



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

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*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*

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**AGENDA**

**Monday, June 1, 2026**

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

- 1. Call to Order/Roll Call**
- 2. Revisions to June 1, 2026, Agenda**
- 3. Approval of standing committee minutes from September 8, 2025, and March 30, 2026.**
- 4. Committee Agenda**

**4.1 PRESENTATION: LAND BANK ANNUAL UPDATE**

Synopsis: Annual Land Bank update per the Land Bank Policy.

*For information only*

Tracking #: 21525

**4.2 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. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Item #	Name	Type	Address	Parcel
A 1	Maria Mendez	Single Family Home	2829 N EARLY ST	131508

A 2	Thompson Street Partners LLC	Single Family Home	1950 N 5TH ST	109831
			1948 N 4TH ST	109830
			1946 N 4TH ST	109829
			1942 N 4TH ST	109827
			1938 N 4TH ST	109826
			1936 N 4TH ST	109825
			1941 N THOMPSON ST	109860
			1942 N THOMPSON ST	109869
A 4	M&R New Properties	Single Family Home	1904 N 13TH ST	098953
			1906 N 13TH ST	098954
			1908 N 13TH ST	098955
			1910 N 13TH ST	098956
			1912 N 13TH ST	098957
			1916 N 13TH ST	098958
A 5	Valdemar Baltazar and Yadira Moreno	Single Family Home	2452 S 12TH TER	129370
A 6	Sherri Drake	Single Family Home	436 WALKER AVE	082217
A 7	Christopher L Gray	Single Family Home	7651 WEBSTER AVE	012413
A 8	Arnol Montufar	Single Family Home	435 S 72ND TER	926914
A 9	Kayli Hoffer	Single Family Home	3012 WASHINGTON AVE	063618

C 1	Chantelle Sims	Commercial	3304 PARALLEL PKWY	910620
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Tracking #: 21505

**4.3 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. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Item	Name	Type	Address	Parcel
PT 1	J. Libardo Ruiz Ayala	Garden	1114 SHAWNEE AVE	072028
PT 2	Olivia D. Moore	Garden	3421 BELL CROSSING DR	913317
PT 3	Shelia Gutto	Garden	3068 N 21ST ST	162472
PT 4	Milton T Cox IV	Garden	2812 N 21ST ST	162936
PT 5	Kacie Flores	Garden	424 SHAWNEE RD	154708
PT 7	Isaias Enrique Lopez	Yard Extension	1714 HASKELL AVE	194809
PT 9	Pamela Martin	Yard Extension	2606 S 8TH ST	137043
PT 11	Luis Vizcarra	Yard Extension	224 N MILL ST	093012
PT 12	Salvador Acosta	Yard Extension	2403 N 12TH ST	157108
PT 15	Julia Chinchilla	Yard Extension	2731 ROSWELL AVE	099217
PT 17	Ollie Hickmon	Yard Extension	1929 TROUP AVE	068798
PT 18	Joshua J Wood	Yard Extension	1512 LOWELL AVE	066343
PT 19	Lakeisha Brown	Yard Extension	2248 ROSWELL AVE	163323
PT 20	Maria Cortez	Yard Extension	3301 N 44TH TER	172208
PT 21	Ana Rivera	Yard Extension	5905 METROPOLITAN AVE	922322
PT 23	Crosslines Community Outreach	Yard Extension	627 S PYLE ST	073588

Tracking #: 21506

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. These applications will be discussed individually during the meeting.

Item	Name	Type	Address	Parcel
WO A 3	Thompson Street Partners LLC	Single Family Home	336 QUINDARO BLVD	094702
			333 QUINDARO BLVD	094701
WO A11	Candace McRae	Single Family Home	727 OAKLAND AVE	081844
WO A12	Mill Creek Builders Inc	Single Family Home	2453 N 57TH ST	036300
WO X 1	Eddie Villanueva	Extension Request	3113 STRONG AVE	166441
			1419 S 32ND ST	166404
WO X 2	Ephraim Woods Jr	Extension Request	2210 N 10TH ST	156721

Tracking #: 21507

**5. Public Agenda**

**6. Adjourn**

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Unified Government of Wyandotte County and Kansas City, Kansas



**Neighborhood & Community Development Meeting**

5<sup>th</sup> Floor Conference Room

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

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*Commissioner Andrew Davis, Chair*

*Commissioner Gayle Townsend – Commissioner Evelyn Hill –  
Commissioner Christian Ramirez – Commissioner Melissa Bynum*

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**MINUTES**

**Monday, September 8, 2025**

**6:04 PM-7:01 PM**

**Attendance:**

**Committee Members Present:**

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

**Committee Members Absent:**

- Commissioner Hill

**Staff Present:**

- Brittnie MacDonald (Unified Government Clerk's Office)
- Rodney Lucas (Interim Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Judd Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator Economic Development)
- Sarah Shafer (Public Works CMIP Program Manager)

**Call to Order:**

Commissioner Davis called the meeting to order at 6:04 PM.

**Revisions to Agenda:**

No revisions to the agenda were reported.

**Approval of Previous Minutes: (Discussion Begins 1:05:24)**

Commissioner Bynum moved to approve the minutes from the June 3, 2024, meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

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

**Committee Agenda:**

**Item No. 4.1 - LAND BANK OPTIONS — NO OPPOSITION (GROUP FOR APPROVAL)  
(Discussion Begins 1:06:03)**

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
A 1	Juan Carlos Mallqui	Single Family Home	1925 N 47TH ST	61709
A 2	Ryan Barr	Single Family	5462 MUNCIE DR	918201
			5463 MUNCIE DR	918200
A 3	Yareni	Single Family Home	2408 N 20TH ST	159112
			2410 N 20TH ST	159111
A 4	Red Arrow Development	Single Family Home	1936 N 4TH ST	109825
			1938 N 4TH ST	109826
			1942 N 4TH ST	109827
			1946 N 4TH ST	109829
			1948 N 4TH ST	109830
			1950 N 4TH ST	109831
A 5	Demetrius Dillard	Single Family Home	2704 N 22ND ST	160133
A 6	CHWC	Single Family and Duplexes	2549 HIAWATHA ST	158272
			2552 ALDEN ST	158220
			2526 ALDEN ST	158227

			2520 ALDEN ST	158228
			2536 CISSNA ST	158257
			2524 CISSNA ST	158259
			1746 CLEVELAND AVE	158423
			1736 CLEVELAND AVE	158420
			2521 HIAWATHA ST	158266
			2545 HIAWATHA ST	158271
			2541 HIAWATHA ST	158270
			2531 HIAWATHA ST	158269
			2523 HIAWATHA ST	158267
A 7	CHWC	Single Family and Duplexes	944 FREEMAN AVE	81149
			934 FREEMAN AVE	81151
			932 FREEMAN AVE	81152
			935 FREEMAN AVE	80287
			930 FREEMAN AVE	81153
			928 FREEMAN AVE	81154
			914 FREEMAN AVE	81159
			924 FREEMAN AVE	81155
			922 FREEMAN AVE	81156
			920 FREEMAN AVE	81157
			943 FREEMAN AVE	80290
			941 FREEMAN AVE	80289
			916 FREEMAN AVE	81158
			929 FREEMAN AVE	80286
			923 FREEMAN AVE	80285
			921 FREEMAN AVE	80284
			919 FREEMAN AVE	80283
			917 FREEMAN AVE	80282
			915 FREEMAN AVE	80281
			907 FREEMAN AVE	80280
			905 FREEMAN AVE	80279
			944 WALKER AVE	81072
			942 WALKER AVE	81073
			940 WALKER AVE	81074
			903 FREEMAN AVE	80278
			1606 N 9TH ST	81164
			1520 N 9TH ST	80275

			1516 N 9TH ST	80276
			1512 N 9TH ST	80277
			1608 N 9TH ST	81163
			1602 N 9TH ST	81166
			1600 N 9TH ST	81167
			906 FREEMAN AVE	81162
			908 FREEMAN AVE	81161
B 1	Matthew Rich	Multi-Family	1325 N 48TH ST	47593
B 2	Deborah Elmore	Multi-Family	2602 N 64TH TER	2520

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

Commissioner Townsend moved to approve Item Nos. A1 through A5. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

Items B1 and B2:

Mr. Sutton presented Items B1 and B2 without opposition.

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

Commissioner Bynum moved to approve the Item Nos. B1 and B2. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4-0

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

Items NC A6 and NC A7:

Mr. Sutton presented Items A6 and A7. [A6 and A7 has changed to NC A6 and NC A7 and will be heard as Non-Consent Items].

Megan Painter, Director of Neighborhood Development and Community Housing of Wyandotte County, presented Douglass/Sumner Neighborhood Redevelopment Plan.

