



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, May 4, 2026

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

- 1. Call to Order/Roll Call**
- 2. Revisions to May 4, 2026, Agenda**
- 3. Approval of standing committee minutes from June 30, 2025, and March 2, 2026.**
- 4. Committee Agenda**

4.1 UPDATE: K-STATE EXTENSION SERVICES OVERVIEW

Synopsis: An annual update by the K-State Extension Office on projects, programs, accomplishments, challenges, and upcoming priorities.

For Information Only.

Tracking #: 21203

4.2 UPDATE: NEIGHBORHOOD RESOURCE CENTER

Synopsis: An update on the Neighborhood Resource Center Department programs, accomplishments, challenges, and upcoming priorities/goals

For Information Only.

Tracking #: 21196

4.3 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.

Item #	Name	Type	Address	Parcel
A 1	Juan Cisneros	Single Family Home	2110 N 51ST ST	917814
A 2	Mill Creek Builders Inc	Single Family Home	2024 N 76TH TER	011613
A 3	Mill Creek Builders Inc	Single Family Home	5667 PARKVIEW AVE	027251
A 5	Mill Creek Builders Inc	Single Family Home	900 N 47TH TER	916408
			4220 ORVILLE AVE	059619
			4218 ORVILLE AVE	059616
A 6	Mill Creek Builders Inc	Single Family Home	1411 N 32ND ST	063575
			1531 N 34TH ST	064065
			1603 N 23RD ST	066106
A 7	RA Engineering Corp	Single Family Home	6214 TROUP AVE	004042
A 9	HBA Development	Single Family Home	3052 N 21ST ST	162474
			3048 N 21ST ST	162476
			3055 N 21ST ST	162455
			3053 N 21ST ST	162454
			3051 N 21ST ST	162453
A 10	Blair Whaley	Single Family Home	2921 S 53RD ST	028397
A 12	DLR Construction LLC	Single Family Home	112 S 17TH ST	066310
A 13	Juan Cisneros	Single Family Home	1244 OSAGE AVE	072354
			1242 OSAGE AVE	072353
			1238 OSAGE AVE	072352
A 15	T&M Construction LLC	Single Family Home	2602 N 64TH TER	002520
			2506 N 62ND ST	001113
A 16	T&M Construction LLC	Single Family Home	6742 YECKER AVE	019340
B 1	Joshua Harden	Multi-Family	2101 N 77TH ST	928610

B 2	Northstar Construction KC	Multi-Family	831 S MILL ST	073741
			829 S MILL ST	073742
B 5	Pure Development	Multi-Family	125 QUINDARO BLVD	094558
			123 QUINDARO BLVD	094557
			121 QUINDARO BLVD	094556
			119 QUINDARO BLVD	094555
			117 QUINDARO BLVD	094554
			115 QUINDARO BLVD	094553
			113 H QUINDARO BLVD	094552
			113 QUINDARO BLVD	094551
			111 QUINDARO BLVD	094545
			109 QUINDARO BLVD	094544
			107 QUINDARO BLVD	094543
			2096 N WATER ST	094547
			136 STEWART AVE	094561
			140 STEWART AVE	094560
			142 STEWART AVE	094559
			202 STEWART AVE	094565
			204 STEWART AVE	094566
			206 STEWART AVE	094567
			208 STEWART AVE	094568
			212 STEWART AVE	094569
			214 STEWART AVE	094570
			217 QUINDARO BLVD	094576
			215 QUINDARO BLVD	094577
			213 QUINDARO BLVD	094578

Tracking #: 21365

4.4 **LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)**

Synopsis: This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

Item	Name	Type	Address	Parcel
WO A 8	FMJ Properties LLC	Single Family Home	2646 N 21ST PL	160161
Opposition –OCP - OCP will not support your request for the parcel located at 2646 N. 21st Place until this matter is further investigated by the UG Land Bank for clarification regarding the acquisition.				
WO B 3	Urban Haven LLC	Multi-Family	1126 EVERETT AVE	080132
			1124 EVERETT AVE	080133
			1406 N 11TH ST	080137
Opposition – Strugglers Hill - After careful consideration and discussion, Struggler's Hill-Roots residents are not in a position to support multiple-lot development proposals at this time. While remaining open to thoughtful, community-aligned growth in the future, residents have expressed significant concerns about the potential impact large-scale development could have under the current conditions. Specifically, neighbors are worried about rising property taxes, increasing prices, ongoing tariffs, the economic uncertainty created by the current war, and the potential for a recession. Taken together, these factors create a level of instability that makes it difficult for residents to feel confident about approving multiple developments simultaneously. At this time, residents believe that smaller, incremental approaches are more appropriate for safeguarding affordability and stability within the neighborhood.				
WO B 4	Beauty For Ashes Developers	Multi-Family	1027 OAKLAND AVE	080205
			1029 OAKLAND AVE	080206
			1031 OAKLAND AVE	080207
			1410 N 10TH ST	080235
			1006 EVERETT AVE	080234
			1008 EVERETT AVE	080233
			1010 EVERETT AVE	080232
			1012 EVERETT AVE	080231
Opposition – Strugglers Hill - After careful consideration and discussion, Struggler's Hill-Roots residents are not in a position to support multiple-lot development				

proposals at this time. While remaining open to thoughtful, community-aligned growth in the future, residents have expressed significant concerns about the potential impact large-scale development could have under the current conditions. Specifically, neighbors are worried about rising property taxes, increasing prices, ongoing tariffs, the economic uncertainty created by the current war, and the potential for a recession. Taken together, these factors create a level of instability that makes it difficult for residents to feel confident about approving multiple developments simultaneously.

At this time, residents believe that smaller, incremental approaches are more appropriate for safeguarding affordability and stability within the neighborhood.

Tracking #: 21366

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.

Item	Name	Type	Address	Parcel
PT 1	Dayton Loomis	Garden	1210 PACIFIC AVE	067097
PT 2	Mable Lowery	Garden	2501 N 34TH ST	910628
PT 3	Shirley Wainwright	Garden	361 CLEVELAND AVE	094310
PT 4	Kaw Roofing & Sheet Metal, Inc	Yard Extension	2113 N 13TH ST	157222
PT 5	Lorenzo Garcia	Yard Extension	3201 CLEVELAND AVE	101982
PT 6	Dawn Perez	Yard Extension	3117 DELAVAN AVE	165032
PT 7	Luis M. Rodriguez	Yard Extension	2231 GARFIELD AVE	068938
PT 9	Ibett Perez	Yard Extension	2407 LAFAYETTE AVE	160027
PT 10	Melissa Lubbers-Billiot	Yard Extension	5118 DOUGLAS AVE	050257
PT 11	William Wyrick	Yard Extension	985 ARGENTINE BLVD	072981

PT 12	Alma Vazquez Flores	Yard Extension	412 N 10TH ST	090206
PT 13	Fred Taylor Jr.	Yard Extension	704 GARFIELD AVE	095136
PT 14	Celina Merino	Yard Extension	1711 METROPOLITAN AVE	160411
PT 15	Paul Sparks	Yard Extension	714 ORVILLE AVE	118828
PT 16	Transfer to UG	Property Transfer	2416 S 51ST ST	915601

Tracking #: 21367

5. Public Agenda

6. Adjourn

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Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

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View the meeting live on our website at: [UGTV Live Stream](#) or via [YouTube](#).

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, June 30, 2025

6:49 PM-7:23 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- Commissioner Bynum

Staff Present:

- Brittnie MacDonald (UG Clerk's Office)
- Rodney Lucas (Interim Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Judd Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)

Call to Order:

Commissioner Davis called the meeting to order at 5:02 p.m..

Revisions to Agenda

No revisions to the agenda were reported.

3. Approval of Previous Minutes:

There were no minutes for approval.

4. Committee Agenda:

Item No. 4.1 - PRESENTATION: HOUSING OPPORTUNITIES (Discussion Begins 03:23)

Jud Knapp, Land Bank Manager, and Michael Sutton, Redevelopment Coordinator, presented data showing housing prices outpacing median income, with the metro area being 12,000 to 24,000 units short of adequate housing.

Key Points

Housing prices are rising faster than median incomes, making homeownership less affordable.

- The metro area is 12,000–24,000 units short of needed housing.
- Result:
 - Smaller homes
 - More people living together (multi-generational households)
 - Increased pressure to use infill lots and alternative housing types.

Housing Types and Trends Highlighted

a. Manufactured Homes

- Built in factories; if left on wheels, limited to mobile home zoning.
- If set on a permanent foundation with a storm shelter, they can be placed in any residential area.
- Cheaper than traditional stick-built homes.

b. Panelized Homes

- Walls are factory-built, shipped, and assembled on site by crane.
- 10–25% less expensive than stick-built.
- ~30% faster to build; lower labor costs.
- Treated by banks as traditional stick-built homes.

c. Modular Homes

- Large “cubes” built in factory and set in place on site.
- 10–25% cheaper than stick-built; can be built in 2–6 months vs. 6–12 months.
- Labor/time savings are the main cost advantage.
- Example:
 - Entire subdivision in southern Johnson County built with modular units.
 - Three modular builds currently underway on Land Bank lots (e.g., near 12th & Barnett), with plans to organize tours.

d. Multi-Generational Housing

- More families combining households (e.g., grandparents moving in).
- Share housing costs and caregiving responsibilities.
- Growth: 7% of U.S. population (1971) → 18% (2021) living in multi-generational arrangements.

e. Accessory Dwelling Units (ADUs / Backyard Cottages)

- Small second units on the same lot as a single-family home (e.g., over-garage apartments, backyard cottages).
- Benefits:
 - Extra rental income to offset mortgages.
 - Increased property value.
 - Affordable housing option for singles, couples, or small households.
 - Frees up larger homes by giving some residents an alternative.
- Current code constraint:
 - Only one ADU form is allowed now (over-garage on “narrow lot guideline” homes, new construction only).
 - Presentation showed six ADU types, but local code only permits one, limiting flexibility.

f. “Missing Middle” Housing

- Duplexes and fourplexes between single-family homes and large apartment buildings.
- Historically zoned out (single-family vs. big apartments, nothing in between).
- Now returning because:
 - Cheaper per unit than building multiple detached homes.
 - Better match for shifting demand and affordability.

3. Pre-Approved Housing Plans – Key Concept

What they are:

- House/building plans pre-vetted for:
 - Building code compliance
 - Zoning requirements

- Neighborhood design acceptance
- Goal: Create “permit-ready” designs for infill development.

What problem this solves:

- Today, small and large developers must:
 - Hire architects/engineers for custom plans.
 - Go through multiple review cycles.
 - Sometimes discover late that a design doesn’t fit the site or zoning (after spending thousands).
- Pre-approved plans:
 - Skip the architect step for each house (the design work is done once).
 - Greatly speed up permit review.
 - Reduce risk and upfront cost, especially for small/local developers.

How other cities are doing it:

- Kalamazoo, MI – strong catalog including:
 - Cottages, single-family, duplexes, townhomes, fourplexes.
 - Plans specify lot dimensions they fit (e.g., 25 ft, 50 ft lots).
- Grand Rapids, MI – user-friendly online system:
 1. Browse pre-approved designs
 2. Select a plan that fits your lot
 3. Apply for building permit
 4. Begin construction
- South Bend, IN – clearly outlines:
 - Building type, zoning, site context, land survey, and steps needed from selection through construction.
- Common theme:
 - Plans are run through the community up front. Neighborhood review happens before adoption, so later users don’t have to repeat that process.

Local Implementation Ideas:

- Use pre-approved plans mainly for infill lots and Land Bank properties:
 - “Turn Land Bank lots into a Zillow listing” – easy to see:
 - Which plans fit each lot
 - Basic costs and requirements
- Tie pre-approved plans to:
 - Existing incentive programs (e.g., NRA)

- Block-level infrastructure assessments (sewer, utilities, slopes)
- Recognize that site review is still needed:
 - Every lot is unique (e.g., 8-foot slope vs. flat lot).

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

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

Item No. 4.2 - LAND BANK OPTION EXTENSION REQUESTS (Discussion Begins 45:03)

Gynon Brown, Co-founder and vice-chairman and Debbie Jennings, founder and chairman of the Dominic Experience, presented the Dominic Experience as developing a state-of-the-art community center on 11+ acres of donated land at 5211 Parallel Parkway, formerly the segregated Wyandotte Swim Club site. The project aims to transform the site into a hub for equity, healing, and opportunity, supporting county priorities of youth development, economic development, childcare, health access, and financial literacy.

Key Points

Historical Significance: The original Wyandotte Swim Club featured the first two Olympic-sized pools in the Midwest and hosted AAU tournaments. The grand opening was July 4, 1958, coinciding with Dominic's birthday.

Fundraising Progress:

- Secured over \$469,000 in in-kind donations including land, architectural renderings, and environmental assessments
- Land valued between \$150,000-\$700,000
- 2024 gala earned \$26,000
- In-kind staffing valued at \$104,000 in 2025 alone
- Hired Keller Consulting as fundraising consultant

Stacy Toulabas, Senior Vice President, Keller Consulting, outlined a phased capital campaign using blended philanthropic giving, earned revenue models, and strategic partnerships. The strategy includes working with local, regional, state, and national funding sources, IFF real estate firm support, and ongoing dialogue with major foundations including Kauffman and Wyandotte Health Foundation.

Project Timeline and Costs:

- Phase 1 (2025-2026): Organizational readiness - \$130,000-\$150,000
- Phase 2 (Late 2026): Site activation with basketball court, parking, event space - \$150,000-\$500,000
- Phase 3 (2026-2028): Core facility construction - \$15-25 million
- Phase 4 (2028-2029): Expansion including fitness center, library, workforce labs, water park - \$15-25 million
- Total Project Cost: \$30-50 million

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

Commissioner Townsend made a motion to approve the request for extension for two years. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

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

Item No. 4.3 – LAND BANK OPTIONS (Discussion Begins 1:20:03)

Michael Sutton, Redevelopment Coordinator, presented the Land Bank Option applications:

A. Single Family Homes – 16 Single Family Homes

1. Juan Cisneros – 1 home
 - i. 939 Miami Ave - 072752
2. Rene Pitallo – 1 home
 - i. 1045 Ann Ave. - 080486
3. David Jennings– 1 home
 - i. 3536 Ford Ave - 056600
4. Anna Barber – 1 home
 - i. 1104 Laurel Ave - 106211
5. Juan Carlos Rozasatti – 1 home
 - i. 2731 Glenrose Ln - 194010
6. Mike Villa-Bustamante – 1 home
 - i. 435 S 72nd Ter - 926914
7. Mike Villa-Bustamante – 1 home
 - i. 2101 N 77th Ter - 928610
8. Andrew Tanner – 1 home
 - i. 1510 N 49th St - 047403

9. Andrew Tanner – 1 home
 - ii. 1812 N 51st Ter - 048312
10. Jayme Simmons – 1 home
 - i. 2817 S 28th St - 149838
11. Luis Rocha – 1 home
 - i. 805 N 12th St - 080816
12. Stacy Landis – 1 home
 - i. 2515 N 63rd St - 001000
13. Maria Cortez-Contreras – 1 home
 - i. 3224 N 44th Ter – 172219, 914010
16. D&E Property Development Inc. – 1 home
 - i. 3016 N 48th Ter – 178035
17. D&E Property Development Inc. – 2 homes
 - i. 3220 Georgia Ave. - 100607
 - j. 2433 N 35th St – 107912

B. Multi-family – 17 units

1. Amina Bella Ricca Esq – 15 Units
 - i. 3410 Barber Ave – 912204
 - ii. 1621 S 35th St – 169038
 - iii. 3423 R Wyandotte Ave - 912205
2. D&E Property Development Inc. – 2 Units
 - i. 3528 Barber Ave - 169050

Mr. Knapp presented an official hold for the Quindaro Ruins area, which has been informally held for 4-5 years. The boundaries include 635 North, encompassing 34 Land Bank parcels.

