



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 29, 2026**

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

- 1. Call to Order/Roll Call**
- 2. Revisions to Agenda**
- 3. Approval of standing committee minutes from June 2, August 4, and September 29, 2025.**
- 4. Committee Agenda**
  - 4.1 PRESENTATION: LAND BANK ANNUAL UPDATE**

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

*This item was originally scheduled before this committee on June 1, 2026, and was set over to this meeting.*

*For information only*

Tracking #: 21557
  - 4.2 LAND BANK HOLD UPDATE - TREMONT PROJECT**

Synopsis: Request consideration of the Land Bank hold update for the Tremont Project.

Tracking #: 21647
  - 4.3 LAND BANK OPTIONS – WITHOUT OPPOSITION**

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

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

Item	Name	Type	Address	Parcel
A 1	Juan Cisneros	Single Family Home	6117 FARROW AVE	32008
A 2	Kayla Barr	Single Family Home	8824 Kansas Ave	934114
A 3	Magaly Duran	Single Family Home	1608 N 61ST TER	4520
A 4	Magaly Duran	Single Family Home	3300 BROWN AVE	165170
A 5	Luis Rocha	Single Family Home	1149 Ann Ave	80829
A 7	Alyvia Simmons	Single Family Home	2806 MERRIAM LN	149911
A 8	T&M General Construction LLC	Single Family Home	2829 S 8TH ST	136558
			2815 S 8TH ST	136509
A 9	Matos Group, LLC	Single Family Home	217 N 35TH ST	56719
A10	Powell Enterprises	Single Family Home	824 OHIO AVE	119024
A13	Tye Zehner	Single Family Home	6831 Webster Ave	19331
A14	Craig Sparks	Single Family Home	3510 LUST DR	79403
			3530 LUST DR	79439
A15	Benjamin Walker	Single Family Home	1111 SHAWNEE AVE	72011
			1113 SHAWNEE AVE	72012
A16	RA ENGINEERING CORP	Single Family Home	7648 ROSWELL AVE	12317
A17	RA Engineering Corp	Single Family Home	805 Sandusky Ave	90453
			830 SANDUSKY AVE	90443
A18	RA ENGINEERING CORP	Single Family Home	6153 PARKVIEW AVE	31828
A19	RA ENGINEERING CORP	Single Family Home	816 N 12TH ST	80900
			818 N 12TH ST	80899
			814 N 12TH ST	80901
			815 N 12TH ST	80902

A20	PILLAR KC LLC	Single Family Home	747 SEMINARY ST	902318
A21	PILLAR KC LLC	Single Family Home	2233 S MILL ST	137258
A22	PILLAR KC LLC	Single Family Home	10740 MILLER LN	148906
A23	Chantelle Sims	Single Family Home	3610 HASKELL AVE	216806
B 1	Matos Group LLC	Multi-Family	2927 N 12TH ST	106508
			2931 N 12TH ST	106506
			2935 N 12TH ST	106507
			2943 N 12TH ST	106502
			2945 N 12TH ST	106501
			2918 N BETHANY ST	106517
B 2	Juan Cisneros	Multi-Family	1231 N 48TH TER	47572
B 3	Roger Avalos	Multi-Family	2901 Lake Ave	902208
C 1	RA Engineering Corp	Commercial	1129 N 49TH ST	47595

Tracking #: 21643

#### 4.4 LAND BANK PROPERTY TRANSFERS - WITHOUT OPPOSITION

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

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

Item	Name	Type	Address	Parcel
PT 1	Dayton Loomis	Garden	1620 N 32ND ST	910721
PT 2	Jamar Caldwell	Garden	2646 N 21ST PL	160161
PT 3	Beatrice Michel	Garden	1938 TROUP AVE	68787
PT 4	MELANIE HERNANDEZ	Yard Extension	961 PACIFIC AVE	69269
PT 6	Darío Barojas	Yard Extension	2716 N 8TH ST	131806
PT 7	Juan Cisneros	Yard Extension	806 QUINDARO BLVD	131833