Commissioner Townsend moved to approve Item Nos. A6 and A7. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

**Item No. 4.2 - LAND BANK PROPERTY TRANSFERS — NO OPPOSITION (GROUPED FOR APPROVAL) (Discussion Begins 1:36:45)**

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
PT 1	Reginald Hollinshed	Garden	1968 N 4TH ST	109839
PT 2	Tanisha Davis and Demetre Miller	Garden	1719 WALKER AVE	98773
PT 3	Renso Guillermo Chavarria Estrada	Garden	2111 N 29TH ST	101401
PT 4	Alma Rosa Yanez Dominguez	Yard Extension	1269 Pennsylvania Ave	68161
PT 6	Noel Nunez Jr	Garden	1011 Ohio Ave	93612
PT 7	Raul Alvarez velasco	Yard Extension	2724 KIMBALL AVE	116585
PT 8	Deisy Hernandez Rosales	Garden	1121 N 13TH ST	80720

PT 9	Noel nunez	Garden	257 S MILL ST	122060
PT10	Georgia Dubois	Garden	1112 RUBY AVE	143024
PT11	Tyeisha Jennings	Yard Extension	1411 N 32ND ST	63575
PT12	Rebeca Serna	Garden	1532 HASKELL AVE	115908
PT13	Jeffrey Lysinger	Garden	1034 DODSON AVE	139106
PT14	Eddie A Barajas-Zamora	Yard Extension	1034 Cleveland Ave	157429
PT15	Tina Johnson	Yard Extension	3136 GEORGIA AVE	194620
PT16	Katherine Foster	Yard Extension	340 HASKELL AVE	94319
PT17	Jesus Carrera	Yard Extension	735 LYON AVE	121015
PT18	Melissa Valentine	Yard Extension	7548 LATHROP AVE	215804
PT19	Gregory Hardy	Yard Extension	2133 N 34TH ST	102306
PT20	Gurtha R Ingram	Yard Extension	2225 RUSSELL AVE	162028
PT21	Mayra Hernandez	Yard Extension	216 N 30TH ST	56993
PT22	Glenn Lynch	Yard Extension	1323 NEW JERSEY AVE	209556
PT23	juan mendoza	Yard Extension	112 S 14TH ST	66641
PT24	Robert Eickhoff Sr.	Yard Extension	1134 OSAGE AVE	72520
PT25	David Wennerstrom	Yard Extension	1900 N 62ND PL	207504
PT26	Josefina Rodríguez	Yard Extension	44 S MILL ST	70305
PT27	Dawson Dykes	Yard Extension	8317 RIVERVIEW AVE	932702
PT28	Noel Nunez	Yard Extension	957 NORTHRUP AVE	93150
PT29	San Juanita Schneider	Yard Extension	1519 N 36TH ST	64050
PT30	Chapter Jackson	Yard Extension	818 TROUP AVE	95063
PT31	Christopher Jackson	Yard Extension	2001 N 54TH ST	40014
PT32	Adilene Resendiz	Yard Extension	1859 N 28TH ST	195443
PT33	Lessli Martinez	Yard Extension	1006 DODSON AVE	139101
PT34	Heather Hedrick-Carias	Yard Extension	1937 N 28TH ST	195630
PT35	Jorge Enrique Briseno-Sanchez	Yard Extension	1211 PACIFIC AVE	67304
PT36	Jesus Valle Rivera	Yard Extension	950 REYNOLDS AVE	93384

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

Commissioner Bynum moved to approve all items as submitted. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 4-0

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

**Item No. 4.3 - LAND BANK PROPERTY TRANSFERS — WITH OPPOSITION (FOR DISCUSSION) (Discussion Begins 1:30:05)**

Michael Sutton presented several land bank applications. [PT5 has changed to NC PT5 and will be heard as a Non-Consent Item.]

Item	Name	Type	Address	Parcel
PT 5	Michele Rutayuga	Garden	932 OAKLAND AVE	80299

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

Commissioner Townsend moved to approve NC PT5 as submitted. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

**Item No. 4.4 - LAND BANK OPTION EXTENSION REQUEST (Discussion Begins 1:44:20)**

Synopsis: Request consideration of the following Land Bank Option Extension for J. Horton's Holdings.

Type	Address	Parcel
Single Family Home	509 Oakland Ave	82009
Single Family Home	1420 N 5th St	82007
Single Family Home	1416 N 5th St	82008
Single Family Home	1400 N 5th St	82010
Single Family Home	504 Everett Ave	81808
Single Family Home	514 Everett Ave	810807
Single Family Home	520 Everett Ave	81806

The Chairman opened the public hearing. Comments were received from the following:

- **Carlina McKinney (Comment Begins 1:44:50)**

The Chairman closed the public hearing.

Commissioner Townsend moved to approve Item No. 4.4 for an extension for two years as requested. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

**Item No. 4.5 - LAND BANK TRANSFERS FOR STORMWATER PROJECTS (Discussion Begins 1:49:46)**

Sarah Shafer, Public Works CMIP Program Manager, requested a property transfer for stormwater and sewer overflow reduction projects. Commissioner Davis sought clarification on funding; Sarah Shafer noted that the project is financed through the CSO-14 enterprise fund, backed by general obligation bonds, at approximately \$12 million.

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

Commissioner Townsend moved to approve as submitted. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4-0

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

**Adjournment: (Discussion Begins 1:58:05)**

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

Vote: Motion carried 4-0

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

The meeting was adjourned at 7:01 PM

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



**Neighborhood & Community Development Meeting**

5<sup>th</sup> Floor Conference Room

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

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*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*

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**MINUTES**

**Monday, March 30, 2026**

**9:38 PM-10:39 PM**

**Attendance:**

**Committee Members Present:**

- Commissioner Davis (Chair)
- Commissioner Stites
- Commissioner Pacheco
- Commissioner Howard
- Commissioner Bynum (Arrived at 9:42 P.M.)

**Committee Members Absent:**

- None

**Staff Present:**

- Maiyee Lor (Unified Government Deputy Clerk)
- Rodney Lucas (Interim Assistant County Administrator/ Interim Planning Director)
- Alyssa Marcy (Planning Department/Brownfields Coordinator)
- Michael Sutton (Redevelopment Coordinator)
- Jeff Conway (Senior Counsel)

**Call to Order:**

Commissioner Davis called the meeting to order at 9:38 P.M.

**Revisions to Agenda (Discussion Begins 4:27:07)**

The agenda was rearranged by Chair Davis to have Planning Department presentations first, followed by Land Bank items. Michael Sutton noted there were changes to the Land Bank agenda, with some items removed due to receiving opposition.

**Approval of Previous Minutes: (Discussion Begins 4:52:21)**

Commissioner Bynum moved to approve the minutes from the March 3, March 31, April 28, 2025, and February 2, 2026, meetings. The motion was seconded by Commissioner Stites.

Vote: Motion carried 5/0

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

**Committee Agenda:**

**Item No. 4.1 - LAND BANK OPTIONS (WITHOUT OPPOSITION) Discussion Begins 4:53:25)**

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

Item #	Name	Type	Address	Parcel
A 1	Jackson Realty Estate Group	Single Family Home	1205 VERMONT AVE	067332
			1200 GILMORE AVE	067333
			1214 GILMORE AVE	067334
			1220 GILMORE AVE	067335
			1228 GILMORE AVE	067336
			1230 GILMORE AVE	067337
A 2	Think Development	Single Family Home	1942 N 17TH ST	116410
			1948 N 17TH ST	116411
			2008 N 14TH ST	098444
			1942 N 16TH ST	098557
			1712 SHORT AVE	116415
			1716 SHORT AVE	116416

Item #	Name	Type	Address	Parcel
			1926 SHORT ST	098642
			1928 SHORT ST	098641
			1930 SHORT ST	098654
			1952 N 13TH ST	213731
A 3	Candace McRae	Single Family Home	727 OAKLAND AVE	081844
A 4	Jeree Dickens	Single Family Home	2058 N THOMPSON	109729
A 5	Dylan Kelly	Single Family Home	1018 SPLITLOG AVE	092652
A 6	LaKaira Edmonds	Single Family Home	2512 N 21ST ST	159024
A 7	Sergio Reyes	Single Family Home	331 N 36TH ST	060104
B 1	Chrishawn J Hollis	Multi-Family	1949 N 16TH ST	098524
B 2	Juan Cisneros	Multi-Family	912 S MILL ST	072726
			914 S MILL ST	072727
B 3	Izora Thompson	Multi-Family	1874 N 18TH ST	068700
			1872 N 18TH ST	068701
			1870 N 18TH ST	068702
			1866 N 18TH ST	068703
B 4	Wilson Collier and Associates	Multi-Family	1000 NEW JERSEY AVE	081211
			1006 NEW JERSEY AVE	081212
			1010 NEW JERSEY AVE	081213
			1014 NEW JERSEY AVE	081214
			1016 NEW JERSEY AVE	081215
C 1	Fadoua Elouerrassi	Commercial	2000 N 10TH ST	906502

Items A1-A2, A4-A7:

Mr. Sutton presented Items A1-A2 and A4-A7. Changes to the agenda will be updated by Mr. Sutton. [A3 has changed to WO A3 and will be heard with Land Bank Options – With Opposition items.]