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

Commissioner Ramirez made a motion to approve Items A.1 through A.17. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4/0

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

Commissioner Ramirez made a motion to approve Items B.1 and B.2. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4/0

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

Item No. 4.4 - LAND BANK PROPERTY TRANSFERS (Discussion Begins 1:32:32)

Michael Sutton, Redevelopment Coordinator, presented the Land Bank property transfers. Before proceeding, Mr. Sutton announced Items PT.7, PT. 21, and PT. 23 were removed due to code violations.

Item	Name	Type	Address	PARCEL
PT 1	Daniel Vargas López	Yard Extension	44 S 13TH ST	66501
PT 2	LaToya White	Yard Extension	912 CLEVELAND AVE	157902
PT 3	Lisa Pryor	Yard Extension	1237 WOOD AVE	209631
PT 4	Elvia Jacobo	Yard Extension	1210 GEORGIA AVE	157558
PT 5	Miriam Tapia Cruz	Yard Extension	1037 WALKER AVE	81244
PT 6	Elco Bustamante	Yard Extension	1224 WOOD AVE	98127
PT 7	Miguel Ontiveros	Garden	702 N 11TH ST	80517
PT 8	Valente Gutierrez	Yard Extension	2731 WALKER AVE	75627
PT 9	Santiago Corral	Yard Extension	1228 ARGENTINE BLVD	68276
PT10	Lisseth Mota	Yard Extension	1855 N 29TH ST	195475
PT11	Mireya Bujanda-Vega	Yard Extension	6133 ROWLAND AVE	891
PT12	Jesus Rodriguez	Yard Extension	3071 N 21ST ST	162459
PT13	Jorge Martinez	Yard Extension	2937 STEWART AVE	101648
PT14	Antonio Isidro	Yard Extension	40 S 11TH ST	69529
PT16	MYRON'S DENTAL LABORATORIES, INC.	Yard Extension	617 RIVERVIEW AVE	120908

Item	Name	Type	Address	PARCEL
PT17	Maria del carmen quintero	Yard Extension	1023 SANDUSKY AVE	90215
PT18	Bonnie Mejia	Yard Extension	1511 N 34TH ST	63564
PT19	Kimberly Williams	Yard Extension	1046 FREEMAN AVE	81185
PT20	Luz Rocha Soto	Yard Extension	1038 BARNETT AVE	80500
PT21	Sanjuana Arambula	Yard Extension	1924 N 15TH ST	98513
PT22	Eduardo Perez Reyes	Yard Extension	351 N 31ST ST	56968
PT23	Juan Carlos Amador Fernández	Yard Extension	1406 N 11TH ST	80137
PT24	Luis M. Rodriguez	Yard Extension	2231 GARFIELD AVE	68938
PT25	Willie Davis	Yard Extension	1716 NEW JERSEY AVE	98764

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

Commissioner Townsend made a motion to approve the remaining items, except PT 7, PT 21 and PT23. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 4/0

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

Adjournment: (Discussion Begins 1:42:32)

Commissioner Ramirez made a motion to adjourn the meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4/0

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

- Absent: Bynum

The meeting was adjourned at 6:43 p.m.

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

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*

MINUTES

Monday, March 2, 2026

5:36 PM-8:03 PM

Attendance:

Committee Members Present:

- Commissioner Davis (Chair)
- Commissioner Stites
- Commissioner Pacheco
- Commissioner Howard
- Commissioner Bynum

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Alan Howze (Assistant County Administrator)
- Alyssa Marcy (Planning Department/Brownfields Coordinator)
- Michael Sutton (Redevelopment Coordinator)
- Wendy Green (Deputy Chief Counsel)
- Kay Sharp (Community Development Director)
- Angel Ferrara (Parks and Recreation Director)
- Shaya Lockett (Recreation Division Manager)
- Vincent Billaci (Park Manager)

- Matt Zayas (Parks Fiscal Officer)
- Amanda Martin (Museum Director)
- Michael Sutton (Redevelopment Coordinator)
- Maria White (Program Manager)

1. Call to Order:

Commissioner Davis called the meeting to order at 5:36 P.M.

2. Revisions to Agenda (Discussion Begins 34:28)

No revisions to the agenda were reported. Chairman Davis noted that land bank items would be addressed later in the evening.

Land Bank Revisions to Agenda (Discussion Begins 2:16:00)

Michael Sutton reported changes: Item A-12 changed from single-family to multifamily application (moved to B-2), Item C-2 was removed to help the applicant find a better-suited lot, and a change to a Property Transfer.

3. Approval of Previous Minutes: (Discussion Begins 34:36)

Commissioner Bynum moved to approve the minutes from the January 13 and February 3, 2025, meetings. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

4. Committee Agenda:

Item No. 4.1 - UPDATE: COMMUNITY DEVELOPMENT DEPARTMENT (Discussion Begins 35:14)

Director Kay Sharp provided a comprehensive overview of Community Development activities, focusing on the FY 2025 action plan.

Key points:

HUD Program Funding for FY 25:

- Community Development Block Grant (CDBG): \$2,132,228
- HOME Investment Partnership Program: \$695,189.98
- Emergency Solutions Grant (ESG): \$194,076

Public Services Funding Challenge:

- HUD limits public services to 15% of CDBG entitlement (\$319,834.20), but current activities totaled \$586,000 including Willa Gill Center (\$316,000), cold weather shelter (\$250,000), and livable neighborhoods (\$20,000).

A. To address this, Community Development is working with Mount Carmel Redevelopment Corporation to create a Community Based Development Organization (CBDO), which would exempt Willa Gill from the 15% cap.

Special Economic Development Activities:

- \$1,020,228 allocated for micro enterprise assistance, child care expansion, facade improvement, job creation, and direct financial assistance to profit businesses.

Slum and Blight Elimination:

- \$100,000 allocated for waste-to-art program and comprehensive slum and blight campaign.

HOME Program Changes:

- Emergency home repair moved from CDBG to HOME to create more room for other CDBG activities
- CHODO subsidy reduced to required minimum 15% (\$104,300)
- New developer program created providing base subsidy for new homes with specific requirements, sold to low commodity, low income buyers

ESG Program:

- Expanded from four to eight partner agencies for homeless services.

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

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

Item No. 4.2 - UPDATE: PARKS AND RECREATION DEPARTMENT (Discussion Begins 1:13:42)

Angel Ferrara, Parks and Recreation Director, with other division managers within the Parks Department, presented the item.

Key Points:

Vincent Billaci, Park Manager, provided the Parks Division Overview:

- 54 parks covering 2,600+ acres
- Maintains cemeteries, golf course, one city pool, four splash pads
- Over 80 playgrounds, six community centers, three reservation halls
- Horticulture team maintains 50 medians, 47 landscape beds, nine rain gardens

2026 Capital Projects: Transient Guest Tax (TGT) Funded Projects:

- Futsal court maintenance: \$200,000 (with Sporting Kansas City partnership)
- Playground updates at Wyandotte County Lake Park and Wyandotte County Park
- Deferred maintenance and solar lighting improvements
- Rosedale Arch improvements

Community Center Improvements:

- \$200,000 annual allocation for repairs including gym floors, roofing, and code compliance work

Grant and Federal Funded Projects:

- Parkwood Pool: Land and Water Conservation Fund grant \$175,000 with 50/50 match
- Rosedale Arch: \$250,000 congressional earmark from Representative Sharice David's office

Asset Management System:

- Expected to go live mid-summer for better data collection and work order tracking.

Park Development Opportunities:

- Riverfront Park: 4 acres inherited, potential for western Wyandotte County park
- Riverview Park: 16 acres at 100 South 74th Street, returned from Turner Recreation Commission
- Silver City Park: 38 acres at 2701 Ruby Avenue, currently closed
- Coronado Park: 65 acres with LWCF funding restrictions

Sunflower Hills Golf Course:

- Enterprise fund facility with clubhouse assessment completed in 2024. Engaged PGAV for conceptual master planning and feasibility study.

Shaya Lockett, Recreation Division Manager, provided Recreation Division Update :

- Six community centers, three reservation halls, one pool, marina operations
- Summer camp currently serves 360+ youth with two KDHE-licensed sites
- Potential to expand to 5-6 licensed sites serving up to 99 youth each with additional staffing

Aquatics Services:

- Joe Delaney Learn to Swim program (fourth year) - free program supported by G.E.H.A, YMCA, and Hunt Family Foundation
- Parkwood Pool featured as cover story in March National Recreation and Park Association magazine

Amanda Martin, Museum Director, provided Museum Update :

- 70th anniversary of Wyandotte County Historical Museum in 2026.
- Programs include low rider car events, Indigenous Peoples Day, cemetery preservation program funded by Hollywood casino grant, and collaboration on KC taco trail historical component for World Cup.

Budget Overview by Matt Zayas, Fiscal Officer:

- 65% of budget from Consolidated Parks fund (Fund 113)
- Fund 113 sources: 34% county tax revenue, 54% city general fund, 11% department fees, 1% miscellaneous
- Cost recovery at 8% compared to 27% national average

Grant Opportunities:

- Land and Water Conservation Fund (LWCF): 50/50 match, closes July 1
- Outdoor Recreation Legacy Program (ORLP): Up to \$15 million with 50/50 match, anticipated spring reopening

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

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

Item No. 4.3 - RESOLUTION APPOINTING MICHAEL SUTTON AS LAND BANK CO-MANAGER (Discussion Begins 2:13:30)

The resolution is to appoint Michael Sutton as land bank co-manager to enable him to sign deeds and option agreements, improving efficiency for applicants.

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

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

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.4 - LAND BANK OPTIONS (WITHOUT OPPOSITION) Discussion Begins 2:16:50)

Michael Sutton, Redevelopment Coordinator, presented Land Bank Options without opposition:

Item #	Name	Type	Address	Parcel
A 1	Will L Bowles	Single Family Home	2920 WASHINGTON AVE	077404
			2914 EVERETT AVE	910808
A 2	Will L Bowles	Single Family Home	2619 FREEMAN AVE	066215
			2615 H FREEMAN AVE	066238
A 3	Cookie Francene Sutton	Single Family Home	1515 N 27TH ST	066214
			2646 N 20TH ST	163115

Item #	Name	Type	Address	Parcel
			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

Item #	Name	Type	Address	Parcel
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

Items A1-A19:

Mr. Sutton presented Items A1 – A11 and A13-A19. Item A12 changed from single-family to multifamily application (moved to Item B2).

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

Commissioner Pacheco moved to approve the consent items: A1 – A11 and A13-A19. The motion was seconded by Commissioner Howard.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Items B1 & B2

Mr. Sutton presented Item B1 & B2. Item A12 changed from single-family to multifamily application (moved to Item B2).

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

Commissioner Davis moved to approve the consent items: B1 & B2. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Items C1-C3:

Mr. Sutton presented Items C1-C3. Item C2 was removed per the applicant.

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

Commissioner Bynum moved to approve the consent items: C1 & C3. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

**Item No. 4.5 - LAND BANK PROPERTY TRANSFERS (WITHOUT OPPOSITION)
(Discussion Begins 2:24:22)**

Mr. Sutton introduced the Property Transfer without opposition:

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

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

Commissioner Pacheco moved to approve all property transfer items except PT4. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item WO PT4:

Mr. Sutton presented Item PT4 with opposition.

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

Commissioner Bynum moved to hold PT4 to the next Neighborhood & Community Development standing committee meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.6 - RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR REMEDIATION OF CONTAMINATION (Discussion Begins 2:35:10)

Alyssa Marcy, Planning Department/Brownfields Coordinator, presented the item.

The resolution is to hold 54 land bank parcels in the Douglas Sumner area for contamination remediation. The background provided on the partnership with the K-State soil chemistry department and brownfields assessments.

Project Details:

- 220 parcels assessed in Douglas Sumner
- 163 cleared for redevelopment
- 57 found contaminated (54 still land bank parcels)
- UG applied for a \$3.7 million EPA brownfields grant for cleanup
- Primary contaminants: lead and soil gas from petroleum products

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

Commissioner Howard moved to adopt the resolution. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.7 - RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR THE KSU LEAD STUDY (Discussion Begins 2:43:14)

Alyssa Marcy, Planning Department/Brownfields Coordinator, presented the item.

The resolution is to hold 10 land bank parcels for two years for a K-State-led study on lead contamination mitigation using phosphorus amendments to change lead bioavailability.

Project Details:

- Partnership with K-State soil chemistry department led by Dr. Hettiarachchi
- Alternative to expensive soil removal - treating soil to make lead non-absorbable
- Similar study ongoing in Kansas City, Missouri, and urban areas
- HUD grant funded study includes residential and vacant lots in Kansas City, Kansas
- Over 60 sites tested to identify proper study locations

The Chairman opened the public hearing. Comments were received:

- **Elnora Jefferson (Comments Begin 2:49:45)**

The Chairman closed the public hearing.

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

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

6. Adjournment: (Discussion Begins 2:58:42)

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

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

The meeting was adjourned at 8:03 PM

ML



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Denise Dias, Extension Director ddias@ksu.edu 913-299-9300	Commissioners' Office
AGENDA ITEM #4.1.		
UPDATE: K-STATE EXTENSION SERVICES OVERVIEW		
BACKGROUND		
<p>An annual update by the K-State Extension Office on projects, programs, accomplishments, challenges, and upcoming priorities.</p> <p>This item is added at the request of Commissioner Davis.</p>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
K-State Extension Wyandotte County Update NBR CD.26		

Approved by Mayor/Administrator to add to agenda.