PT 8	Rodolfo Rodriguez	Yard Extension	335 N VALLEY ST	102522
PT10	Lillie Elder	Yard Extension	9335 GEORGIA AVE	938324
PT11	Sharon A. Turner	Yard Extension	2535 ALDEN ST	158210
PT12	Lokesh Nagpal	Yard Extension	1034 Garfield Ave	95620
PT13	Norma lisa Herrera- chavira	Yard Extension	807 N 10th ST	80627
PT14	Boland Waters LLC	Yard Extension	14 S James St	141324
PT15	Roberto Hernandez	Yard Extension	1865 N 29th St	195478
PT16	Yuniel Ramos	Hold Request	1709 N 26TH ST	68552
PT17	Pamela Martin	Yard Extension	2606 S 8TH ST	137043

Tracking #: 21644

#### 4.5 **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. Please visit the site to review the applications below.

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

Item	Name	Type	Address	Parcel
WO A11	DARLING ORALIA MOREIRA	Single Family Home	2055 N 22ND ST	159624
			2057 N 22ND ST	159623
WO A12	DARLING ORALIA MOREIRA PEREZ	Single Family Home	2400 GREELEY AVE	159802
WO A24	Candace McRae	Single Family Home	727 Oakland Ave	81844
WO A25	Strong Tower Concepts, LLC	Single Family Home	2712 N 5TH ST	95823
			2710 N 5TH ST	95824
			2714 N 5TH ST	95822
			2800 N 5TH ST	95819
			2801 N 5TH ST	95809
			2803 N 5TH ST	95810
WO A26	Strong Tower Concepts, LLC	Single Family Homes	2503 N HALLOCK ST	94941

			2508 N HALLOCK ST	109629
			2418 N HALLOCK ST	109628
			2508 N 5TH ST	94920
WO A27	Thompson Street Partners LLC	Single Family Home	333 QUINDARO BLVD	94701
			336 QUINDARO BLVD	94702

Tracking #: 21645

4.6 **LAND BANK PROPERTY TRANSFERS — 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.

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

Item	Name	Type	Address	Parcel
WO PT 9	Sheila Gutto	Yard Extension	3080 N 21ST ST	162469

Tracking #: 21646

**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 Bynam*

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**MINUTES**

**Monday, June 2, 2025**

**8:05 PM-9:44 PM**

**Attendance:**

**Committee Members Present:**

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

**Committee Members Absent:**

- Commissioner Ramirez

**Staff Present:**

- Monica L. Sparks (Unified Government Clerk)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Deasiray Bush (Transportation Director)
- Judd Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)

**1. Call to Order:**

Commissioner Davis called the meeting to order at 8:05 p.m.

## **2. Revisions to Agenda:**

No revisions to the agenda were reported.

## **3. Approval of Previous Minutes:**

There were no minutes available for approval.

## **4. Committee Agenda:**

### **Item 4.1 - PRESENTATION: 2025 SERVICE OPTIMIZATION TRANSPORTATION PLAN UPDATE (Discussion Begins: 3:02:00)**

Deasiray Bush, Director of Transportation, presented a comprehensive update on the Unified Government Transportation Department services and route optimization plan.

#### Key Points

#### **Current Services Overview:**

- Nine fixed routes in Wyandotte County (five operated by the Unified Government, four contracted to the Kansas City Area Transportation Authority (KCATA))
- Ride KC on Demand (Iris program) – shared ride service at \$3 per person
- Ride KC Freedom paratransit service for seniors and disabled population
- Non-Emergency medical transportation program
- Ride KC bike sharing with nine KCK hubs
- Greyhound service at 47<sup>th</sup> Street transit site

#### **Service Changes Effective July 7, 2025:**

- Elimination of Route 113 (Leavenworth Road) and Route 118 (18<sup>th</sup> Street)
- UG taking over Routes 104 (Argentine) and 106 (Quindaro) from KCATA
- Route 106 extended to 72<sup>nd</sup> Street and Leavenworth Road
- No weekend service on Routes 104 and 106
- Route 103 redesigned to serve Northeast community only (no longer entering Missouri)
- Route 116 frequency changed from 45 to 60 minutes

#### **Budget Requests for 2026:**

- \$1.9 million for fixed route services (routes 101 and 107 contracted to KCATA)
- \$900,000 to continue Iris program (currently grant-funded through 202)

**Iris Program Performance:** Director Bush reported significant growth in ridership from 300 monthly trips in October 2023 to over 1,600 monthly trips by May 2025, representing a 98.3% increase. The service maintains a 4.8 rating.