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

Commissioner Stites moved to approve the consent items: A1-A2 and A4-A7. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

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

Items B1-B3:

Mr. Sutton presented Item B1-B3. [B4 has changed to WO B4, and C1 has changed to WO C1, and will be heard with Land Bank Property Transfer – With Opposition item.]

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

Commissioner Stites moved to approve the Item Nos. B1-B3. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

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

**Item No. 4.2 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)  
(Discussion Begins 5:04:41)**

Mr. Sutton introduced the Property Transfer without opposition:

Item	Name	Type	Address	Parcel
WO A 8	T&M General Construction LLC	Single Family Home	2602 N 64TH TER	002520
			2506 N 62ND ST	001113
WO A 9	T&M General Construction LLC	Single Family Home	6742 YECKER AVE	019340
Opposition – Loving Neighbors neighborhood group states that the applicant has not reached out to the neighborhood group to discuss the details of these builds.				

Item WO A3, WO A8, and WO A9:

Mr. Sutton presented Item Nos. WO A3, WO A8, and WO A9 with opposition.

The Chairman opened the public hearing. Comments were received from the following:

- **Fran Sutton (Wyandotte County) (Comment Begins 5:07:11)**

The Chairman closed the public hearing.

Commissioner Bynum moved to hold Item Nos. WO A3, WO A8, and WO A9 to the next Neighborhood & Community Development standing committee meeting, so the applicants can talk to the neighborhood groups. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

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

**Item No. 4.3 - LAND BANK PROPERTY TRANSFERS (WITHOUT OPPOSITION)  
(Discussion Begins 4:59:10)**

Mr. Sutton introduced the Property Transfer without opposition:

Item	Name	Type	Address	Parcel
PT 1	Luis Aparicio	Garden	1920 S 38TH ST	168309
			1918 S 38TH ST	168310
			1912 S 38TH ST	168311
PT 2	Joel Miller	Garden	1848 N 18TH ST	068708
PT 4	Mario Simental	Yard Extension	730 S VALLEY ST	072326
PT 6	Alexandria Dwight	Yard Extension	840 TROUP AVE	095084
PT 7	Ryan Harrison	Yard Extension	2004 N 16TH ST	098553

The Chairman opened the public hearing. Comments were received from the following:

- **Eva Garcia Meza (Comment Begins 5:00:47)**

The Chairman closed the public hearing.

Commissioner Stites moved to approve all property transfer: PT1-2, PT4, PT 6-PT7. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

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

**Items WO B4, WO C1, WO PT9: (Discussion Begins 5:11:10)**

Mr. Sutton presented Item WO B4, Item WO C1, and Item WO PT9 with opposition.

**Item No. 4.4 - LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION (FOR DISCUSSION) (Discussion Begins 5:13:10)**

Mr. Sutton introduced the Property Transfer without opposition:

Item	Name	Type	Address	Parcel
WO PT 9	Tina M James	Yard Extension	2024 QUINDARO BLVD	162442
<b>Comments:</b> Item was held at 3.2.26 NCD to allow applicant time to provide neighborhood group better clarification on how they plan to use the lot.				

The Chairman opened the public hearing for Items WO B4, WO C1, WO PT9. Comments were received from the following for WO PT9:

- **Tina James (5:14:16)**

The Chairman closed the public hearing.

Commissioner Davis moved to approve Item No. WO B4. The motion was seconded by Commissioner Howard.

Vote: Motion carried 4/1

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

Commissioner Bynum moved to deny Item No. WO C1. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

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

Commissioner Davis moved to approve the yard extension application, Item No. WO PT9. The motion was seconded by Commissioner Howard.

Vote: Motion carried 5/0

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

**Item No. 4.5 - UPDATE: ZONING CODE REWRITE (Discussion Begins 4:29:19)**

Alyssa Marcy, Planning Department/Brownfields Coordinator, provided an update on the comprehensive zoning code rewrite project.

Key Points:

- Full rewrite of 40+ year old zoning code
- Technical analysis completed identifying challenges in code organization, zoning framework, development standards, design guidelines, historic preservation, and procedures
- Currently have 67 zoning districts total
- Housing-specific analysis funded by Health Forward Foundation completed
- Analysis shows many barriers preventing diverse housing development
- Draft recommendations report expected by June 2026
- Lot testing phase underway with design consultant creating architectural drawings for Douglas Sumner and Northeast area lots

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. 4.6 - UPDATE: PLANNING AND URBAN DESIGN DEPARTMENT (Discussion Begins 4:41:04)**

Rodney Lucas, Interim Assistant County Administrator/ Interim Planning Director, presented the 2025 annual report.

Key Points:

- Department currently has 9 staff members, with a goal of 14
- Four positions are currently posted, including the director position and zoning enforcement inspector
- Handles various permit types: zone changes, special use permits, vacations, master plan amendments, DRC plan review, lot splits, and variances
- Averages nearly 60,000 customer service interactions annually
- Long-Range Planning includes PlanKCK implementation: riverfront master plan development, Quindaro Master Plan with TerraCon Brown selected as consultant
  - A. GoDOtte: Vision Zero action plan in partnership with Public Works
- Prioritizing customer service improvements and application streamlining, managing Zoning Code update and rewrite

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.

**Adjournment: (Discussion Begins 5:28:05)**

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

Vote: Motion carried 5/0

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

The meeting was adjourned at 10:39 P.M.

ML



# Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Jud Knapp, Land Bank Manager  jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #4.1.		
PRESENTATION: LAND BANK ANNUAL UPDATE		
BACKGROUND		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Land Bank update		

Approved by Mayor/Administrator to add to agenda.



# Land Bank Update

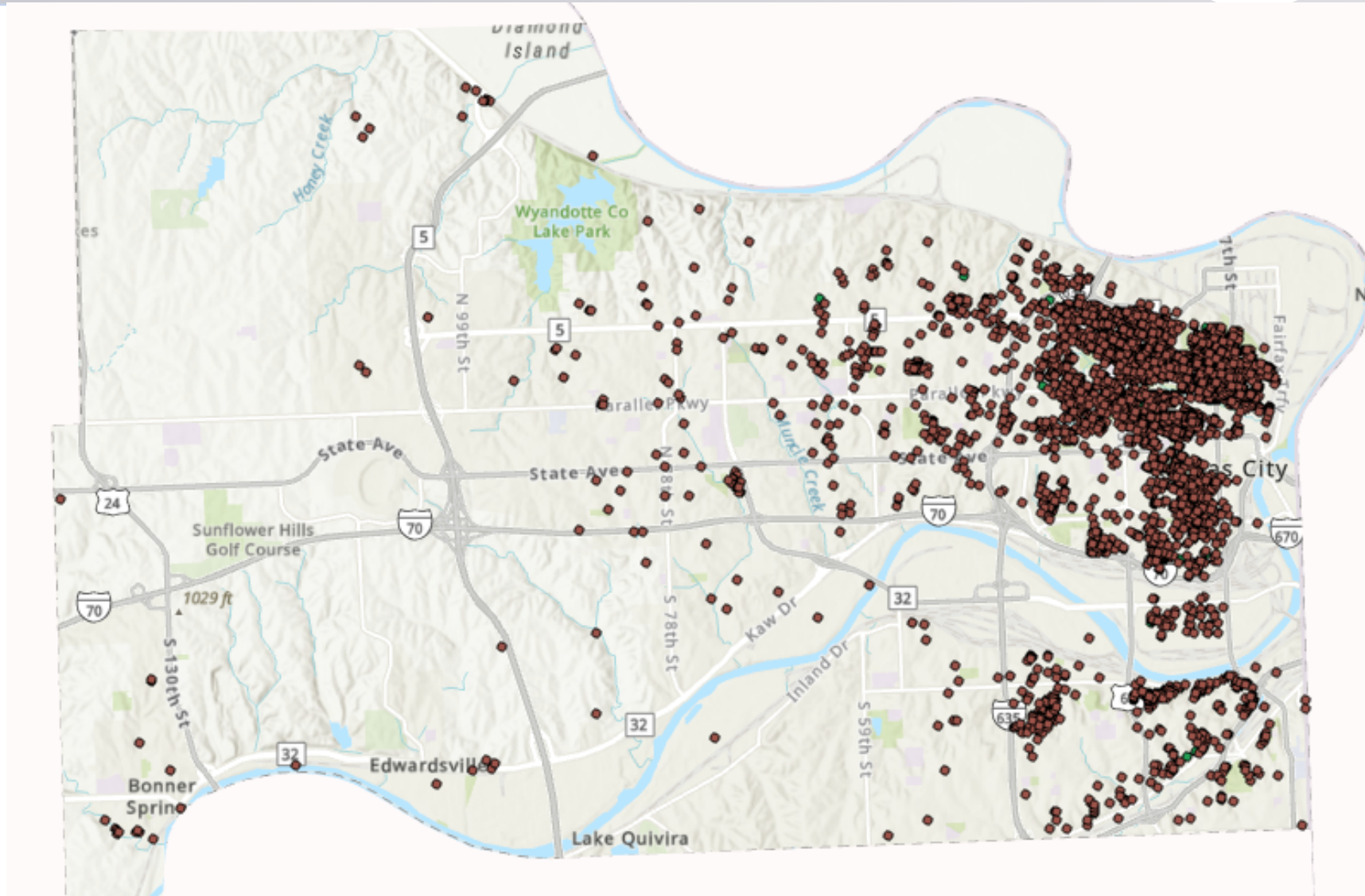
June 1<sup>st</sup> Standing Committee Meeting