K-State Extension Wyandotte County Update

Denise Dias, Extension Director

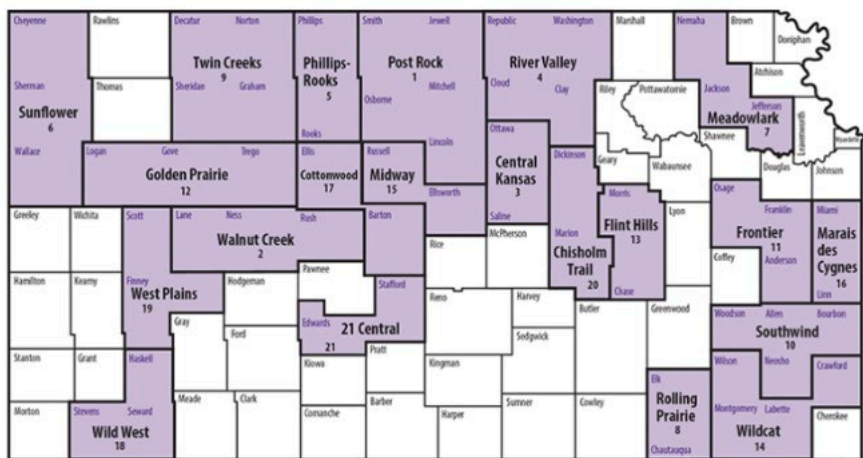
March 30, 2026

NCD Standing Committee Presentation

KANSAS STATE

UNIVERSITY

Extension
Wyandotte County



Extension Overview

- 1862 Land Grant Act – K-State & USDA
- 1914 National Extension Service
- 1915 Kansas County Farm Bureau Law
- 1951 Kansas Co. Extension Council Law
- 1991 Kansas Co. Extension District Law

- The County Extension Council is composed of 24 elected members
- Six members from each program area, Ag/Horticulture, 4-H Youth Development, Family & Consumer Sciences, and Community Vitality
- Extension Agents are employees of Kansas State University and the Wyandotte County Extension Council
- Extension is located in all 105 Kansas Counties
 - 46 county offices
 - 21 Extension Districts formed from 59 counties

Horticulture & Urban Agriculture

- Extension Master Gardeners
 - Spreading horticultural knowledge
 - Increasing access to locally grown fruits and vegetables
 - Adding to the natural beauty across Wyandotte County
- Community Gardens
 - Cooper-Foreman Heritage Garden – Historic plants from 1607 to 1924. (KCKCC)
 - Delaware Highlands Assisted Living - Therapy Garden
 - Turner Community Gardens
 - Ag Hall of Fame & Vogelweide Gardens



4-H Youth Development

- 4-H Horse Project – Grown from 12 to 20 youth
- 4-H Rabbit Project – Grown 120% in 2 years
- Shooting Sports – State and National Champions
- Youth Entrepreneurship Challenge: \$2,500 awarded locally.
 - 2 Wyandotte County youth businesses are competing in the state Competition for \$25,000.
- Wyandotte County Fair (4-H Exhibits)
 - 1018 entries in 2025
 - 761 entries in 2024



Family & Consumer Sciences

Home & Family

- Mental Health Matters
 - Mental Health First Aid
 - QPR – Question, Persuade and Refer
 - Comet Training
 - Volunteer Burnout
- VITA – Volunteer Income Tax Assistance
 - \$583,116 returned to taxpayers (2024)
- Parenting Classes for fifteen court-ordered clients to regain custody of their children
- Veterans' basic living skills to support reintegration into society
- K-State Digital Summit – digital innovation



Family & Consumer Sciences

Food Safety & Nutrition

- Hypertension Awareness & Prevention – 2 worksites
- Master Food Volunteers
- ServSafe for business and community groups
- Dining with Diabetes
- Stay Strong, Stay Healthy
- Walk Kansas

Nutrition Education for Limited Resource Families (EFNEP) – includes budgeting, meal preparation, and planning, using food pantry staples. Classes are taught in English and Spanish.



Community Vitality

- Facilitation – Community Input and Strategic Planning
- Leadership Development (Leadership 2000)
- Board Leadership and Training
- Grant Workshops
- Entrepreneurship Support

Leverage University Resources to support local initiatives



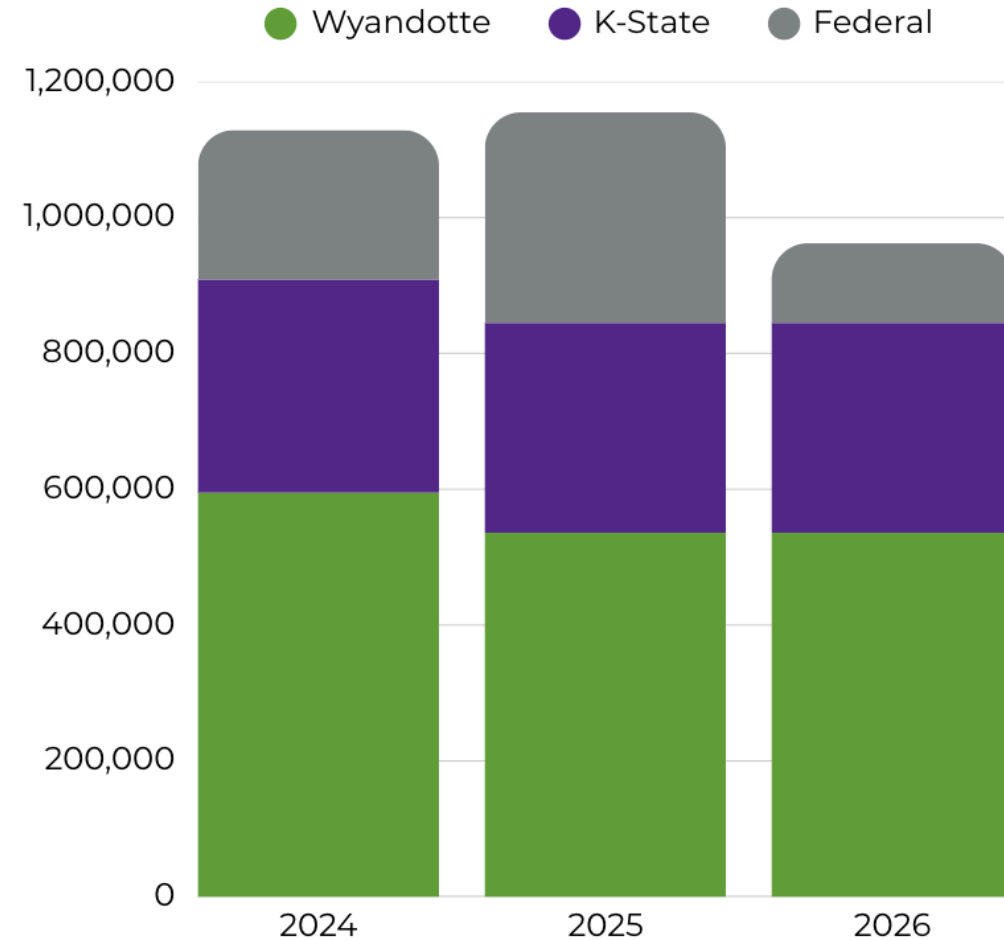
Services

- Soil testing: 104 customized recommendations
- Free soil test program for 46 KCK residents UG Public Works – Engineering Division
- Plant and tree diagnostics
- Insect identification and control
- Kansas Value Added Food Labs: Entrepreneur Support
- Consumer food preservation and safety questions
- Radon test – 21 kits with publications
- Grant funding search & assistance



Funding

- Wyandotte County [County General Fund]
 - FY24 \$595,358
 - FY25 \$535,858
 - FY26 \$535,858
 - UG Building Lease \$131,000
- K-State
 - FY 24 \$313,774
 - FY 25 \$309,027
 - FY 26 \$309,027
- Federal (EFNEP)
 - FY 24 \$220,000
 - FY 25 \$310,000
 - FY 26 \$117,000



Indirect Contributions

Volunteers	Hours (\$34.79)	Value (\$530,741)
EMG	8,624	\$300,029
Regional Extension & IT Support	as needed	\$98,058
4-H/Youth	1251	\$43,522
VITA	1010	\$35,138
EMFV	180	\$6,262
Mental Health	128	\$4,453
Other	1244	\$43,279



Outside Funding

Grants	
Kidzone	\$120,000
Master Gardener Plant Sale	\$8,199
BPU (4-H Rabbit Project)	\$5,000
KSE Facilitation	\$2,000
Cooper Foreman Heritage Garden	\$376,190 Endowment Funds Only for CFHG

Programs produce negligible income; a cost recovery model is used for classes, and scholarships are available upon request.

Looking Ahead...

Opportunities

- District with Leavenworth County Extension
- Develop new partnerships
- Leverage more Kansas State University resources to benefit Wyandotte County

Challenges

- Adequate funding to attract and maintain staffing and to fund new program initiatives
- Visibility to community members

KANSAS STATE
UNIVERSITY

Extension
Wyandotte County

THANK YOU!

Denise Dias

Extension County Director

Wyandotte County

ddias@ksu.edu 913-299-9300

Wyandotte.ksu.edu



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Greg Talkin, Director</div> gtalkin@wycokck.org x8628	Neighborhood Resource Center
AGENDA ITEM #4.2.		
UPDATE: NEIGHBORHOOD RESOURCE CENTER		
BACKGROUND		
<p>An update on the Neighborhood Resource Center Department programs, accomplishments, challenges, and upcoming priorities/goals.</p> <p>This item is added at the request of Commissioner Davis.</p>		
RECOMMENDATION		
<p>For information only</p> <p>Request to be placed on the March 30, 2026, NCD Standing Committee Agenda.</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
n/a		
ATTACHMENTS		
5.4.26 NRC Update to NCD Standing Committee		

Approved by Mayor/Administrator to add to agenda.

Neighborhood Resource Center

NRC Update to Neighborhood and Community Development Standing Committee

MAY 4, 2026



Neighborhood Resource Center(NRC)

Greg Talkin-Director

**Administrative
Division**

Rachel Miskec-
Manager

Clerical Staff

Rental Licensing

Vacant Property
Registration(VPR)

Business Licensing-
Occupational Tax

**Building Inspection
Division**

Jim Neath-
Manager/Chief
Building Inspector

Building Inspection

Rental Inspection

**Property
Maintenance
Compliance Division**

Patrick Holton-
Manger

District Inspectors

Problem Property
Team-Demolition

**Livable
Neighborhoods**

Minah Chapell-
Program
Coordinator/Executive
Director LN

LN Office

LN Task Force



Administrative Division

- Business License/Occupational Tax
- Rental Licensing -World Cup STR
- Vacant Property Registration
- Intake for all Building Permits
- Handles majority of phone traffic
- Initial contact for visiting customers
- Handles or distributes emails and voice messages
- Complaint entry from 311



Building Inspection (BI)

Plan Reviews

- Repair/ Rehab Permits
- Residential-Single Family/Duplex/Townhomes
- DRC Projects- New Projects, Exterior Changes and /or Change of Use
- Commercial Repairs / Rehabs
- Assist with some Planning and Zoning (P&Z) responsibilities due to staffing

Inspections

- Rental Licensing(RL)
- Permitted Projects
- Complaints



Property Maintenance Compliance

- Addresses Property Maintenance Code Violations
 - Private Property
 - Applies to all properties - Commercial and Residential
- Assists with addressing Zoning violations
 - This has increased due to staff shortages in P & Z
- Problem Property Team
 - Specialized Cases
 - Demolition Program
 - Securing/Boarding Structures



Livable Neighborhoods

Livable Neighborhoods engages and empowers Kansas City, KS neighborhoods by:

- Supporting **41** Registered **Neighborhood Groups**
- Coordinating Civic Engagement Opportunities
- Collaborating with **7** contracted **Neighborhood & Business Revitalization** (NBR) Organizations
- Partnering with **Livable Neighborhood Task Force Board** to...
 - Identify Program Priorities
 - Strategic Plan
 - Get Neighborhood Feedback and Input



Policy-Procedures/ Issues

- Creation of Developmental Review Committee(DRC) Coordinator at NRC/Building Inspection
- Chief Building Inspector has authority to issue Temporary Certificate of Occupancy (TCO) provided no life safety issues
- New Site Permit combined with existing Land Disturbance and Grading- BI/ PW
- Breakdown in previous Livable Neighborhoods Task Force
- Staff Retention/Career Ladder developed- PMC
- Administrative Citations vs. Court Summons

- Additional Livable Neighborhoods Staff Resources/Support for Neighborhoods
- Illegal Dumping –PMC/NRC involvement and support
- Demolition Information and Funding
- Tax Sales and Landbank Rehab Program



NRC Budget

FTEs	2024 Actuals	2025 Actual	2026 Budgeted
Administrative Div.	18.00	17.00	17.00
Building Inspection	12.00	14.00	14.00
Property Maintenance	22.00	21.00	21.00
Livable Neighborhoods	2.00	1.00	1.00
NRC Administration	2.00	2.00	2.00
Total	56.00	55.00	55.00

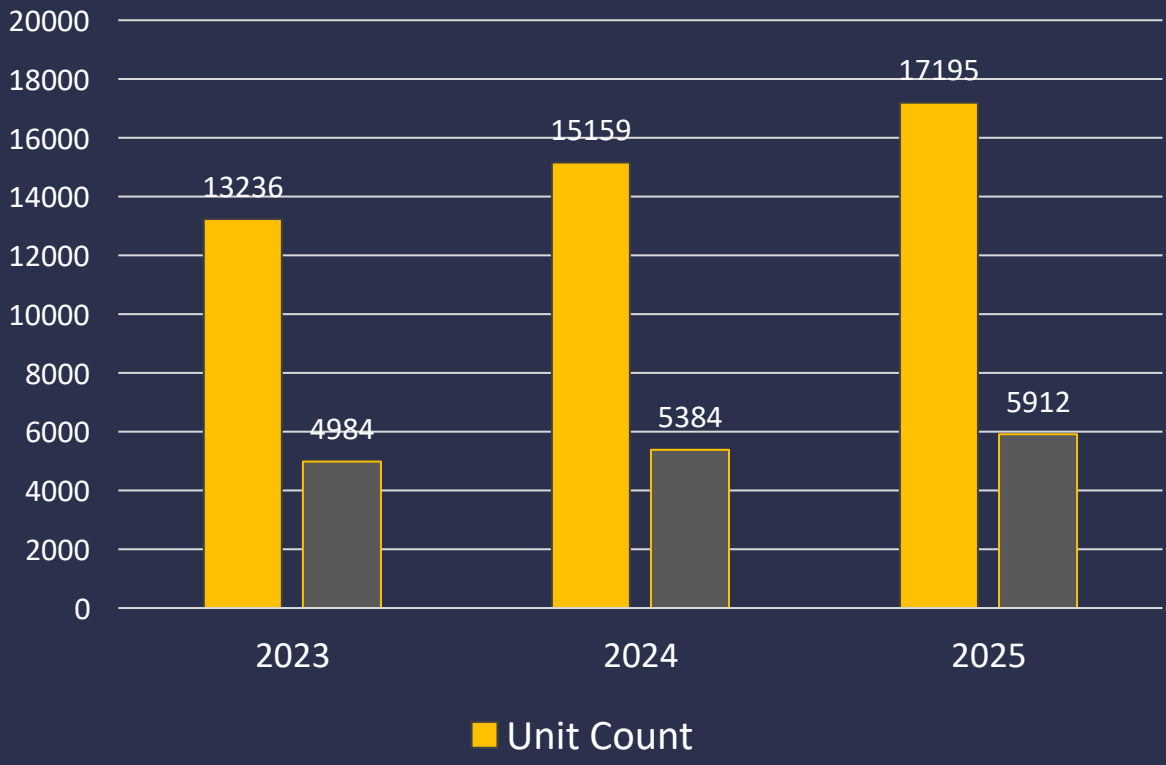
Expenditures	2024 Actuals	2025 Actuals	2026 Budgeted
Administrative Div.	\$1,354,208	\$1,414,316	\$1,466,242
Building Inspection	\$1,145,680	\$1,372,658	\$1,410,933
Property Maintenance	\$1,984,003	\$2,204,493	\$2,255,161
Livable Neighborhoods	\$435,358	\$229,150	\$377,809
NRC Administration	\$795,286	\$676,036	\$670,331
Total	\$5,714,535	\$5,896,653	\$6,180,476

