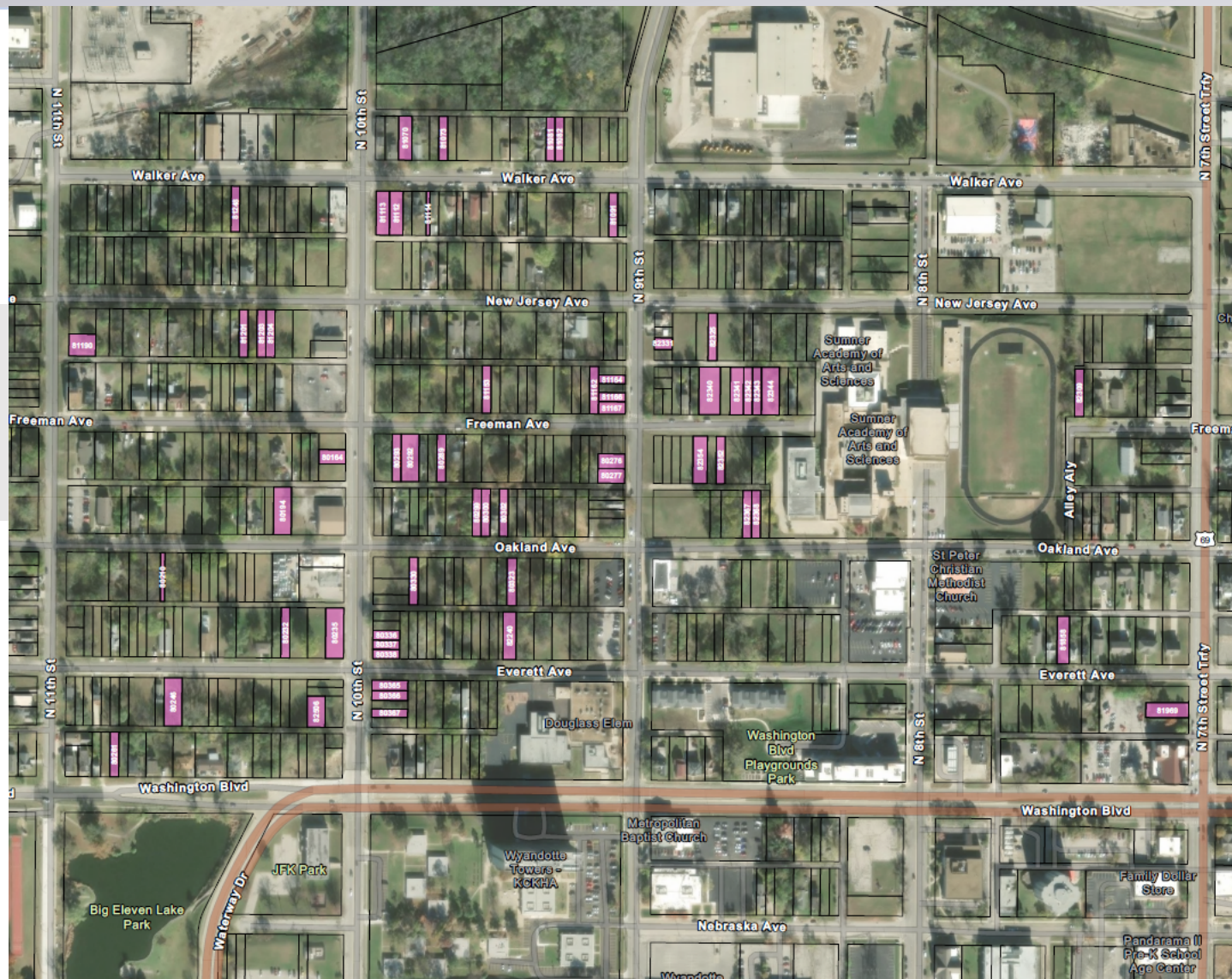
UG APPLICATION FOR CLEANUP IN NORTHEAST KANSAS CITY, KANSAS (KCK)



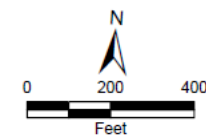
DOUGLASS/SUMNER PROJECT OVERVIEW



REQUEST: HOLD 54 PARCELS UNTIL REMEDIATION IS COMPLETE



Legend
Parcel boundary
Priority site



Source: Esri, ArcGIS Online, World Imagery, 2024
Geographical Services of the Unified Government of Wyandotte County/Kansas City, KS, Parcel Dataset, 2023

Douglass Sumner Neighborhood
Wyandotte County, Kansas





QUESTIONS?



Alyssa Marcy

amarcy@wycokck.org

913-573-5755

www.wycokck.org/brownfields