**World Cup 2026 Preparations:**

- Rapid transit planning for Route 101 (20-minute intervals for 90-day period)
- Weekend service approval for operators
- Speedway secured as park and ride location
- Potential hotel shuttle services pending approval

**Public Information Sessions Scheduled:**

- Thursday, June 12, 2025, 5:30-7:00 PM at 47<sup>th</sup> Street Transit Center
- Monday, June 16, 2025, 5:30-7:00 PM at 47<sup>th</sup> Street Transit Center

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

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

**Item 4.2 – LAND BANK OPTIONS (Discussion Begins: 3:44:50)**

Michael Sutton, Redevelopment Coordinator, presented the Land Bank Option applications. Mr. Sutton removed Item A.9 from consideration.

Please visit the new site to review the applications below

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

**A. Single Family Homes – 23 Single Family Homes**

1. Marvell Wheeler – 1 home
  - i. 643 N 54<sup>th</sup> St - 051619
2. Ray Peoples – 3 homes
  - i. 1211 Wood Ave - 209640
  - ii. 1209 Wood Ave – 209641
  - iii. 1830 N 12<sup>th</sup> St – 209642
  - iv. 1826 N 12<sup>th</sup> St – 209720
  - v. 1824 N 12<sup>th</sup> St - 209643
3. Edward Scott– 1 home
  - i. 2024 N 76<sup>th</sup> Ter - 011613
4. Laura McDonald – 1 home
  - i. 2949 N 40<sup>th</sup> St - 105317
5. Latosha Duckworth – 1 home
  - i. 8708 Yecker Ave - 041208

6. Elias Mitchell – 1 home
  - i. 2431 S 11<sup>th</sup> St - 139122
7. Rafael Arellano Alvarez – 1 home
  - i. 54 S 20<sup>th</sup> St - 058025
8. Miguel Angel Cortes – 1 home
  - i. 2930 N 59<sup>th</sup> St - 000214
9. Clint Barr – 2 homes
  - ii. 2100 N 10<sup>th</sup> St – 156759
  - iii. 2108 N 10<sup>th</sup> St – 156757
  - iv. 1012 Lafayette Ave - 156791
10. Tyler Hiatt – 4 homes
  - i. 341 Richmond Ave – 081567
  - ii. 339 Richmond Ave – 081566
  - iii. 337 Richmond Ave – 081565
  - iv. 336 Walker Ave - 254322
11. Garvin Glass – 5 homes
  - i. 903 Freeman Ave – 080278
  - ii. 905 Freeman Ave – 080279
  - iii. 907 Freeman Ave – 080280
  - iv. 915 Freeman Ave – 080281
  - v. 917 Freeman Ave - 080282
12. Perry Young – 1 home
  - i. 208 N Thorpe St - 067218
13. Perry Young – 1 home
  - i. 1983 Wood Ave – 909602

**B. Multi-family – 4 units**

1. RA Engineering Corp – 2 Units
  - i. 410 Cambridge St – 220110
2. Don White – 2 Units
  - i. 2515 N 9<sup>th</sup> St – 906500

A1 through A8, A10 through A13

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

Commissioner Hill made a motion to approve Items A1 through A13, except A11. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

Commissioner Bynum made a motion to hold Item A11 over for thirty days to the next meeting. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

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

### B1 through B2

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

Commissioner Townsend made a motion to approve Items B1 through B2. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

### **Item 4.3 – LAND BANK PROPERTY TRANSFERS (Discussion Begins: 4:04:56)**

Michael Sutton, Redevelopment Coordinator, presented the Land Bank property transfers. Before proceeding, Mr. Sutton announced Items PT2, PT3, PT4, PT13, PT14, and PT16 were moved from the agenda. [There is no mention of PT28 in staff's presentation or during public comment or motions, so it was not taken up at this meeting.]