Revenue	2024 Actuals	2025 Actuals	2026 Budgeted
Administrative Div.	\$3,987,143	\$3,800,257	\$3,596,875
Building Inspection	\$3,028,473	\$1,940,681	\$1,919,920
Property Maintenance	\$200,493	\$276,100	\$199,099
Total	\$7,216,109	\$6,017,038	\$5,715,894

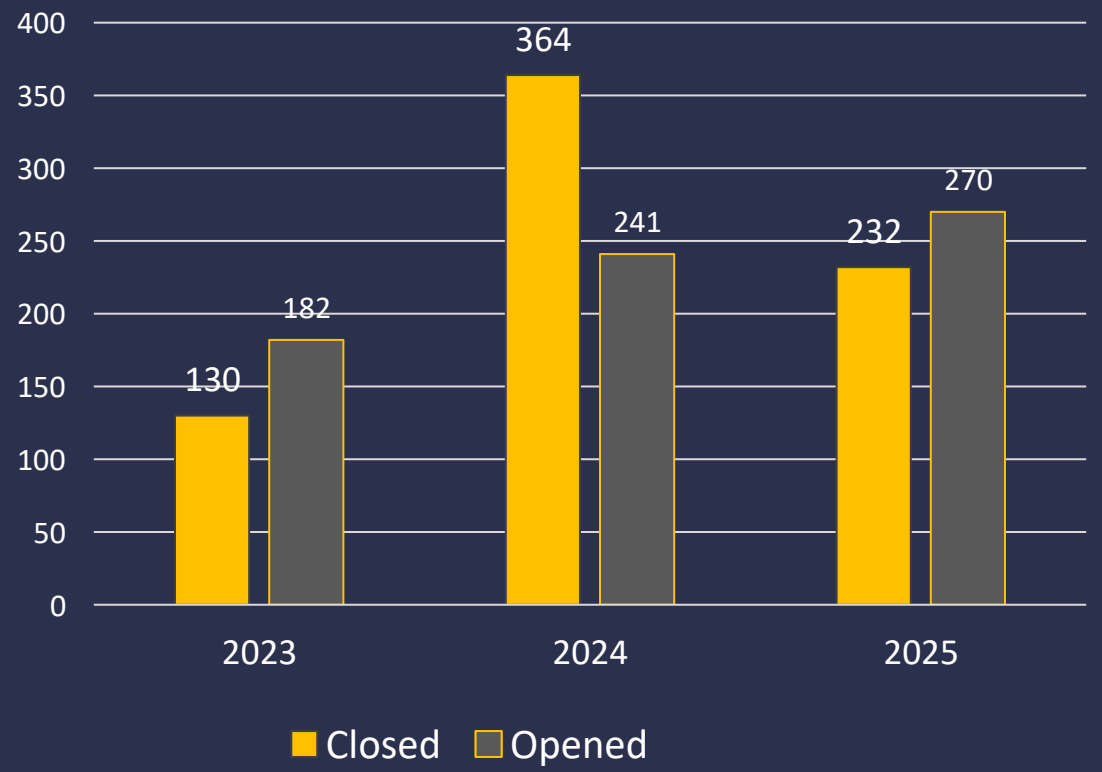


Administrative Division Numbers

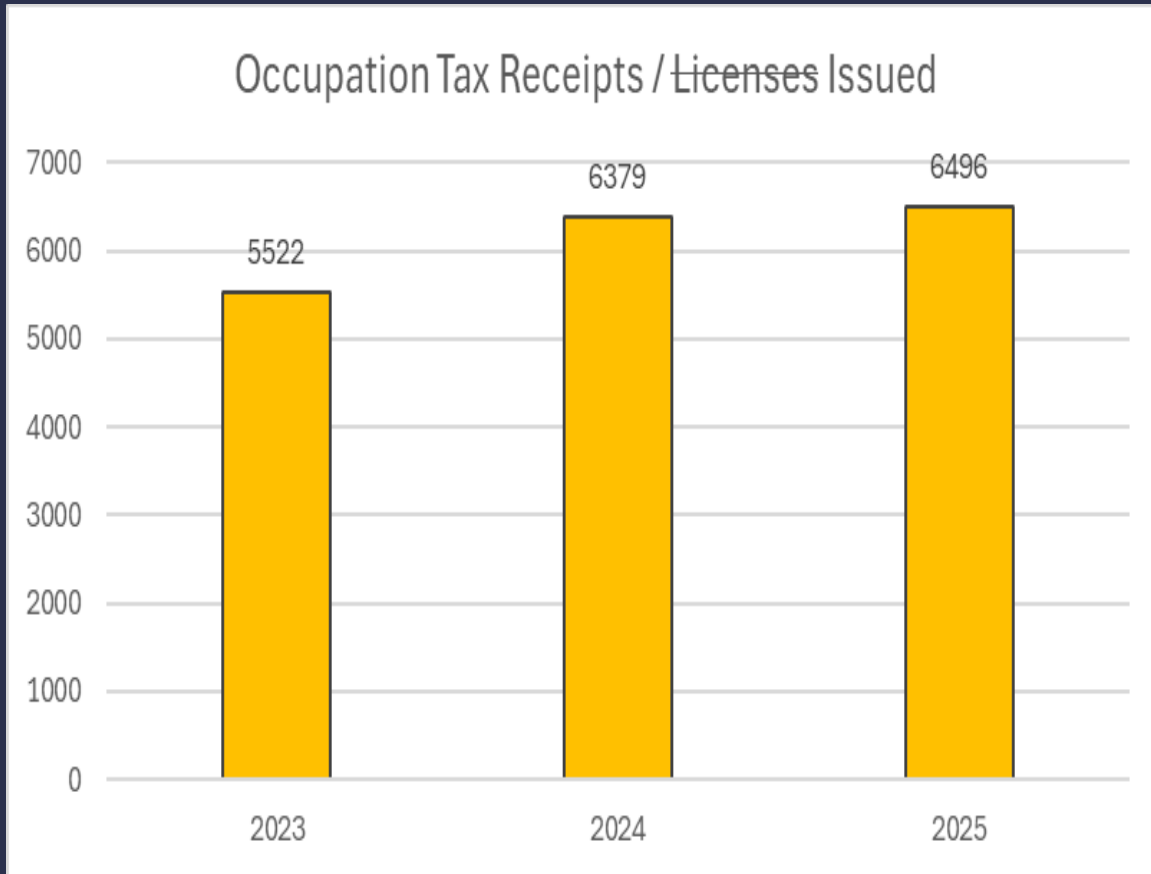
Number of Rental Licenses - Rental Units /year



VPR's Opened and Closed Each Year



Administrative Division - Occupational Tax & Licenses

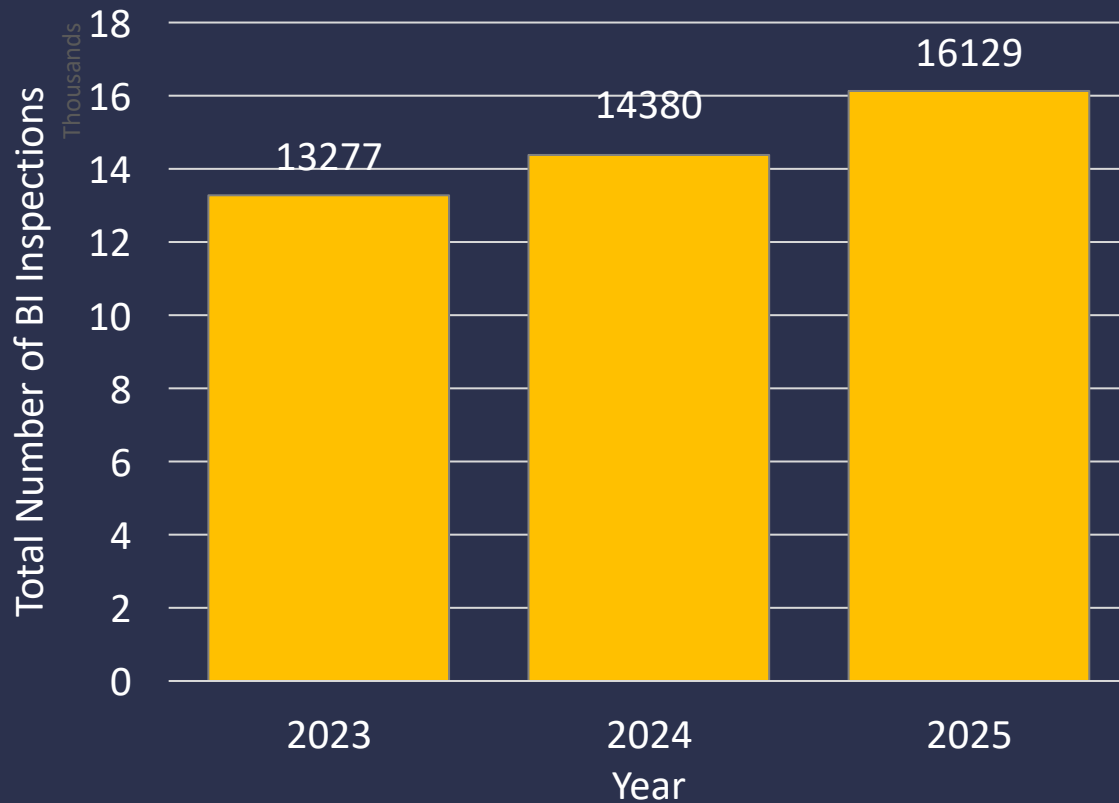


Type License	2023	2024	2025
Business License	148	242	163
Contractor License	155	125	182
Garage Sale Permit	762	772	632
Temporary Permits	154	149	147
Grand Total	3259	3346	2767