# LAND BANK PARCELS



Land Bank Parcels  
4,262





# LAND BANK BY COMMISSION DISTRICT

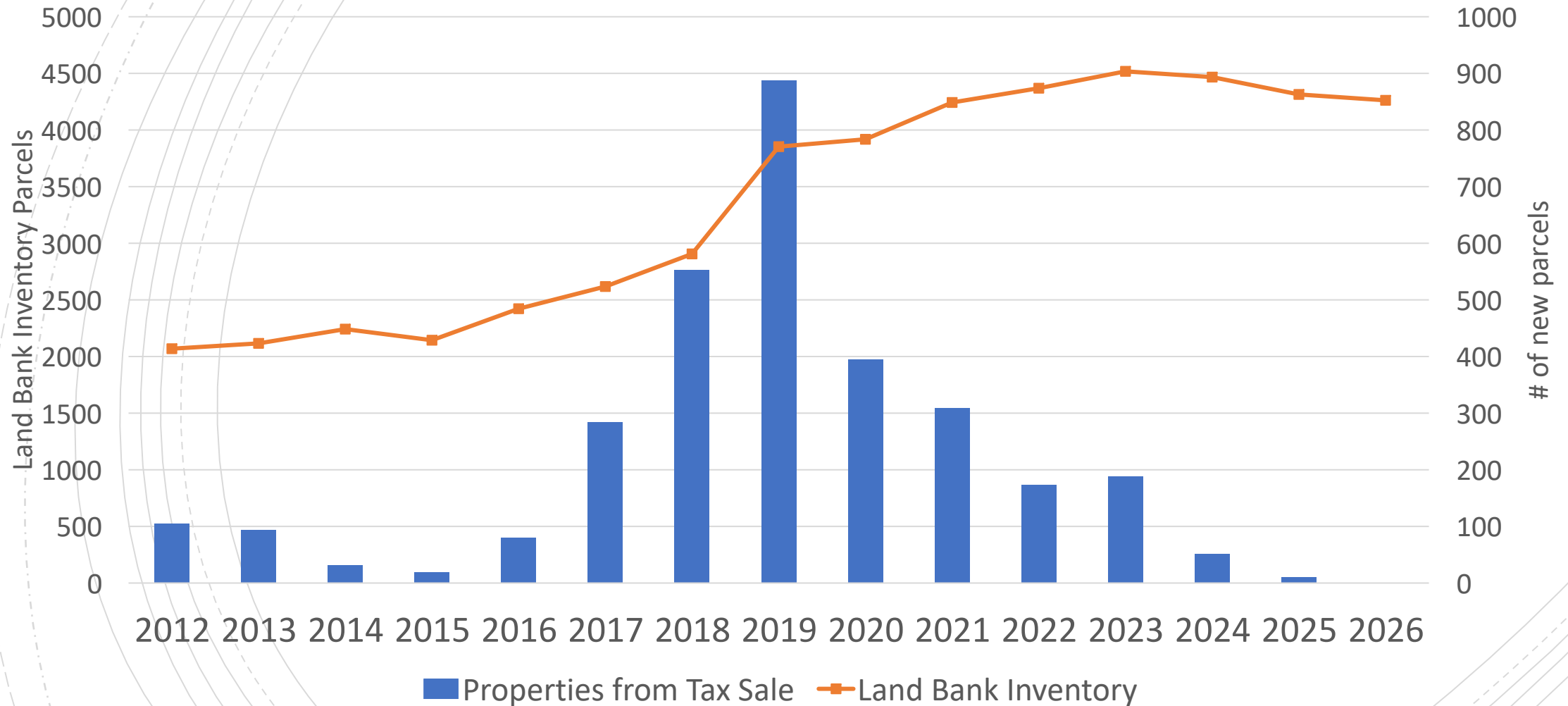


District	Land Bank Lots	Completed Options	Signed Options	Yard Extension	Garden	Canceled
1	1,988	122	194	50	10	32
2	474	51	53	44	10	24
3	332	18	42	10	9	10
4	1,218	42	151	55	14	18
5	34	1	8	-	-	1
6	45	14	10	3	-	1
7	33	3	4	1	-	1
8	138	18	16	8	1	13
<b>Total</b>	<b>4,262</b>	<b>269</b>	<b>478</b>	<b>171</b>	<b>44</b>	<b>100</b>

\*2020 - 2026



# LAND BANK INVENTORY





# LAND BANK SALES



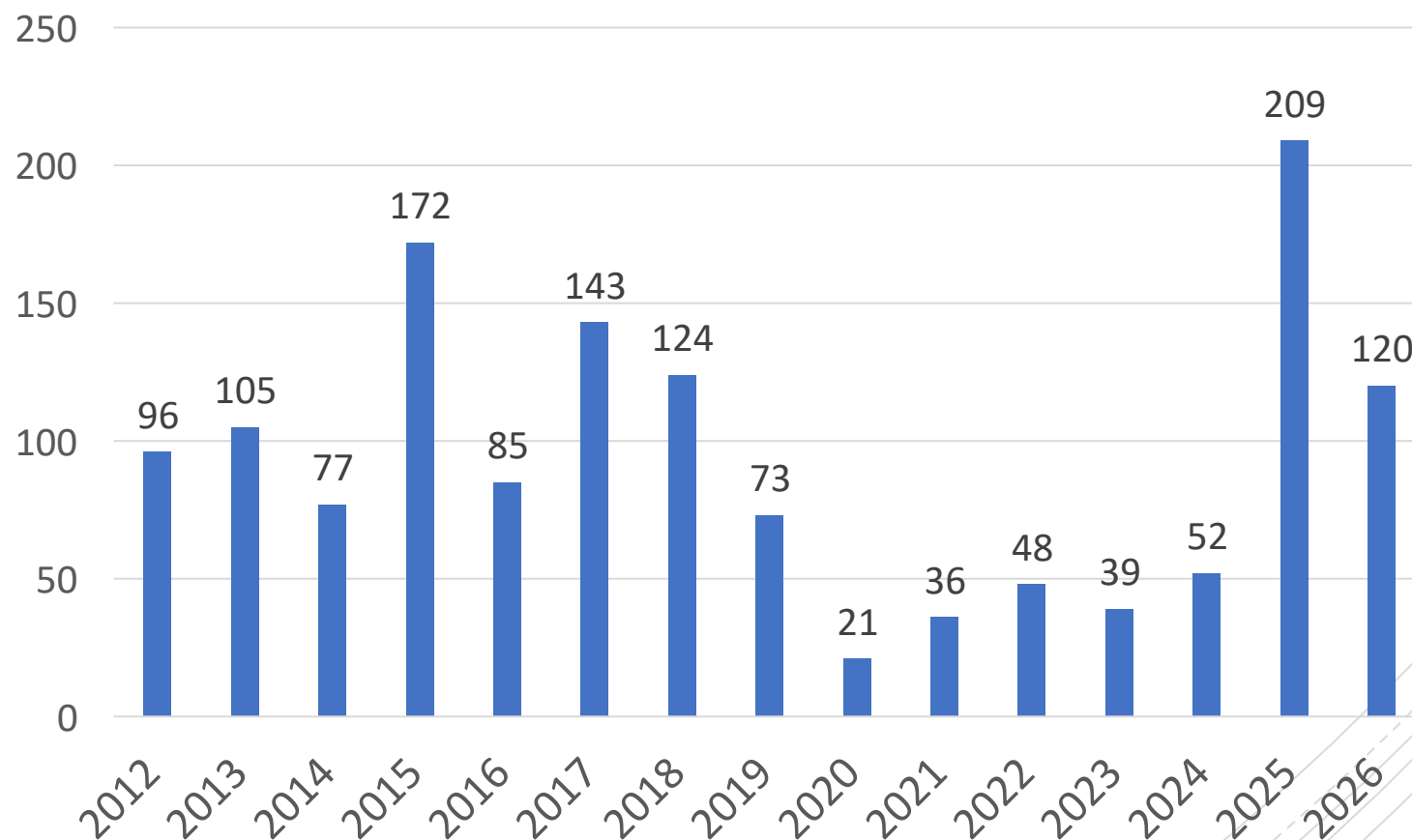
## Previous Policy (2019 - 2024)