Please visit the new site to review the applications below

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

### **PT – Property Transfers – 32**

- 1.** Felipe Solano Vazquez – Yard Extension
  - i. 740 Sandusky Ave – 081475
- 2.** Eduardo Martinez – Yard Extension
  - i. 1010 Dodson Ave – 139113
- 3.** Lessli Martinez -Yard Extension
  - i. 1006 Dodson Ave – 139101

4. Jacob Michel – Yard Extension
  - i. 1938 Troup Ave – 068787
5. Diana Hagler – Yard Extension
  - i. 1221 Ann Ave – 080942
6. Rene Pitallo – Yard Extension
  - i. 1241 Ann Ave – 080948
7. Ma. Del Socorro Berumen Castro – Yard Extension
  - i. 1872 N 38<sup>th</sup> St – 064656
8. Erika Martinez – Yard Extension
  - i. 8 S 10<sup>th</sup> St – 069503
9. Billy Wayne White – Yard Extension
  - i. 1744 Waverly Ave – 116022
10. Celia Peralta – Yard Extension
  - i. 1347 Rowland Ave – 157585
11. Marisela Hernandez – Yard Extension
  - i. 1411 Garfield Ave – 098472
12. Guillermo Navaro – Yard Extension
  - i. 2234 Franklin Ave – 068929
13. Maria Benitez Guerra – Yard Extension
  - i. 1837 N 12<sup>th</sup> St – 098057
14. Fredy Ronaldo Romero Portillo – Yard Extension
  - i. 1873 Minnesota Ave – 054051
15. Jose Antonio Gutierrez-Hernandez – Yard Extension
  - i. 1846 N 26<sup>th</sup> St – 075508
16. Heather Hedrick-Carias – Yard Extension
  - i. 1937 N 28<sup>th</sup> St – 195630
17. Jose Manuel Sandoval Santoyo – Yard Extension
  - i. 2010 Darby Ave – 154081
18. Raquel Perez – Yard Extension
  - i. 2709 Early St – 156107
19. Monica Gonzalez – Yard Extension
  - i. 920 S 11<sup>th</sup> St – 072625
20. Patrick Loomise – Yard Extension
  - i. 3649 N 65<sup>th</sup> St – 924221
21. Ignacio Ruelas – Yard Extension
  - i. 1045 Oakland Ave – 080212
22. Valente Gutierrez – Yard Extension
  - i. 2731 Walker Ave – 075627
23. Elijah Barber – Yard Extension
  - i. 2238 S Mill St – 126502
24. Megan Davies – Yard Extension
  - i. 2817 N 21<sup>st</sup> St – 162928
25. Kevin Uziel – Yard Extension
  - i. 5417 Douglas Ave – 218113
26. Terry K. Ball – Yard Extension
  - i. 5409 Douglas Ave – 218112

- 27. John Peterson – Yard Extension
  - i. 2074 Darby Ave – 154059
- 28. Almeda Perez – Yard Extension
  - i. 206 Greeley Ave – 094605
- 29. Brett Epp – Yard Extension
  - i. 14 S James St – 141324 (UG Owned Lot)
- 30. Mildry M. Bridges – Garden (Personal)
  - i. 6147 Edith Ave – 031845
- 31. Demetre Miller – Garden (Urban Ag)
  - i. 3225 N 33<sup>rd</sup> St – 164601
  - ii. 3223 N 33<sup>rd</sup> St – 164602
  - iii. 3224 N 33<sup>rd</sup> St – 164619
- 32. Aaron Moore - Garden (Urban Ag)

PT1, PT5 through PT9, PT11 through PT12, PT15, PT17 through PT 27, PT 29 through PT 32

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

PT10

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

- **Candy Leonard Caldwell, OCP (Comment Begins: 4:16:53)**

The Chairman closed the public hearing.