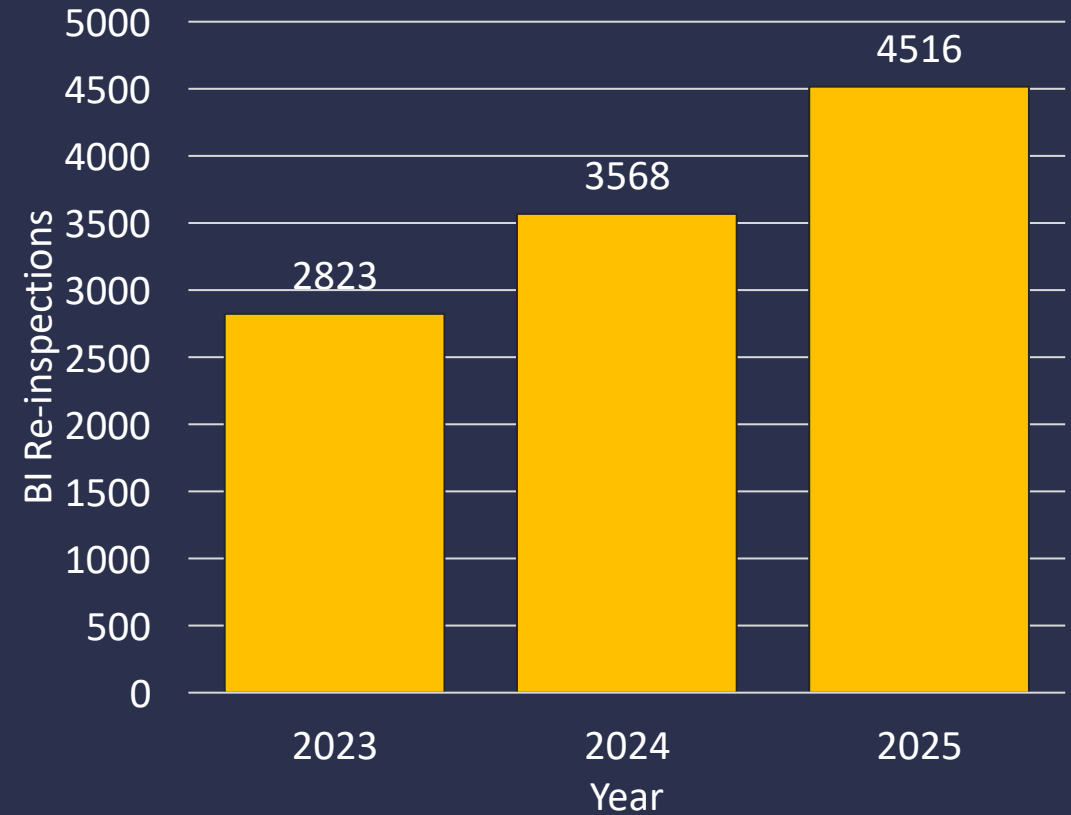


Building Inspection Numbers

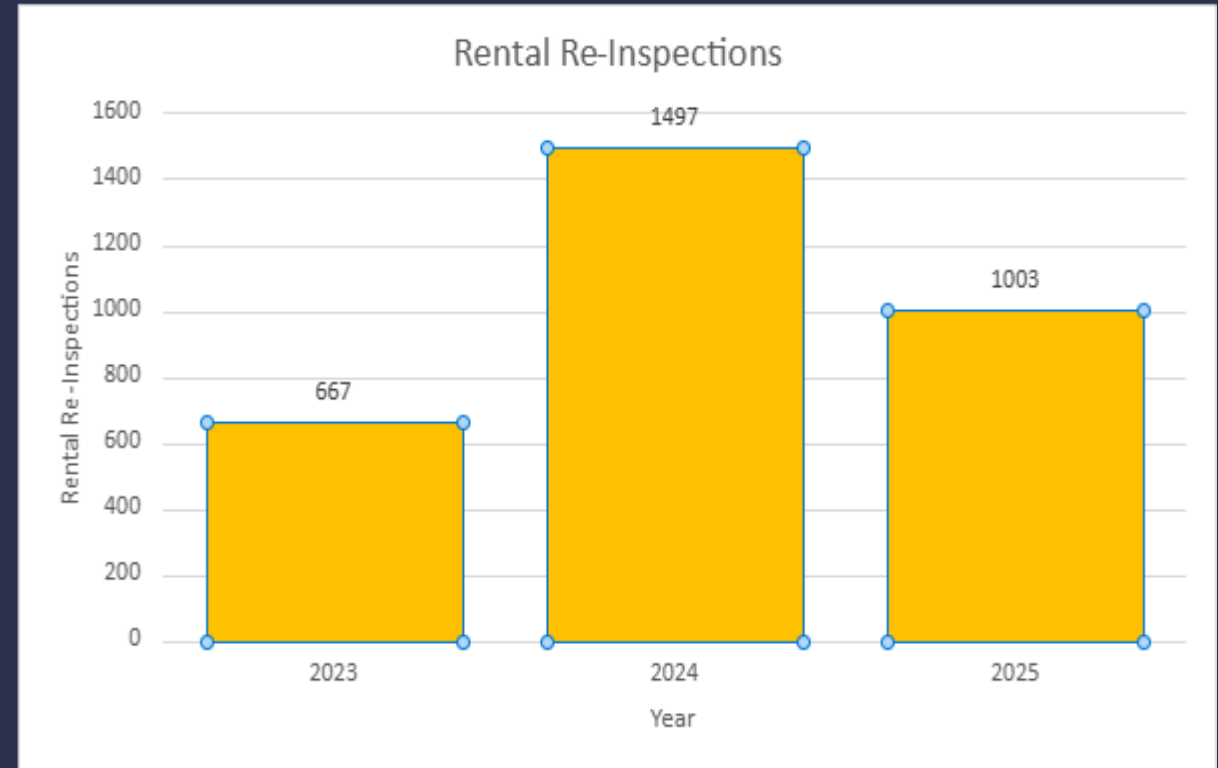
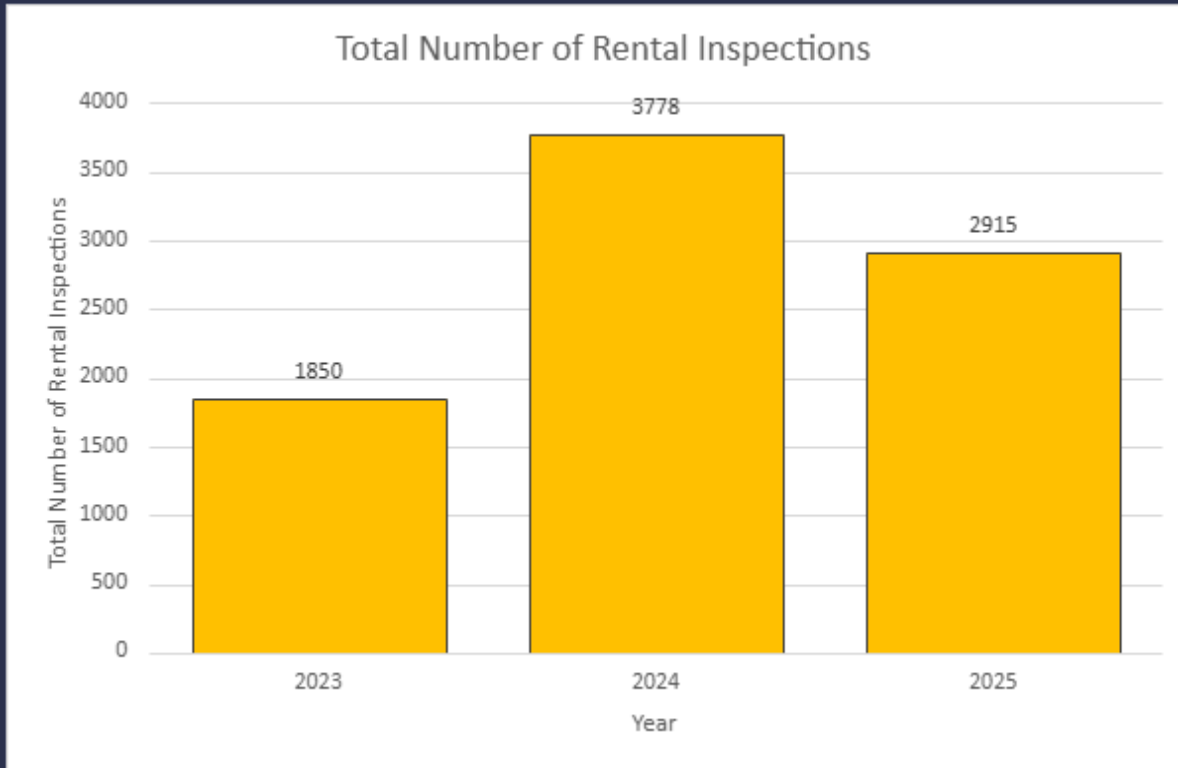
Total Number of BI Inspections



BI Re-inspections



Rental Licensing Inspection Numbers

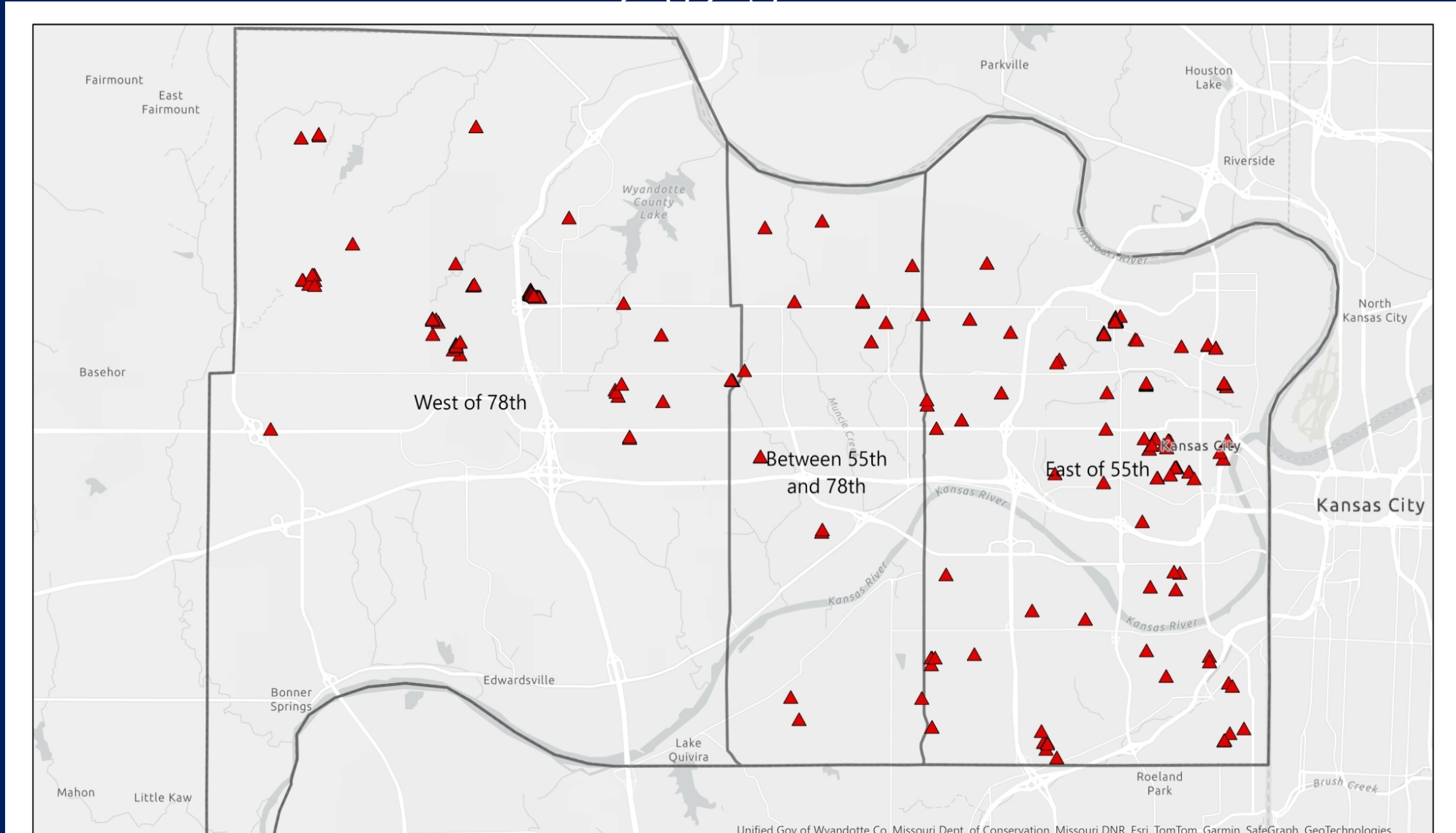


Type of Permits Issued

Permit Type	Year			
	2023	2024	2025	2026
New Single Family	85	92	196	21
Residential	578	625	646	154
Residential Solar Permit	112	209	100	10
Commercial	113	163	143	77
DRC	69	67	78	8
Fire Suppression	29	18	16	6
Grading-Excavation	25	167	176	23
Electrical Permit	1166	1295	1107	231
Mechanical Permit	547	529	565	139
Plumbing Permit	1010	1101	1003	247
Gas Permit	116	90	65	7
Pool-Spa	17	10	11	2
Site Improvement	11	17	17	4
Private Demolition	47	48	40	14
UG Demolition	7	19	14	0
Total	3976	4564	4279	953



Single Family Permits Issued in 2025



Property Maintenance Compliance Inspections

Inspection Numbers	Year		
	2023	2024	2025
14 Day Abatement Trash	2		
Abatement	5649	5030	4390
Boarded Structure Boarding Application	1	12	2
Boarding Permit	369	361	369
Code-Environment	12593	10853	13297
Enforce/VPR/NA/NA	7		1
Enforcement Complaint	3108	3493	3259
Environment Debris	2	1	
Environment Junk	7	10	
Environment Trash	5	4	
Environment Trees Dead		1	
Environment Vehicles Inoperable	1		
Environment Vehicles On Unimproved Surface	5	5	
Environment Weed	1		

Inspection Numbers Cont.	Year		
	2023	2024	2025
Fire Damage	1009	1279	1428
Graffiti	478	355	414
Other Multiple Violations	1366	924	534
QRTT Quick Response	479	339	285
Structural	8755	8100	6640
TOW	159	1510	2139
Unfit	2944	3011	2649
Unsecure Structure	371	288	250
Vacant Property Registration	5	166	195
Vehicles Improperly Kept	25	16	8
VPR Compliance	1826	1453	1416
Zoning PMC	637	707	789
Grand Total	39804	37918	38065



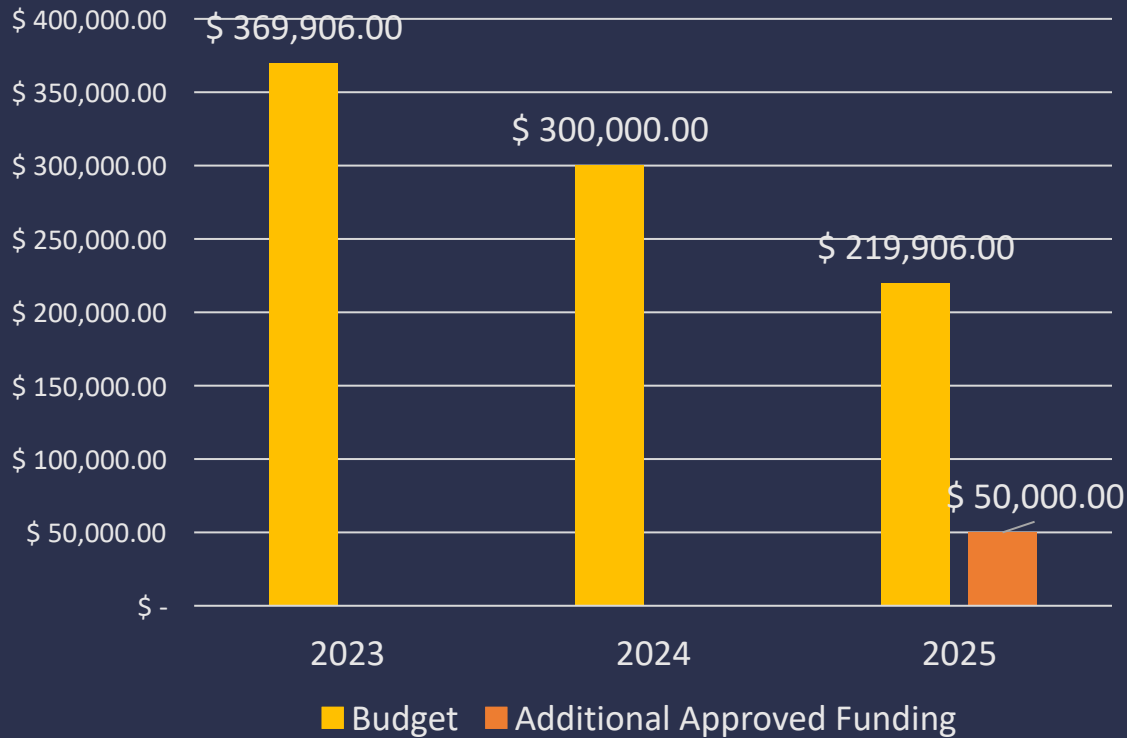
PMC New Case Numbers

<i>New Case Numbers</i>	<i>Year</i>		
	2023	2024	2025
Abatement	2977	2632	2393
Boarding Permit	79	52	42
Code-Environment	3937	3032	4614
Fire Damage	110	110	103
Graffiti	281	210	271
QRTT Quick Response	242	170	147
Structural	1291	919	780
TOW	66	547	801
Unfit	336	282	248
Unsecure Structure	173	125	116
Vacant Property Registration	182	241	270
VPR Compliance	568	383	458
Zoning PMC	166	169	191
Grand Total	10408	8872	10434

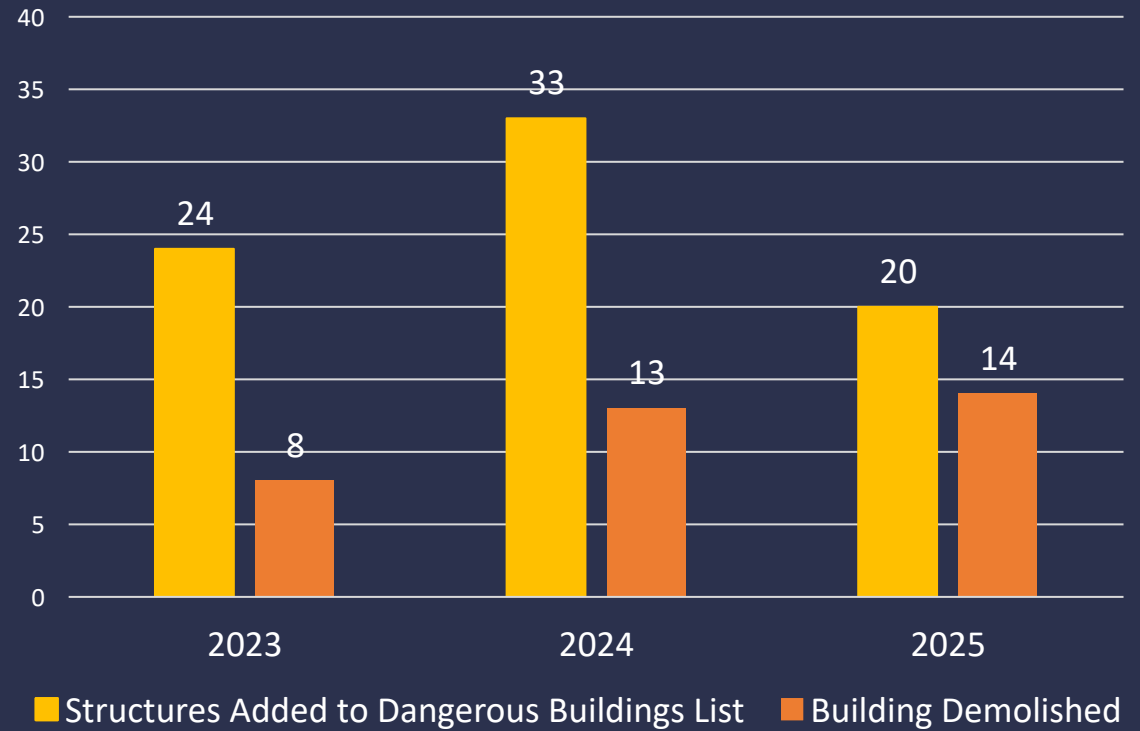


Demolition / Problem Property

Annual Demo Budget



Structures Added To Dangerous Building List vs Buildings Demolished



Goals/Efforts

- Pursuing enhancements with our business processes using Accela
 - DRC and Planning Processes
 - Special Events-Involves Multiple UG Depts.
 - All Building Permit Processes
 - Business Licensing /Occ Tax Processes
 - Bring other Departments onboard to maximize efficiency and use of the product
 - 311, Public Works, Health Dept., Police, Fire
- Continue to support staff in pursuing and obtaining their ICC Certifications
- Update Building and Property Maintenance Codes
- Rental Licensing Ordinance Modification- Change to exterior inspection for licensing approval
- Update Trade Contractor Licensing Ordinance(s)- Electrical, Plumbing and Mechanical
- Support Plannings efforts to update Zoning Codes and Standards
- Positive Collaboration with newly elected LNTF Board
- Filling NBR Opening
- Continued adjustments to adapt to being a staff of 1 in Livable Neighborhoods





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 #4.3.