- Buildable lots are only for new construction
- Yard extensions are just for unbuildable properties

## New Policy (2025)

- Can approve yard extensions
- Allows gardens

### Land Bank Sales by Year





# NEW CONSTRUCTION ON LAND BANK LOTS



Completed Options

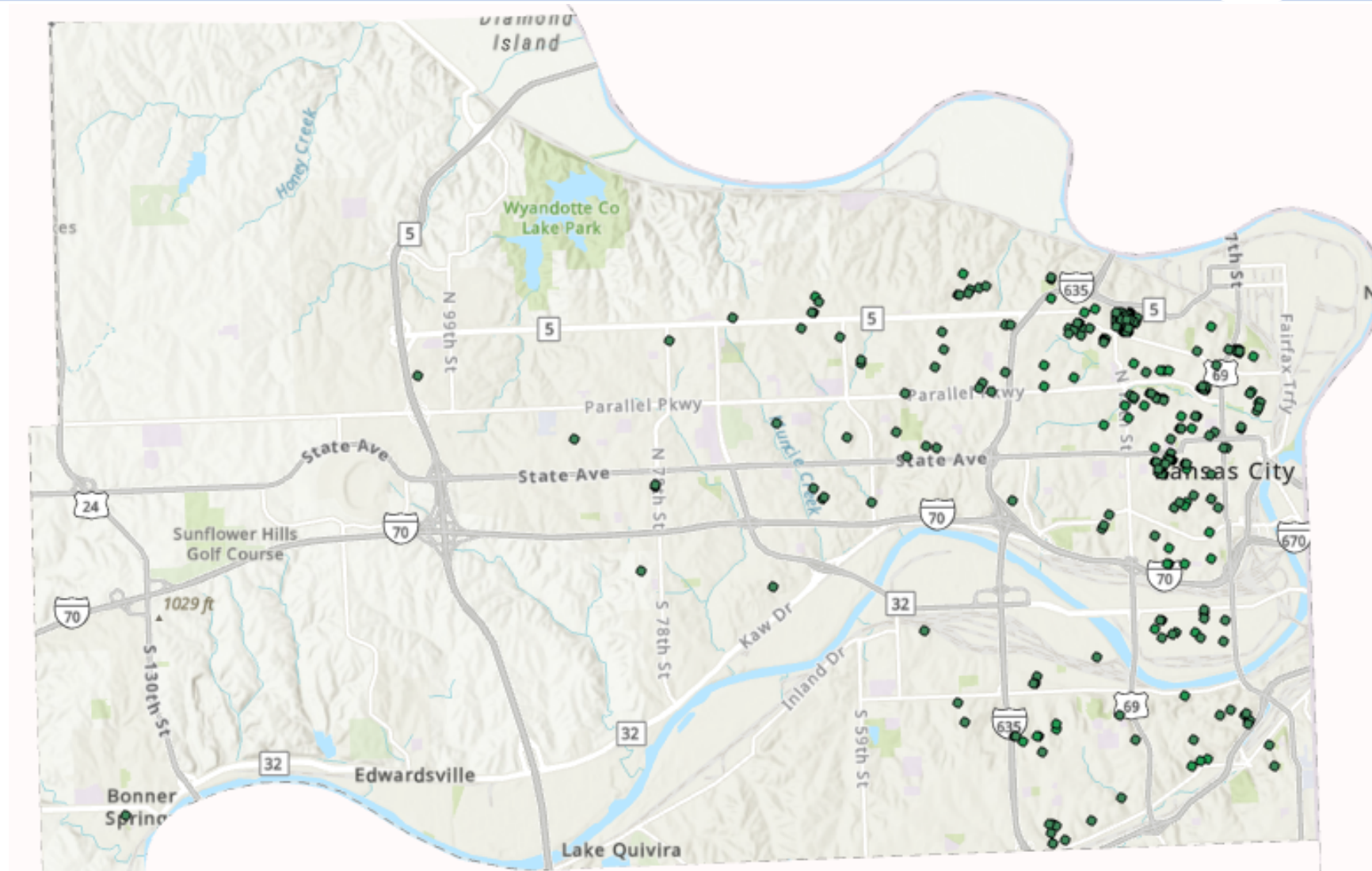
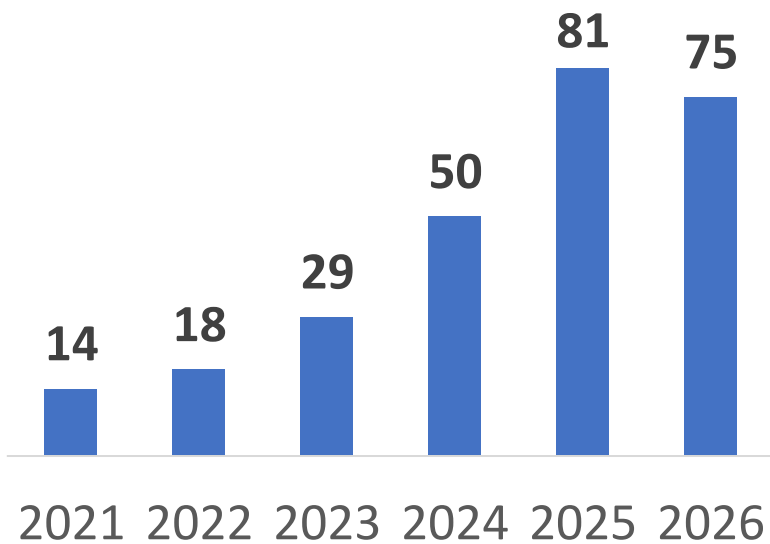
**267**