Commissioner Townsend made a motion to hold Items PT29 and PT10 over to the next meeting to allow applicant to contact neighborhood group. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

Commissioner Bynum made a motion to approve all remaining items for Property Transfer. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4-0

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

**Item 4.4 – PRESENTATION: HOUSING OPPORTUNITIES (Discussion Begins: 4:31:42)**

**Due to the late hour, the Chair moved the presentation to the next meeting of this committee.**

**Adjournment: (Discussion Begins: 4:38:11)**

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

Vote: Motion carried 4-0

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

The meeting was adjourned at 9:44 PM.

BJS

**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, August 4, 2025**

**5:27 PM-7:24 PM**

**Attendance:**

**Committee Members Present:**

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

**Committee Members Absent:**

- Commissioner Ramirez

**Staff Present:**

- Maiyee Lor (Deputy Unified Government Clerk)
- Bridgette Cobbins (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Kay Sharp (Director Community Development)
- Judd Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)

**Call to Order:**

Commissioner Davis called the meeting to order at 5:27 p.m.

**Revisions to Agenda (Discussion Begins 23:15)**

Commissioner Davis noted there will be some revisions during the Land Bank discussions.

**Approval of Previous Minutes (Discussion Begins 22:34)**

Commissioner Bynum moved to approve the minutes of the April 29 and July 8, 2024, meetings. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4/0

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

**Committee Agenda:**

**Item No. 4.1- RESOLUTION: COMMUNITY DEVELOPMENT 2025 ANNUAL ACTION PLAN (Discussion Begins 23:28)**

Kay Sharp, Community Development Director, presented the fiscal year 2025 Annual Action Plan, which governs the use of federal housing and community development grant funds from HUD. The plan covers three grant programs:

- **Grant Allocations for FY 2025:**
- Community Development Block Grant (CDBG): \$2,132,228 (3.5% decrease from 2024)
- Home Investment Partnerships Program (HOME): \$695,189.98 (6.2% decrease from 2024)
- Emergency Solutions Grant (ESG): \$194,076 (3.7% decrease from 2024)
- **Five Priority Areas:**
- Improve access to affordable housing
- Provide services to homeless and at-risk populations
- Improve public facilities
- Provide public services

- Promote economic development
- **Key Program Activities:**
- Developer rebate program with goal of 100 new affordable homes
- Warming center funding: \$630,000
- Willa Gill Center funding: \$316,000
- Facade improvement program: \$650,000 (30 retail/commercial buildings)
- Business creation and support: \$331,234 (50 small businesses)
- Childcare expansion: \$200,000 (corrected from \$100,000 in presentation)
- Pilot upcycle program for waste materials into art projects

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

Commissioner Davis moved to accept and to forward the resolution, with the condition that the childcare allocation be amended from \$100,000 to \$200,000 with a fast-track to the August 7, 2025, Board of Commissioners meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

**Item No. 4.2 - RESOLUTION: LAND BANK POLICY REVISION (Discussion Begins 56:03)**

Wendy Green, Deputy Chief Legal Counsel, presented two policy revisions affecting Section 6 and Section 8 of the Land Bank policy:

**Section 6.5 Addition:** Added communication requirement for yard extension applicants to make every effort to consult with neighborhood associations and neighborhood groups in the geographical area of the property.

**Section 8.1 Addition:** For applicants requesting 15 or more parcels, they must provide a presentation at the Standing Committee meeting and additional information including experience, financing options, staff qualifications, and other pertinent success information.

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

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

Vote: Motion carried 4/0

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

**Item No. 4.3 - LAND BANK OPTIONS (Discussion Begins 1:06:06)**

Michael Sutton, Redevelopment Coordinator, presented the Land Bank Option applications: Mr. Sutton reported Item Nos. A1 and A2 were removed at the request of the applicants.