LAND BANK OPTIONS - NO OPPOSITION (GROUPED FOR APPROVAL)

BACKGROUND

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.

Item #	Name	Type	Address	Parcel
A 1	Juan Cisneros	Single Family Home	2110 N 51ST ST	917814
A 2	Mill Creek Builders Inc	Single Family Home	2024 N 76TH TER	011613
A 3	Mill Creek Builders Inc	Single Family Home	5667 PARKVIEW AVE	027251
A 5	Mill Creek Builders Inc	Single Family Home	900 N 47TH TER	916408
			4220 ORVILLE AVE	059619
			4218 ORVILLE AVE	059616
A 6	Mill Creek Builders Inc	Single Family Home	1411 N 32ND ST	063575
			1531 N 34TH ST	064065
			1603 N 23RD ST	066106
A 7	RA Engineering Corp	Single Family Home	6214 TROUP AVE	004042
A 9	HBA Development	Single Family Home	3052 N 21ST ST	162474
			3048 N 21ST ST	162476
			3055 N 21ST ST	162455
			3053 N 21ST ST	162454
			3051 N 21ST ST	162453
A 10	Blair Whaley	Single Family Home	2921 S 53RD ST	028397
A 12	DLR Construction LLC	Single Family Home	112 S 17TH ST	066310
A 13	Juan Cisneros	Single Family Home	1244 OSAGE AVE	072354
			1242 OSAGE AVE	072353

			1238 OSAGE AVE	072352
A 15	T&M Construction LLC	Single Family Home	2602 N 64TH TER	002520
			2506 N 62ND ST	001113
A 16	T&M Construction LLC	Single Family Home	6742 YECKER AVE	019340
B 1	Joshua Harden	Multi-Family	2101 N 77TH ST	928610
B 2	Northstar Construction KC	Multi-Family	831 S MILL ST	073741
			829 S MILL ST	073742
B 5	Pure Development	Multi-Family	125 QUINDARO BLVD	094558
			123 QUINDARO BLVD	094557
			121 QUINDARO BLVD	094556
			119 QUINDARO BLVD	094555
			117 QUINDARO BLVD	094554
			115 QUINDARO BLVD	094553
			113 H QUINDARO BLVD	094552
			113 QUINDARO BLVD	094551
			111 QUINDARO BLVD	094545
			109 QUINDARO BLVD	094544
			107 QUINDARO BLVD	094543
			2096 N WATER ST	094547
			136 STEWART AVE	094561
			140 STEWART AVE	094560
			142 STEWART AVE	094559
			202 STEWART AVE	094565
			204 STEWART AVE	094566
			206 STEWART AVE	094567
			208 STEWART AVE	094568
			212 STEWART AVE	094569
			214 STEWART AVE	094570
			217 QUINDARO BLVD	094576
			215 QUINDARO BLVD	094577
			213 QUINDARO BLVD	094578

RECOMMENDATION

Approve
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS
N/A
LEGAL/ POLICY CONSIDERATIONS
ATTACHMENTS
NCD Memo Land Bank Options 05.04.26_No Opposition, PDev_KCK_LandBank_Pres_2026-04-24

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: April 24, 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>

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			215 QUINDARO BLVD	094577
			213 QUINDARO BLVD	094578

PURVE

WYANDOTTE COUNTY LAND BANK



MEET OUR TEAM



Pure Development, Partner

TODD MOFFETT

Brian "Todd" Moffett, began his career in commercial real estate in 1995. Since that time, he has coordinated the acquisition of over \$250 million in commercial real estate investments, structured financing for individual clients and investment partnerships in excess of \$450 million, and advised clients in the disposition of over \$25 million in assets. He also served as a member of the General Partner in Master Limited Partnership where he is responsible for the asset management of a \$250 million portfolio. Through his extensive experience he developed a great depth of knowledge in structuring commercial real estate investment and finance with a specialization in multifamily properties. In addition to previously being licensed as a real estate broker in the State of Nebraska, Mr. Moffett also held Series 22 and 63 licenses. Mr. Moffett holds a BSBA in Real Estate and Finance from the University of Nebraska in Omaha.



Pure Development, Consultant

JASON DELONG

Jason DeLong began his career in real estate in 2001. Since that time, he has successfully rehabbed over 150 homes, built more than 100 new homes, and assisted retail clients in the purchase and sale of over 1,000 properties. Through his extensive experience, Jason has developed deep expertise in creative financing and strategic solutions, helping clients overcome even the most complex real estate challenges. His journey began after earning a Bachelor's degree in Architecture from Kansas State University in 2000, equipping him with a solid foundation in design and construction. Jason's passion for real estate and his innovative approach to problem-solving make him a trusted advisor for clients navigating all facets of the real estate industry.



Pure Design, Partner
Pure Development, Partner

CASEY CULBERTSON

Casey is a Partner at Pure Design and brings a unique skill set to projects. He combines a capacity to actively listen and question assumptions with a gift for producing sophisticated renderings in real time during sessions with a client. This allows stakeholders the ability to instantly contribute to the vision, participate in the planning process and conceptualize the future direction of the organization. Casey intuitively understands people use spaces and how those spaces influence the ways people behave and interact: vertical and horizontal circulation, movement of goods, and services, and space requirements for various operational uses. In addition, his expertise in codes and regulations leads to practical strategies that assure regulatory compliance while producing creative solutions to client challenges.



Pure Design, Partner
Pure Development, Partner

MICHAEL HEITSMAN

Micheal is a Partner at Pure Design with a vast amount of experience as a leader, innovator, and technical expert. He believes in the idea that all projects, regardless of size, deserve thoughtful and caring attention at every stage; from master planning all the way through to the most minute detail of the construction documents. He has consistently worked to create architecture of the highest quality; an architecture of substance thoughtfully tailored to the needs and aspirations of each client. He approaches each project as a unique opportunity to listen and learn by working closely with each person involved, no matter their status on the project.

WHAT WE DO

CAPITAL

The company was formed to acquire, develop, and operate residential and commercial real estate, primarily focused on multifamily and mixed-use developments, with an acquisition strategy centered on high-growth, walkable neighborhoods and infill locations with strong real estate fundamentals across major U.S. metropolitan markets, particularly in the Midwest. Backed by a diversified team of experienced real estate professionals, our company invests across multiple asset classes including single-family, multifamily, and residential-focused mixed-use projects, leveraging deep regional knowledge to maintain a competitive advantage. Capital also pursues strategic land acquisitions in the path of progress through a buy-and-hold approach targeting undeveloped sites in peripheral growth areas poised for future appreciation driven by demand. In addition, the Company acquires high-quality, income-producing commercial properties, including residential and net-leased assets where tenants are responsible for operating expenses, taxes, insurance, utilities, and maintenance.

DEVELOPMENT

Through an affiliate relationship between Capital and Development, our team is a diverse group of experienced real estate acquisition and development professionals with a strong track record of successful projects. The team focuses on acquiring development parcels in high-growth markets where vertical development is expected within two to three years, typically within or near expanding growth boundaries, and executes well-defined horizontal development plans that include utilities, infrastructure, entitlements, and legal structuring before marketing approved parcels to end users or vertical developers. In addition, Our development company leads vertical development in high-growth, walkable neighborhoods and infill locations, carefully evaluating each opportunity before engaging architects and third-party professionals such as engineers, contractors, marketing specialists, leasing brokers, and construction managers to design, build, and market each project, while managing and overseeing the entire process to ensure successful execution.

DESIGN

Design is an internationally recognized leader in modular architecture and construction, specializing in hospitality, master planning, single- and multi-family housing, and senior living, with a nationwide portfolio that includes numerous hospitality and modular construction projects. Based in North Kansas City, Missouri, the firm brings over 80 years of combined team experience and is built on a client-focused philosophy that emphasizes respect, collaboration, and an interactive planning and development process rooted in listening first. By pairing skillful, innovative design with the evolving capabilities of modular construction, our design company consistently delivers high-quality solutions, pushes industry boundaries, and remains well equipped to take on complex, ever-changing projects that make a meaningful impact for both clients and communities.

CONSTRUCTION

Our residential construction company focuses on delivering high-quality, efficiently constructed single-family homes, duplexes, and townhomes in high-growth and infill markets throughout the Midwest. Utilizing innovative building methods, including modular and advanced offsite construction strategies, our company is committed to reducing construction timelines, controlling costs, and delivering durable, thoughtfully designed homes, supported by extensive hands-on experience managing full volumetric and panelized modular systems from factory production through on-site installation and final completion. Backed by an experienced team of construction, development, financial, and design professionals, our construction company manages the entire process from site preparation through final delivery, coordinating closely with manufacturing partners, designers, engineers, and trade specialists to ensure seamless integration between offsite fabrication and field construction while meeting strict quality, code, and schedule standards. With a client-centered and community-driven approach, our company is dedicated to creating well-built, attainable housing solutions that strengthen neighborhoods and provide long-term value.

HOUSING NEEDS

Putting the numbers and plans together, the big housing needs in Kansas City Kansas look like this:

Deeply affordable rental units

For households at thirty and fifty percent of area median income there is a clear shortage. Metro numbers show the largest gap at these income levels, and KCKs higher poverty rate magnifies this locally.

Workforce rental housing

Two and three bedroom units affordable to service, logistics, health care and manufacturing workers are in demand, especially as rents drift into the twelve hundred plus range.

Entry level ownership opportunities

Given median household income around sixty thousand, there is a need for modestly priced new and rehabbed homes that can be financed by households in the sixty to eighty percent AMI range. Cost burden data shows many existing owners already stretched, so low maintenance and energy efficient product is important.

Rehab and replacement of aging stock

Older homes in central KCK and other legacy neighborhoods need significant investment. The statewide assessment contemplates demolition and replacement of a share of very poor condition units statewide, which certainly applies to segments of Wyandotte County.

Supportive and special needs housing

Given the metro homelessness count and the concentration of poverty in some KCK tracts, there is an ongoing need for permanent supportive housing, low barrier shelter, and accessible units for seniors and people with disabilities.

Neighborhood level investments

Plans for Wyandotte County and KCK emphasize pairing housing with infrastructure, transportation, and economic development in key corridors such as State Avenue and other reinvestment areas.

Income, poverty and cost burden

Income

Median household income is around fifty nine to sixty one thousand dollars per year.

Per capita income is around twenty nine thousand dollars which is significantly lower than the metro wide figure.

Poverty

About seventeen to eighteen percent of residents live below the federal poverty line, nearly double the metro rate.

Cost burden

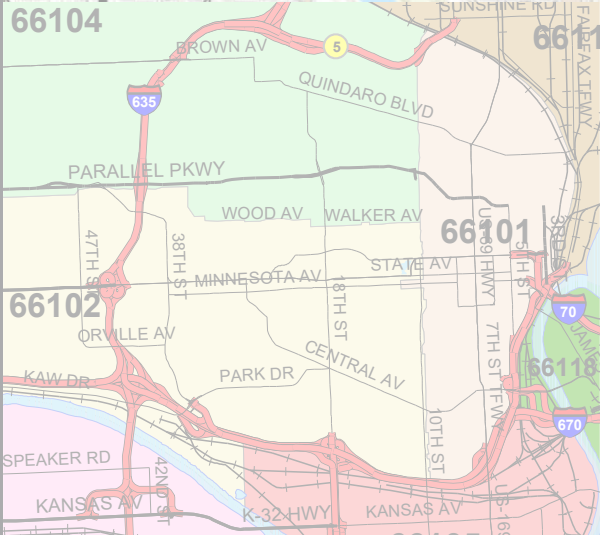
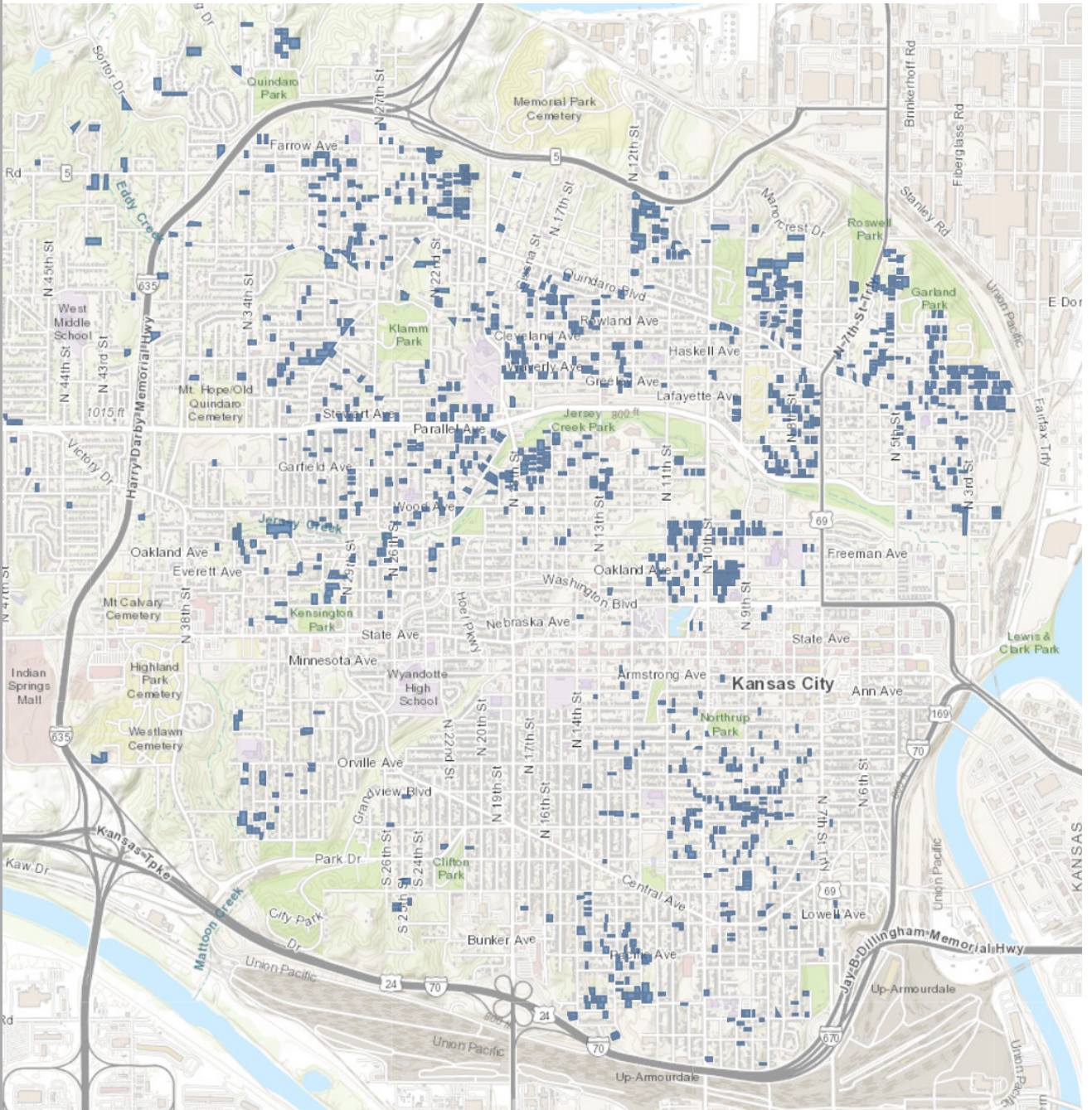
The statewide housing assessment and follow up reporting looked specifically at the Kansas side of the Kansas City metro, including Wyandotte County. Findings for this area include:

Roughly twenty percent of homeowners are cost burdened which means they spend more than thirty percent of income on housing.