Total

Appraised Value Increase

**66 Million**

Estimated





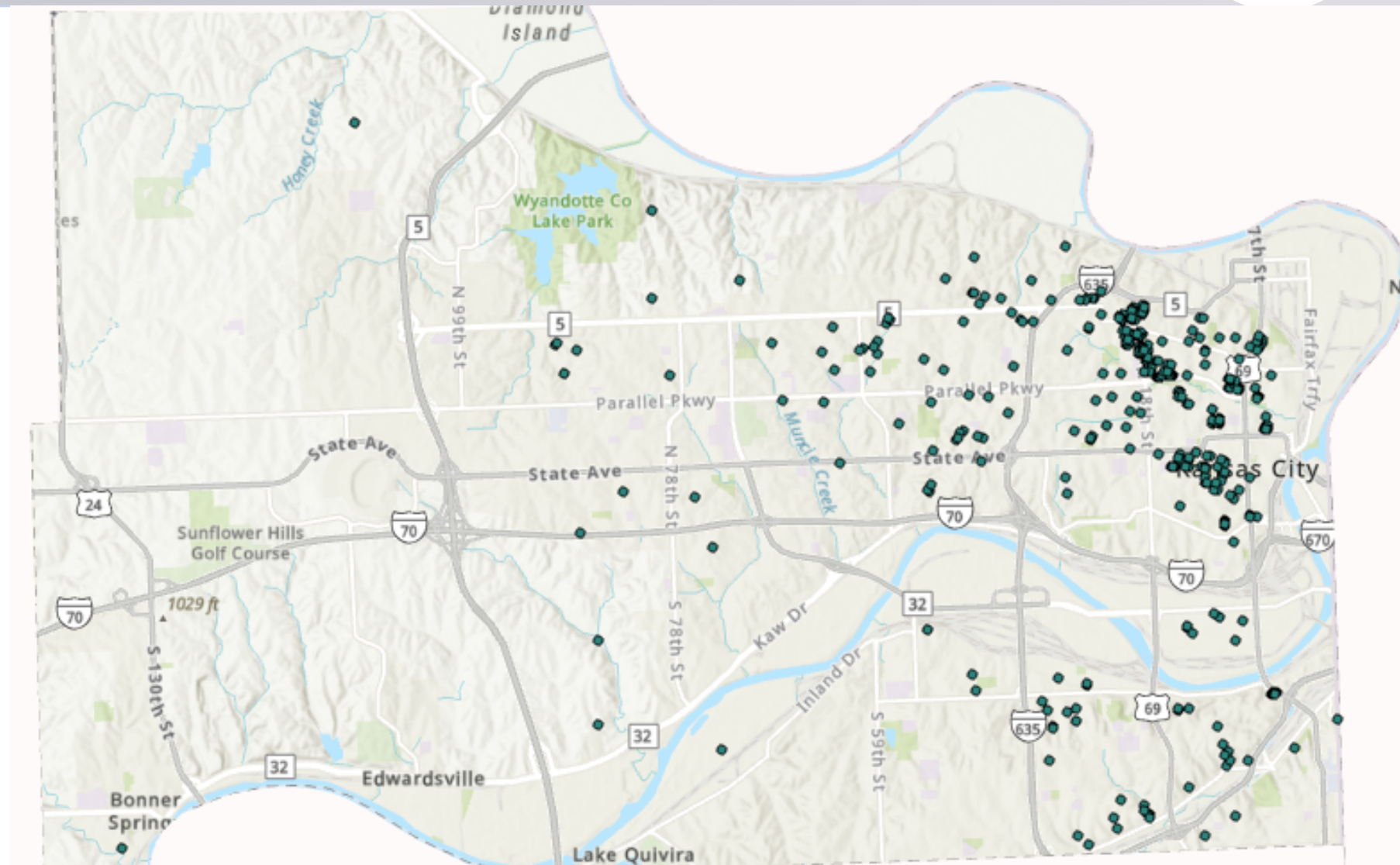
# SIGNED OPTIONS



Signed Options

**478**

Total





# PROPERTY TRANSFERS YARD EXTENSIONS / GARDENS



Yard Extensions

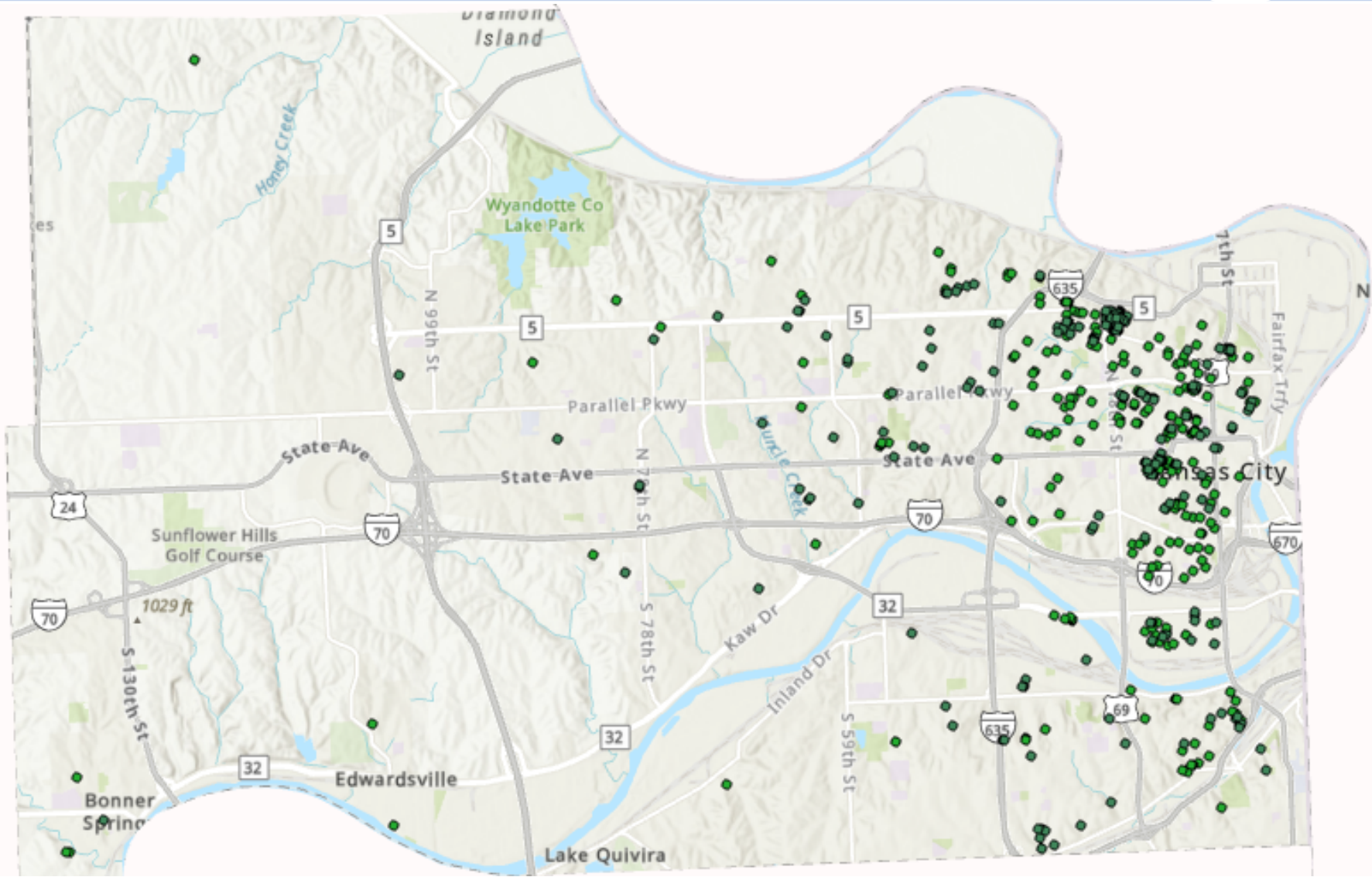
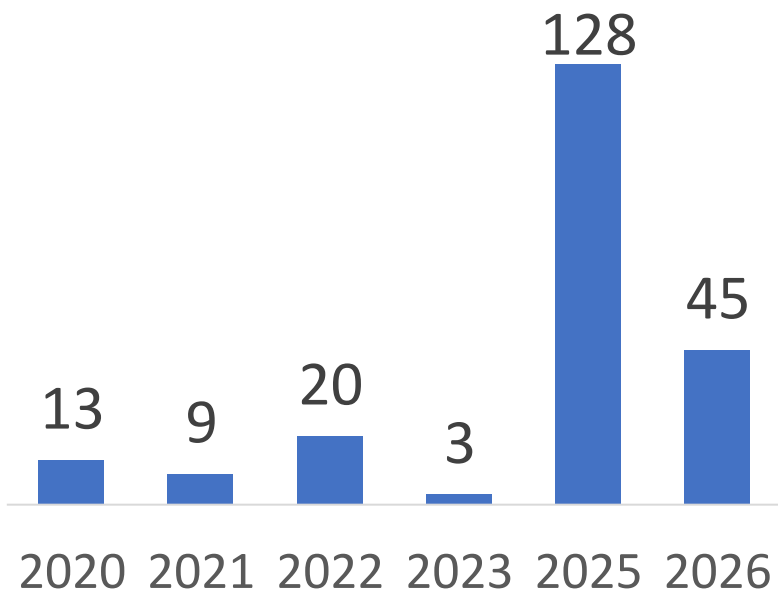
**174**