Please visit the new site to review the applications below

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

**A. Single Family Homes – 37 Single Family Homes**

**1. Amber Oetting – 1 home**

- i. 1822 Freeman Ave – 065217

**2. John Reed – 1 home**

- i. 2301 S 39th St – 168946

**3. Hannah Bakula – 1 home**

- i. 7812 Haskell Dr – 011026

**4. Robert Moise – 4 homes**

- i. 1147 Ann Ave – 080828
- ii. 1145 Ann Ave – 080827
- iii. 1213 Ann Ave – 080938
- iv. 1035 Armstrong – 080443

**5. Sunlara, LLC – 1 home**

- i. 5235 Rowland Ave – 039723

- 6. JM Framing – 1 home**
  - i. 5705 Tauromee Ave – 204401
- 7. Aleca Brantley – 1 home**
  - i. 2318 N 43rd St – 914225
- 8. Judy Williams – 1 home**
  - i. 2723 N 9th St – 156144
- 9. T&M General Construction LLC – 2 homes**
  - ii. 3010 S 35th St – 079619
  - iii. 2917 S 27th St – 149692
- 10. Rogelio Avalos – 1 home**
  - i. 649 S 54th St – 052427
  - ii. 645 S 54th St – 052428
- 11. Rogelio Avalos – 2 homes**
  - i. 1811 S 40th St – 912218
  - ii. 1817 S 40th St – 912217
- 12. Miguel Angel Cortes – 1 home**
  - i. 2949 N 42nd St – 105347
  - ii. 3000 N 42nd St – 105438
  - iii. 3004 N 42nd St – 105437
- 13. Pillar KC, LLC – 1 home**
  - i. 809 N 9th St – 081345
- 14. David Marsh – 1 home**
  - i. 2411 N 51st St – 177766
- 15. David Marsh – 2 homes**
  - i. 3228 N 46th St – 172406
  - ii. 4600 Leavenworth Rd – 172618
- 16. David Marsh – 1 home**
  - i. 3016 N 48th Ter – 178035
- 17. FMJ Properties, LLC – 15 homes**
  - i. 2647 N 21st St – 163128
  - ii. 2701 N 21st St – 163028
  - iii. 2624 N 21st St – 158942
  - iv. 2628 N 21st St – 163135

- v. 2632 N 21st St – 163134
- vi. 2644 N 21st St – 163131
- vii. 2646 N 21st St – 163130
- ix. 2724 N 21st PL – 162814
- x. 2640 N 21st St – 163132
- xi. 2720 N 21st PL – 162815
- xii. 2718 N 21st PL – 162816
- xiii. 2714 N 21st PL - 162817

**B. Multi-family – 4 units**

**1. Terran Baker – 4 units**

- i. 1126 H Quindaro BLVD – 106310

**C. Commercial – 1 unit**

**1. RA Engineering Corp – 1 building**

- i. 1705 N 1st St – 081672

**2. RA Engineering Corp – 1 building**

- i. 1907 N 10<sup>th</sup> St - 212028

- ii. **Opposition** - We have not been contacted by the applicant and have no knowledge of what is being proposed. - Douglas Sumner Neighborhood Group

The Chairman opened the public hearing on the no opposition group Items. No comments were received. The Chairman closed the public hearing.

A 1 and A 2 pulled per applicant's request.

Commissioner Bynum moved to approve all Land Bank Consent Option items: A 3 – A 16 and B 1, except A 17, C 1 and C 2. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

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

Non-Consent Items: A 17, C 1 and C 2

Commissioner Townsend moved to approve Consent Item No. A 17 and fast track to the August 7, 2025, Board of Commissioners meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

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

Commissioner Townsend moved to hold Consent Item C 1 over for thirty days to the next meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

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

Commissioner Bynum moved to hold Non-Consent Item C 2 over for thirty days to the next meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4/0

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

**Item No. 4.4 - LAND BANK PROPERTY TRANSFERS (Discussion Begins 1:29:26)**

Michael Sutton, Redevelopment Coordinator, presented the Land Bank property

transfers. Before proceeding, Mr. Sutton announced Item No. PT 46 was removed from the agenda.