Roughly forty percent of renters are cost burdened.

If you apply those percentages to KCKs roughly fifty seven thousand households and its current split between owners and renters, you end up with something on the order of fifteen thousand to seventeen thousand cost burdened households in the city. That is not an official number, just a reasonable estimate based on the regional percentages.

WYANDOTTE COUNTY LAND BANK



BUSINESS PLAN



EXECUTIVE SUMMARY

The Company is a fully integrated real estate investment, development, design, and construction platform formed to acquire, develop, and build high-quality infill housing through the Kansas City, Kansas Land Bank program. By leveraging low-basis land, modular construction, and vertical integration, the Company converts vacant lots into attainable single-family homes, duplexes, and townhomes while delivering strong long-term investor returns and meaningful community impact.

Market Opportunity

Kansas City, Kansas faces an ongoing shortage of attainable housing, particularly in infill neighborhoods impacted by vacancy and aging housing stock. The Land Bank program provides a unique opportunity to return these lots to productive use at a below-market land basis, allowing new construction to be delivered at price points not possible through traditional development.

Integrated Platform

Capital structures investments and manages banking relationships.

Development executes land acquisition, entitlements, utilities, and project oversight.

Design delivers architectural, site, and modular engineering.

Construction manages foundations, modular set, trade coordination, inspections, and final delivery.

This structure provides unified control over costs, quality, and schedule from acquisition through completion.

Execution Strategy

The Company will acquire multiple Land Bank lots, confirm zoning and utilities, deploy standardized modular home plans tailored to each site, and deliver homes using accelerated modular construction methods. Finished homes will be sold to owner-occupants or retained as rental properties based on neighborhood demand and capital strategy.

Modular Advantage

Modular construction allows simultaneous site and home fabrication, reducing build time by up to 40 percent, improving quality control, minimizing weather risk, and locking construction pricing. This enables the delivery of higher-quality housing at lower overall cost with predictable schedules.

Community Impact

The program eliminates blight, restores vacant lots, increases neighborhood property values, expands the tax base, and creates attainable homeownership opportunities for local residents.

Risk Management & Growth

Risk is mitigated through low-basis land acquisition, standardized construction, vertical integration, and conservative underwriting. After establishing a track record in Kansas City, Kansas, the model will be replicated across other Midwest communities using similar Land Bank programs.

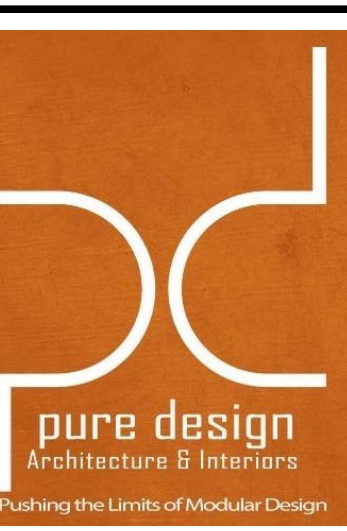
PURE - V-PLEX
 20 - 2 BED/ 2 BATH DUPLEXES
 3 - 1BED/ 1 BATH CARRIAGE HOUSES
 2 - 2BED/ 2 BATH CARRIAGE HOUSES
 TOTAL DWELLING UNITS: 20

PARKING REQUIREMENT: 2 SPACES PER UNIT
 PARKING COUNT: 41 PARKING SPACES

BUILDING AREA - V-PLEX

FIRST FLOOR	= 1,066 SF
SECOND FLOOR	= 1,066 SF
PORCHES	= 120 SF
TOTAL FOUNDATION AREA	= 1,186 SF

BUILDING HEIGHT = 26' - 0"



1330 BURLINGTON STREET, SUITE 201
 NORTH KANSAS CITY,
 MISSOURI 64116
 816.715.1392

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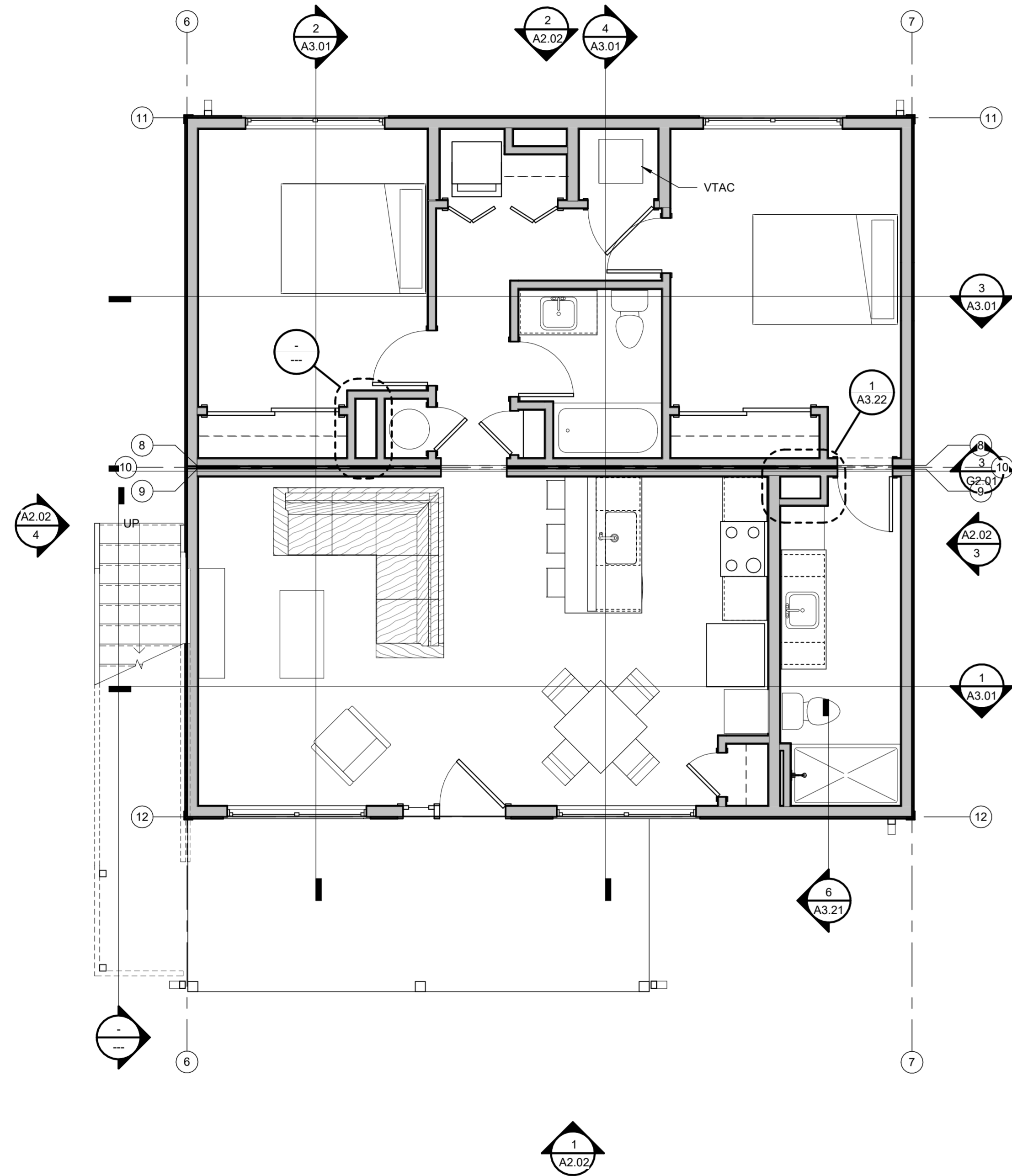
61.00

23-PLEX
 FOR PERMIT
 2306 LINCOLN RD
 BELLEVUE, NE

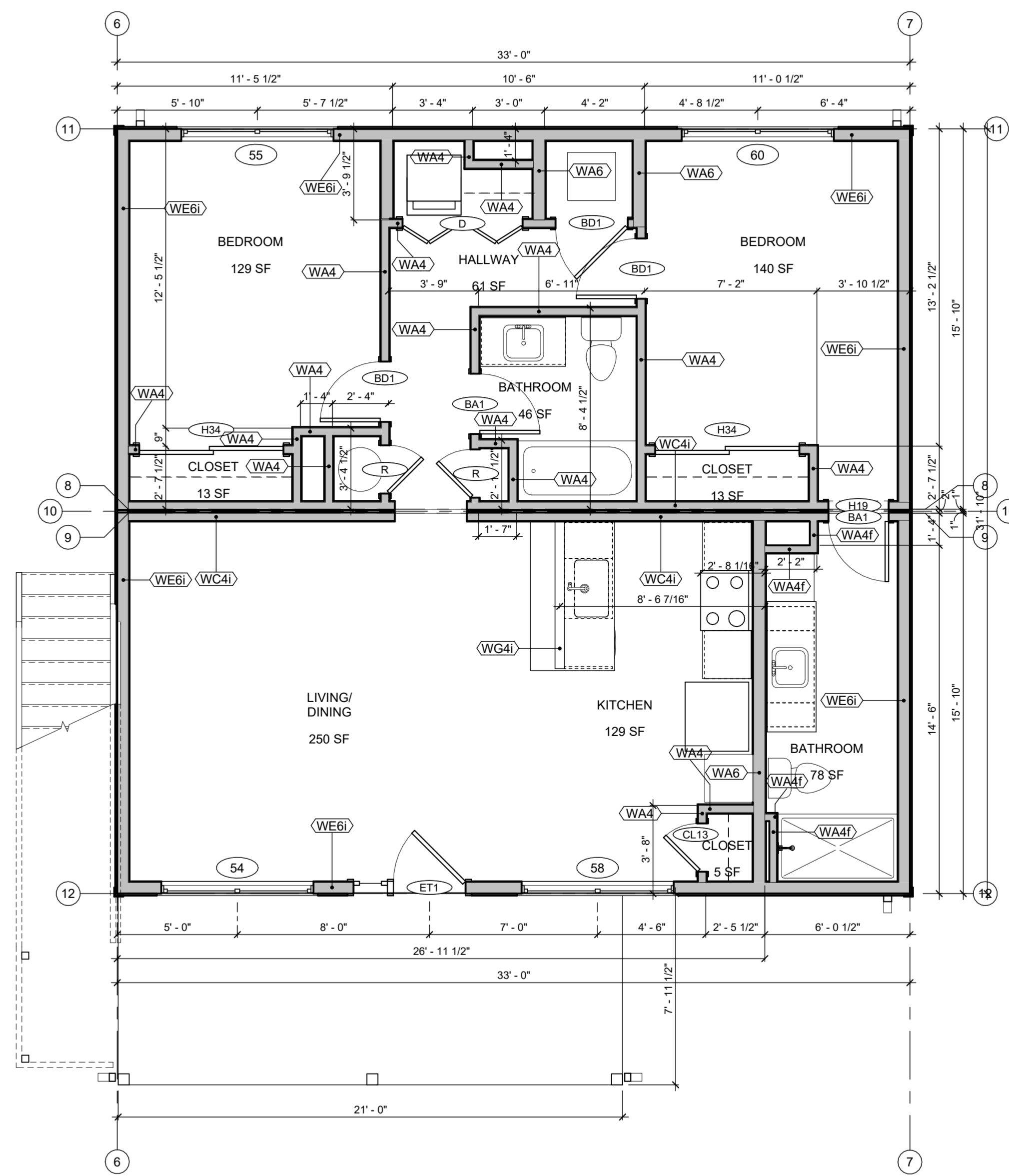
JOB NO: 24-005
 DATE: 09.16.2024
 ISSUE RECORD: FOR PERMIT

REVISIONS:

ARCHITECTURAL SITE PLAN



1 DUPLEX SINGLE - 1st FLOOR ANNOTATION PLAN
1/4" = 1'-0"



2 DUPLEX SINGLE - 1st FLOOR DIMENSION PLAN
1/4" = 1'-0"

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VERIFY ALL ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. CONDITIONS OF WORK SHALL BE VERIFIED AND ACCEPTED BY THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT NOT SHOWN ON THIS DRAWING.

DIMENSIONS SHOWN ARE TO FACE OF STRUCTURAL MATERIAL UNLESS OTHERWISE INDICATED. CALCULATE AND RE-DIMENSION DO NOT SCALE THESE DRAWINGS.