Total

Gardens

**44**

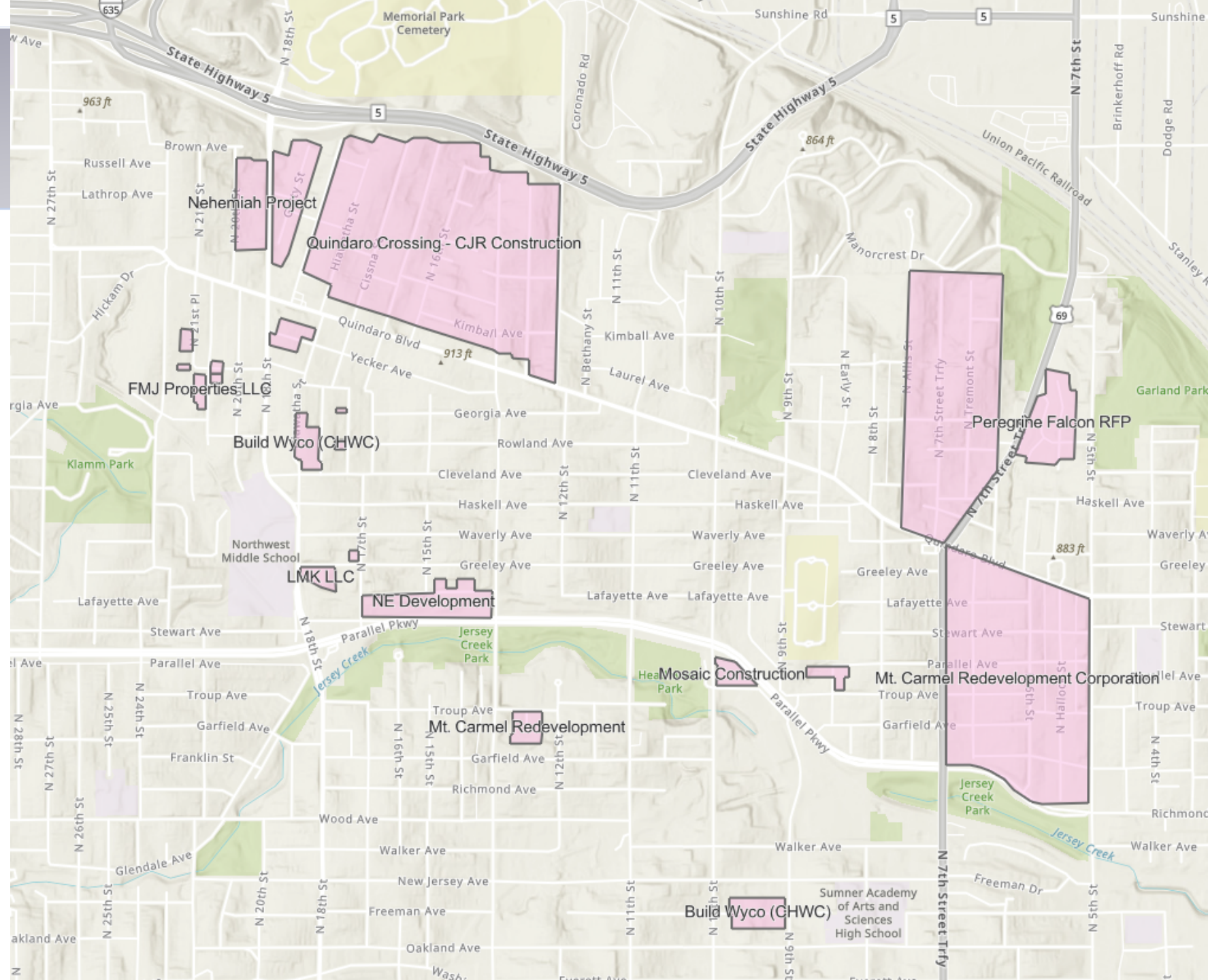
Total





# LARGE LAND BANK PROJECTS

Name	Proposed Housing Units
Fairlane Contractors	3
Mt. Carmel Redevelopment	10
Wall-Ties & Forms INC	15
Peregrine Falcon RFP	16
FMJProperties LLC	18
Build Wyco (CHWC)	21
LMK LLC	21
Build Wyco (CHWC)	23
Mosaic Construction	24
Build Wyco (CHWC)	29
Nehemiah Project	30
NE Development	46
Mt. Carmel Redevelopment Corporation	350
Quindaro Crossing - CJR Construction	470
<b>Total</b>	<b>1,076</b>



# Ambitious plan aims to bring 500 new affordable houses to KCK's northeast

By Chris Higgins

December 30, 2025 5:00 AM |  Gift Article



A rendering of one of the home types that could come to Kansas City, Kansas' northeast under an ambitious plan to replace vacant lots with new affordable houses. *Provided by CJR Construction*

## Key Takeaways

AI-generated summary reviewed by our newsroom.



## Listen to this article

Kansas City, Kansas' former Mayor Tyrone Garner said an ambitious project he worked on to bring hundreds of new homes to the city's northeast side could boost the neighborhood and help erase the invisible dividing line between east and west Wyandotte County.

The developers aim to build about 15 new homes per quarter, and prices will start at around \$215,000 per new construction home. According to Zillow, the average home value in KCK is about \$194,000.

The \$94 million project, driven by private funding, will replace hundreds of empty parcels owned by the Wyandotte County Land Bank with houses and duplexes and could bring over 1,000 new residents to KCK's northeast. Officials said they hope an influx of new residents will also mean new commercial development in the area, including a much-needed grocery store.

The two project areas cover chunks of the city around, roughly, Quindaro Boulevard, Hutchings Street, Brown Avenue and 12th Street; and Quindaro Boulevard, Allis Street, Sherman Street and Manorcrest Drive.

Construction on the first few homes is starting right away in the Hiawatha Street area.



# New homes take shape as long-awaited plan to transform 4,000 vacant KCK lots comes to fruition

Posted 7:05 PM, Mar 25, 2026 and last updated 12:23 PM, Mar 26, 2026

This particular design allows for homes to be constructed in a factory and shipped to the location, resulting in a faster process.

Fran Sutton, in partnership with the UG, the Department of Housing and Urban Development (HUD) and builder Clayton Homes, held a ribbon cutting March 20 in the Klamm Park Neighborhood to celebrate the first three of 27 homes she plans to build along North 21st Place and in the surrounding area.



Al Miller/KSHB 41

Ribbon cutting for three new homes along North 21st Place on Friday, March 20, 2026.

## She's building 25 homes on KCK vacant lots that people can actually afford. How?

By Sofi Zeman

Updated November 26, 2025 8:53 PM | Gift Article

### Building on the bank

The Unified Government is among the county's largest landowners, and the majority of the properties in its land bank were once homes. Some lots still have houses on them when they become part of the land bank, while many lots have long been vacant by the time the government acquires them.

Properties become part of the land bank most often through tax foreclosure, which is when the local government takes control of a property that hasn't paid its taxes and [tries to sell it](#) to make that tax money back. If the government isn't able to sell a property, it's then absorbed into the land bank, and the government owns it.

The Unified Government can seize someone's home in this way if the residents don't pay all their property taxes for three years. It can seize a business that falls two years behind on taxes, and it can take over a vacant lot or abandoned house that misses one year of property taxes.

In recent years, some Wyandotte residents have tried to get the government to delay or cancel its tax sales, which usually happen twice a year, to prevent people who have struggled to pay sky-rocketing property tax bills from losing their family homes.

A majority of the government's land bank property is [visibly concentrated](#) in the county's northeast corner, specifically in the area surrounding Quindaro Boulevard.

Michael Sutton, a redevelopment coordinator of no relation to Fran Sutton, attributes the vastness of the land bank, particularly in northeast Wyandotte, to 20th century redlining and southward and westward flight of the county's white, wealthy and middle class families. The area experienced decades of economic disinvestment as a result.

# Building homes on empty lots can cut property taxes in Wyandotte County

'Each rooftop brings property tax dollars'

Currently, 4,300 vacant lots sit in the Unified Government's [land bank](#), generating no property tax revenue.

"This area has been historically redlined, and we had a problem of too many vacant lots," said Jud Knapp, land bank manager for the Unified Government.



Al Miller/KSHB 41

Jud Knapp, Land Bank Manager for the UG

Knapp and Henderson spoke in another northeast neighborhood where [Build WyCo](#) is constructing 18 homes on land bank lots.

Sutton understands the tax concerns residents face.

"In Wyandotte County, there's a big focus on the fact that our taxes are high. Community members want to maybe move, and there's a lot of discussion about property tax," Sutton said.

Knapp explained how filling vacant lots could help address those concerns.



# MOWING LAND BANK AND UG OWNED VACANT LOTS



Mowing frequency increased from once per month to twice per month

Mowable Property Count		
	2025	2026
Zone 1	2,350	1,827
Zone 2	634	492
<b>Total</b>	<b>2,984</b>	<b>2,319</b>