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

**PT – Property Transfers – 41**

1. Troy Wright – Garden
  - i. 1408 Richmond – 098466
3. Patrick Shannon – Garden
  - ii. 2038 N 33rd Ter – 102428
4. Michael J Knight – Yard Extension
  - iii. 2027 N 4th St - 109717
5. Pablo Marquez – Yard Extension
  - i. 1413 New Jersey Ave – 209561
6. Aurelio Martinez – Yard Extension
  - i. 1030 Rowland Ave – 157490
7. Crecencio Mendez Ramirez – Yard Extension
  - i. 1509 Pacific Ave – 066749
8. Leonardo Carrillo – Yard Extension
  - i. 1943 Parallel Ave – 068764
9. Sergio Molina – Yard Extension
  - i. 441 N 32nd St – 055715
10. Diego Mendoza – Yard Extension
  - i. 843 Troup Ave – 095089
11. Jairo Hernandez – Yard Extension
  - i. 3212 Rowland Ave – 101923
12. Horacio Guerra – Yard Extension
  - i. 19 N Mill St – 904516
13. Phylisia Davis and Phillip Davis – Yard Extension
  - i. 2247 Russell Ave - 162023
14. Tiffany Miller – Yard Extension
  - i. 3227 Farrow Ave – 165107

15. Santos Noe De La Cruz – Yard Extension
  - i. 1861 N 25th St – 075100
16. Yarenni Morales – Yard Extension
  - i. 2301 N 10th St - 157970
17. Sandra Pacheco – Yard Extension
  - i. 1805 Freeman Ave – 065225
18. Juan Campillo – Yard Extension
  - i. 1935 N 27th St – 208212
19. Eduardo Olvera – Yard Extension
  - i. 3050 N 27th St – 910506
20. Aaron Wallace – Yard Extension
  - i. 2715 N 31st St – 100502
21. Esperanza Hernandez – Yard Extension
  - i. 2140 N 33rd St – 102301
22. Maribel Guillermo – Yard Extension
  - i. 20 S Boeke St – 069194
23. Michael Bailey Sr – Yard Extension
  - i. 2715 Kimball Ave – 116574
24. Nina Colette Bice – Yard Extension
  - i. 920 S Bethany St – 072646
25. Hugo Portuguez – Yard Extension
  - i. 343 S 10th St – 071292
26. Elisha Collins – Yard Extension
  - i. 2404 N 5th St – 094928
28. Anthony Potts – Yard Extension
  - i. 833 Waverly Ave – 156343
29. Eduardo Cruz and Leticia Gomez – Yard Extension
  - i. 745 Sandusky Ave – 118814
30. Tania Olivas-Guerrero – Yard Extension
  - i. 305 S Boeke St – 071253
32. Juan Cisneros – Yard Extension
  - i. 318 N 7th St TRFY – 119137

- 33. Noel Nunez – Yard Extension
  - i. 258 N 10th St – 093611
- 34. Florencio Jurado – Yard Extension
  - i. 1715 New Jersey Ave – 098755
- 35. Alfonso Barragan Rodriguez – Yard Extension
  - i. 2553 Everett Ave – 066001
- 36. Jimmie Jones – Yard Extension
  - i. 1057 Everett Ave – 080254
- 37. Vicki Jennings – Yard Extension
  - i. 3412 Yecker Ave – 104403
- 38. Luis Alberto Gonzalez – Yard Extension
  - i. 2312 N 9th St – 157951
- 40. Alvaro Genaro Barrios Navarro and Maria G Barrios – Yard Extension
  - i. 845 Reynolds Ave – 120219
- 41. Gwendolyn Smith Warner – Yard Extension
  - i. 2512 N 21st St – 159024
- 42. Frank Lavendar – Yard Extension
  - i. 2609 R N 38th St – 105138
- 43. Brett Epp – Yard Extension
  - i. 14 S James St – 141324 (UG Owned)
- 44. Willians Naun Rodriguez Reyes – Yard Extension
  - i. 1120 Sandusky – 090230
- 45. Geraldine White – Yard Extension
  - i. 1730 Haskell Ave – 194805
  