23-PLEX
FOR PERMIT
2306 LINCOLN RD
BELLEVUE, NE

JOB NO: 24-005
DATE: 09.16.2024
ISSUE REVISION: PERMIT

REVISIONS:

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23-PLEX
FOR PERMIT
2306 LINCOLN RD
BELLEVUE, NE

JOB NO: 24-005

DATE: 09.16.2024

ISSUE REVISIONS: PERMIT

REVISIONS:

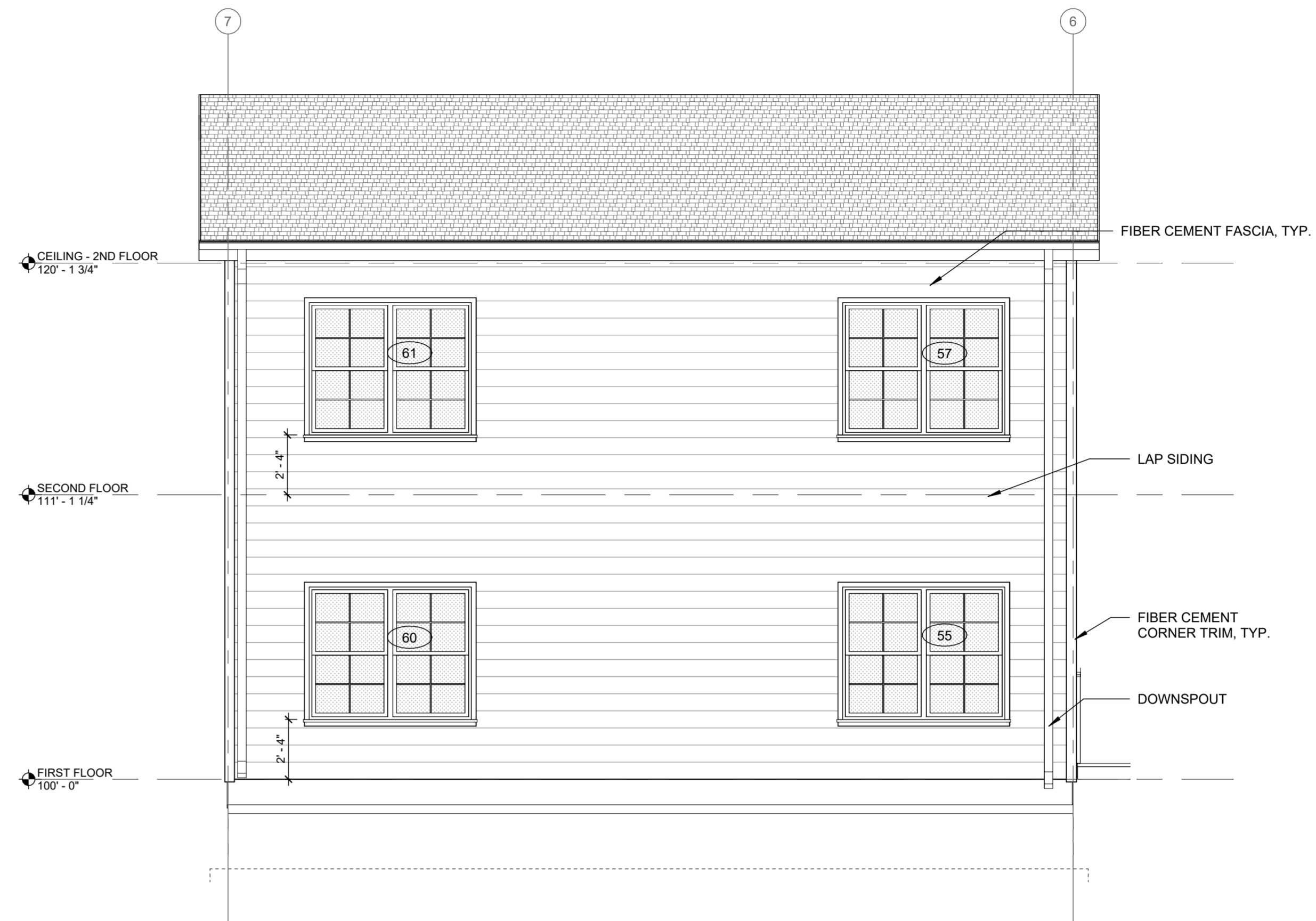
NO.	DATE	DESCRIPTION

BUILDING ELEVATIONS

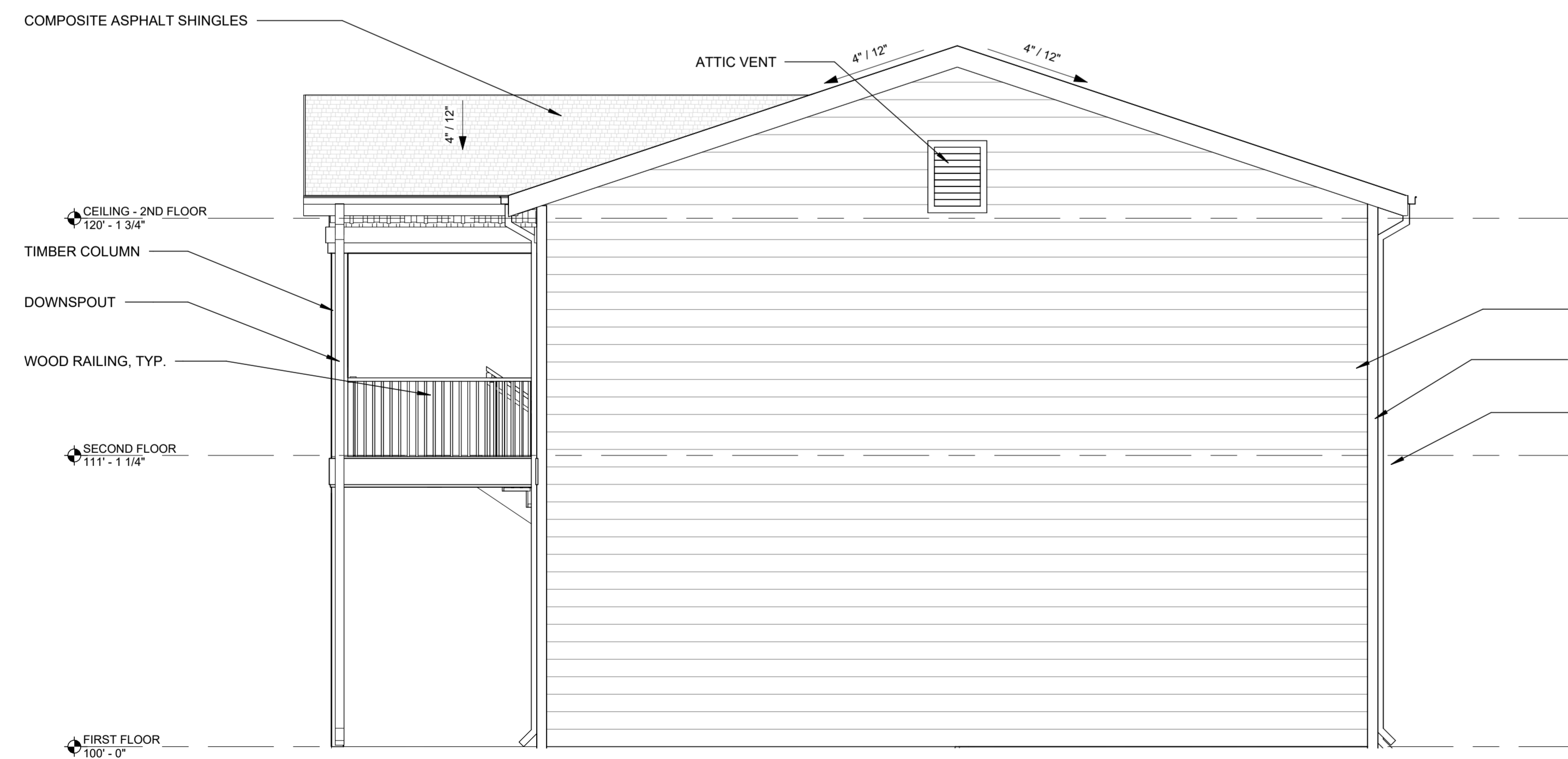
A2.02



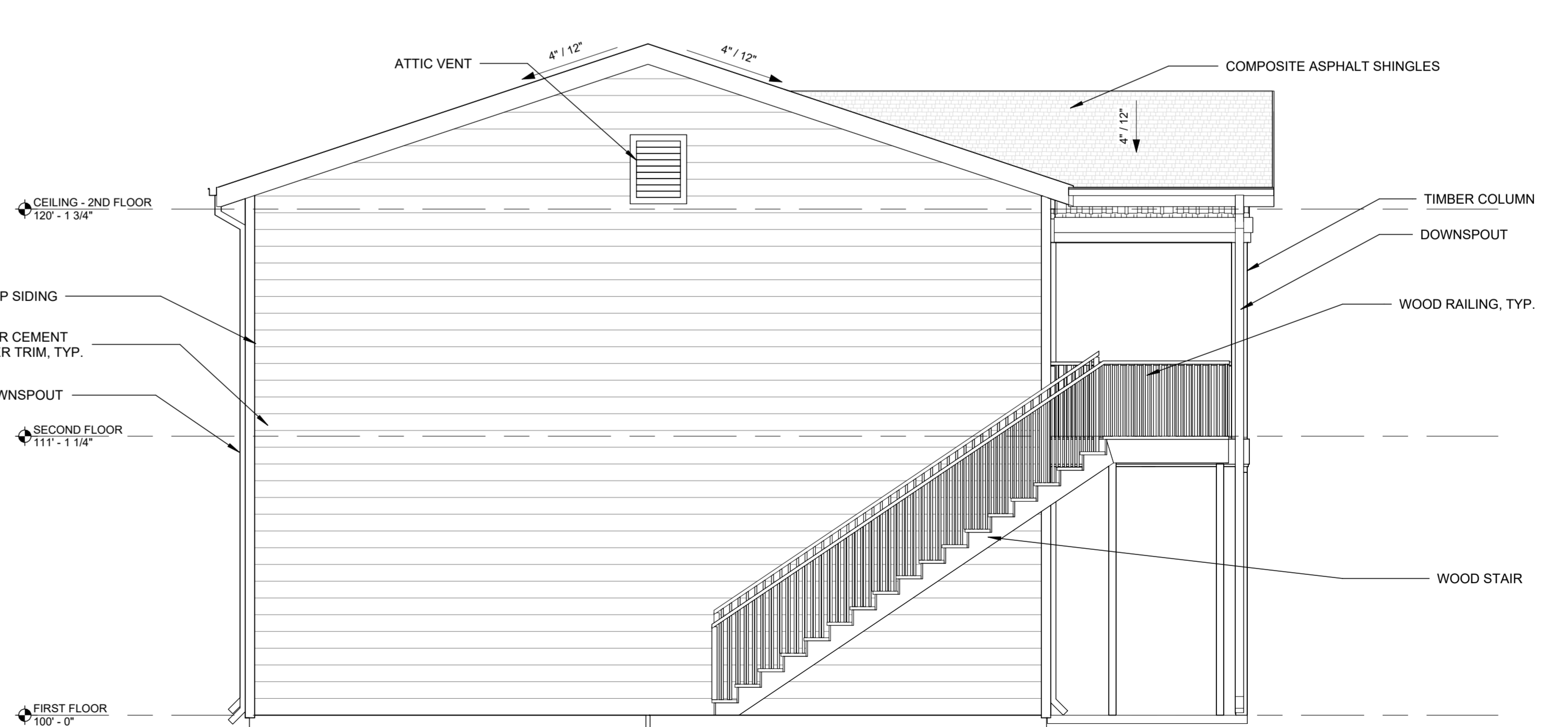
1 DUPLEX SINGLE - FRONT ELEVATION
1/4" = 1'-0"



2 DUPLEX SINGLE - BACK ELEVATION
1/4" = 1'-0"



3 DUPLEX SINGLE - SIDE ELEVATION
1/4" = 1'-0"



4 DUPLEX SINGLE - SIDE ELEVATION 2
1/4" = 1'-0"



Thank You

WYANDOTTE COUNTY LAND BANK





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 - WITH OPPOSITION (FOR DISCUSSION)

BACKGROUND

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

Item	Name	Type	Address	Parcel	
WO A 8	FMJ Properties LLC	Single Family Home	2646 N 21ST PL	160161	
Opposition –OCP - OCP will not support your request for the parcel located at 2646 N. 21st Place until this matter is further investigated by the UG Land Bank for clarification regarding the acquisition.					
WO B 3	Urban Haven LLC	Multi-Family	1126 EVERETT AVE	080132	
			1124 EVERETT AVE	080133	
			1406 N 11TH ST	080137	
<p>Opposition – Strugglers Hill - After careful consideration and discussion, Struggler's Hill-Roots residents are not in a position to support multiple-lot development proposals at this time. While remaining open to thoughtful, community-aligned growth in the future, residents have expressed significant concerns about the potential impact large-scale development could have under the current conditions.</p> <p>Specifically, neighbors are worried about rising property taxes, increasing prices, ongoing tariffs, the economic uncertainty created by the current war, and the potential for a recession. Taken together, these factors create a level of instability that makes it difficult for residents to feel confident about approving multiple developments simultaneously.</p> <p>At this time, residents believe that smaller, incremental approaches are more appropriate for safeguarding affordability and stability within the neighborhood.</p>					
WO B 4	Beauty For Ashes Developers	Multi-Family	1027 OAKLAND AVE	080205	
			1029 OAKLAND AVE	080206	
			1031 OAKLAND AVE	080207	
			1410 N 10TH ST	080235	

			1006 EVERETT AVE	080234	
			1008 EVERETT AVE	080233	
			1010 EVERETT AVE	080232	
			1012 EVERETT AVE	080231	
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RECOMMENDATION					
Approve					
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS					
N/A					
LEGAL/ POLICY CONSIDERATIONS					
ATTACHMENTS					
NCD Memo Land Bank Options 05.04.26_ With Opposition Comments					

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: April 24, 2026

SUBJECT: Land Bank Options - With Opposition (For Discussion)

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. These applications will be discussed individually during the meeting.

Please visit the site to review the applications below

<https://gisapp.wycokck.org/Landbank.html>

Item	Name	Type	Address	Parcel
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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	Dayton Loomis	Garden	1210 PACIFIC AVE	067097
PT 2	Mable Lowery	Garden	2501 N 34TH ST	910628
PT 3	Shirley Wainwright	Garden	361 CLEVELAND AVE	094310
PT 4	Kaw Roofing & Sheet Metal, Inc	Yard Extension	2113 N 13TH ST	157222
PT 5	Lorenzo Garcia	Yard Extension	3201 CLEVELAND AVE	101982
PT 6	Dawn Perez	Yard Extension	3117 DELAVAN AVE	165032
PT 7	Luis M. Rodriguez	Yard Extension	2231 GARFIELD AVE	068938
PT 9	Ibett Perez	Yard Extension	2407 LAFAYETTE AVE	160027
PT 10	Melissa Lubbers-Billiot	Yard Extension	5118 DOUGLAS AVE	050257
PT 11	William Wyrick	Yard Extension	985 ARGENTINE BLVD	072981
PT 12	Alma Vazquez Flores	Yard Extension	412 N 10TH ST	090206
PT 13	Fred Taylor Jr.	Yard Extension	704 GARFIELD AVE	095136

PT 14	Celina Merino	Yard Extension	1711 METROPOLITAN AVE	160411
PT 15	Paul Sparks	Yard Extension	714 ORVILLE AVE	118828
PT 16	Transfer to UG	Property Transfer	2416 S 51ST ST	915601

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Approved by Mayor/Administrator to add to agenda.