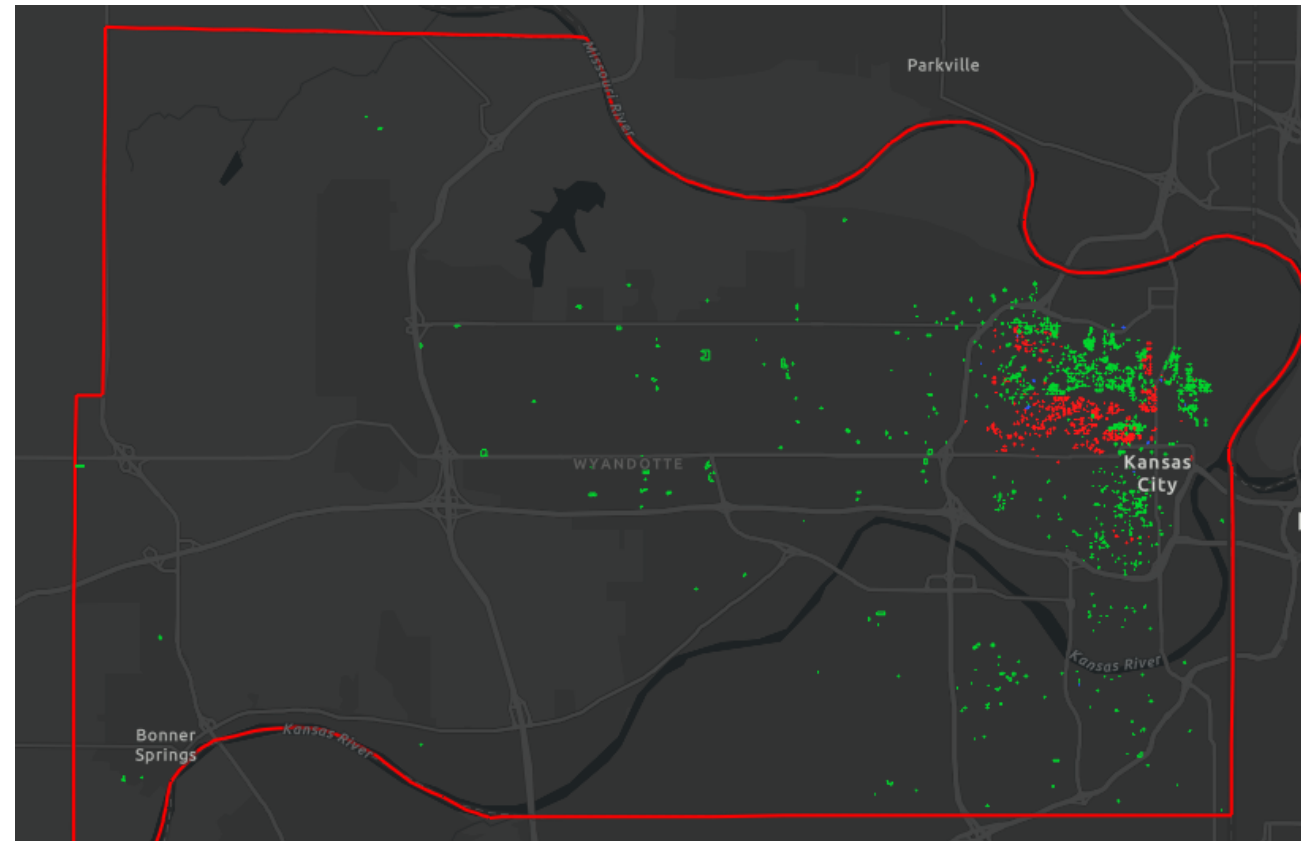
Lot Reduction

**665**

Mowing Reduction

**\$200,000**

2026		
Budget	Estimated Mowing Costs	Varaince
\$ 691,099	\$ 800,000	\$ (108,901)





# 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 #4.2.

### LAND BANK OPTIONS — NO OPPOSITION (GROUPED FOR APPROVAL)

#### BACKGROUND

Item #	Name	Type	Address	Parcel
A 1	Maria Mendez	Single Family Home	2829 N EARLY ST	131508
A 2	Thompson Street Partners LLC	Single Family Home	1950 N 5TH ST	109831
			1948 N 4TH ST	109830
			1946 N 4TH ST	109829
			1942 N 4TH ST	109827
			1938 N 4TH ST	109826
			1936 N 4TH ST	109825
			1941 N THOMPSON ST	109860
			1942 N THOMPSON ST	109869
A 4	M&R New Properties	Single Family Home	1904 N 13TH ST	098953
			1906 N 13TH ST	098954
			1908 N 13TH ST	098955
			1910 N 13TH ST	098956

			1912 N 13TH ST	098957
			1916 N 13TH ST	098958
A 5	Valdemar Baltazar and Yadira Moreno	Single Family Home	2452 S 12TH TER	129370
A 6	Sherri Drake	Single Family Home	436 WALKER AVE	082217
A 7	Christopher L Gray	Single Family Home	7651 WEBSTER AVE	012413
A 8	Arnol Montufar	Single Family Home	435 S 72ND TER	926914
A 9	Kayli Hoffer	Single Family Home	3012 WASHINGTON AVE	063618
C 1	Chantelle Sims	Commercial	3304 PARALLEL PKWY	910620

**RECOMMENDATION**

Approve

**BUDGET IMPACTS / FINANCIAL CONSIDERATIONS**

N/A

**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: 5px;">Michael Sutton, Redevelopment Coordinator</div> mjsutton@wycokck.org X5749	Land Bank Approvals

## AGENDA ITEM #4.3.

### LAND BANK PROPERTY TRANSFERS - NO OPPOSITION (GROUPED FOR APPROVAL)

#### BACKGROUND

Item	Name	Type	Address	Parcel
PT 1	J. Libardo Ruiz Ayala	Garden	1114 SHAWNEE AVE	072028
PT 2	Olivia D. Moore	Garden	3421 BELL CROSSING DR	913317
PT 3	Shelia Gutto	Garden	3068 N 21ST ST	162472
PT 4	Milton T Cox IV	Garden	2812 N 21ST ST	162936
PT 5	Kacie Flores	Garden	424 SHAWNEE RD	154708
PT 7	Isaias Enrique Lopez	Yard Extension	1714 HASKELL AVE	194809
PT 9	Pamela Martin	Yard Extension	2606 S 8TH ST	137043
PT 11	Luis Vizcarra	Yard Extension	224 N MILL ST	093012
PT 12	Salvador Acosta	Yard Extension	2403 N 12TH ST	157108
PT 15	Julia Chinchilla	Yard Extension	2731 ROSWELL AVE	099217
PT 17	Ollie Hickmon	Yard Extension	1929 TROUP AVE	068798
PT 18	Joshua J Wood	Yard Extension	1512 LOWELL AVE	066343
PT 19	Lakeisha Brown	Yard Extension	2248 ROSWELL AVE	163323
PT 20	Maria Cortez	Yard Extension	3301 N 44TH TER	172208
PT 21	Ana Rivera	Yard Extension	5905 METROPOLITAN AVE	922322
PT 23	Crosslines Community Outreach	Yard Extension	627 S PYLE ST	073588

#### RECOMMENDATION

Approve
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS
N/A
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: 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**

Item	Name	Type	Address	Parcel	
WO A 3	Thompson Street Partners LLC	Single Family Home	336 QUINDARO BLVD	094702	
			333 QUINDARO BLVD	094701	
Opposition - The OGNA Leadership has decided to deny and/or not support any land bank applications in our area this year (2026) and, moving forward, within the next 12-18 months. OGNA is currently undertaking a Quality-of-Life Master Plan (Development) Project to have all available land bank parcels in our area assessed by the KDHE, with support from the UG government. We are concerned that some land bank parcels may contain hazardous contaminants, such as lead, other hazardous gases or metals and/or may involve inconsistent demolition practices, which could put any new residents, owners or developers at unknown health or financial risk. (Application also received support from Land Bank Advisory Board)					
WO A11	Candace McRae	Single Family Home	727 OAKLAND AVE	081844	
Opposition – Douglass/Sumner - Opposition- D/S- The applicant will be making a presentation to the neighborhood association on April 7th. We will make a recommendation once we have heard from the applicant.					
WO A12	Mill Creek Builders Inc	Single Family Home	2453 N 57TH ST	036300	
Opposition – Loving Neighbors - Held from previous meeting to allow neighborhood engagement					
WO X 1	Eddie Villanueva	Extension Request	3113 STRONG AVE	166441	
Applicant is required to present to NCD for additional extension.			1419 S 32ND ST	166404	
WO X 2	Ephraim Woods Jr	Extension Request	2210 N 10TH ST	156721	
Applicant is required to present to NCD for additional extension.					

RECOMMENDATION
Approve
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS
N/A
LEGAL/ POLICY CONSIDERATIONS
ATTACHMENTS
6.1 NCD w Opposition

Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
 Economic Development Department  
 Jud Knapp, Manager

701 North 7<sup>th</sup> 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:** Full Commission

**FROM:** Jud Knapp, Land Bank Manager

**DATE:** May 21, 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
WO A 3	Thompson Street Partners LLC	Single Family Home	336 QUINDARO BLVD	094702
			333 QUINDARO BLVD	094701
Opposition - The OGNA Leadership has decided to deny and/or not support any land bank applications in our area this year (2026) and, moving forward, within the next 12-18 months. OGNA is currently undertaking a Quality-of-Life Master Plan (Development) Project to have all available land bank parcels in our area assessed by the KDHE, with support from the UG government. We are concerned that some land bank parcels may contain hazardous contaminants, such as lead, other hazardous gases or metals and/or may involve inconsistent demolition practices, which could put any new residents, owners or developers at unknown health or financial risk. (Application also received support from Land Bank Advisory Board)				
WO A11	Candace McRae	Single Family Home	727 OAKLAND AVE	081844
Opposition – Douglass/Sumner - Opposition- D/S- The applicant will be making a presentation to the neighborhood association on April 7th. We will make a recommendation once we have heard from the applicant.				
WO A12	Mill Creek Builders Inc	Single Family Home	2453 N 57TH ST	036300
Opposition – Loving Neighbors – Held from previous meeting to allow neighborhood engagement				
WO X 1	Eddie Villanueva	Single Family Home	3113 STRONG AVE	166441
			1419 S 32ND ST	166404
Applicant is required to present to NCD for additional extension				
WO X 1	Eddie Villanueva	Single Family Home	3113 STRONG AVE	166441

Applicant is required to present to NCD for additional extension