- 2. Julia Sevin – Garden
  - i. 1821 N 10th St – 906408
  - ii. **Opposition** - We have not spoken with the applicant regarding this request and feel that a garden would not be the most productive use of this land, as indicated in our Land Bank Strategy. –Dougals Sumner Neighborhood Group
- 27. Maniraguha Seti – Yard Extension
  - i. 1604 N 7th St – 082313
  - ii. **Opposition** - The area requested for a yard extension is designated for

mixed-use development, per our Land Bank Strategy. The lot requested is just over 5,800 sq.ft. Using the vacant lot for mixed-use development maximizes its potential by providing housing and/or retail use that benefits the broader neighborhood (and City), whereas, using it as a private yard extension limits its public value. – Douglas Sumner Neighborhood Group

31. Mario Santillan – Yard Extension

i. 918 Walker Ave – 081081

ii. **Opposition** - We have had no contact with the applicant regarding this request. The lot requested is targeted for single-family development, per our Land Bank Strategy. – Douglas Sumner Neighborhood Group

39. Jordan Van Ry – Yard Extension

i. 1323 N 55th St – 918013

ii. 1311 N 55th St – 918014

iii. 1301 R N 55th St – 918015

iv. 1301 N 55th St – 918039

v. 1303 N 55th St – 918016

vi. 1233 N 55th St – 918017

vii. 1231 N 55th St – 918018

viii. 1215 N 55th St – 918020

ix. **Staff Comments** – This application includes multiple unbuildable lots and does not include a primary residence. It does not meet the Land Bank policy requirement that applicants must own and reside in the adjacent primary residence.

46. Wyandot Nation – Donation

i. 2701 Endicott Ave – 164012

ii. **Staff Comments** - This request is for the Land Bank to donate this property to their organization. The Wyandot Nation has indicated that ownership of land is a necessary step in their efforts to obtain federal recognition. Their intended use for the site includes hosting community events, picnics, and—eventually—the development of a museum. While 2701 Endicott Ave is currently within the Land Bank’s designated hold area for the Quindaro Ruins, it is located outside the boundaries of the Federal Historic Landmark designation.

The Chairman opened the public hearing. Comments were received:

**Elnora Jefferson (Comments Begin 1:35:20)**

**Anthony Mendez (Comments Begin 1:36:23)**

**Carol Santillan (Comments Begin 1:37:38)**

The Chairman closed the public hearing.

Commissioner Bynum moved to approve all Land Bank Consent property transfer items except PT 23, PT 43, and PT 45. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

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

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

Commissioner Townsend moved to hold Non-Consent Item No. PT 23 to the next meeting. The motion was seconded by Commissioner Davis.

Vote: Motions carried 4/0

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

Commissioner Townsend moved to hold Non-Consent Item No. PT 2 for thirty days to the next meeting. The motion was seconded by Commissioner Davis.

Vote: Motions carried 4/0

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

Commissioner Davis moved to hold Non-Consent Item No. PT 27 to the next standing committee meeting. The motion was seconded by Commissioner Townsend.

Vote: Motions carried 4/0

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

Commissioner Davis moved to hold Non-Consent Item No. PT 31 over to the next meeting, to meet with the neighborhood group. The motion was seconded by Commissioner Townsend.

Vote: Motions carried 4/0

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

Commissioner Townsend moved to approve Non-Consent Item No. PT 39, as a special circumstance. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

Commissioner Townsend moved to hold Non-Consent Item No. PT 41 over to the next meeting, to meet with the neighborhood group. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

Commissioner Davis moved to hold Consent Item No. PT 43 to check eligibility. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

Commissioner Davis moved to hold Non-Consent Item No. PT 45 to the next meeting, to meet with the neighborhood group. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

**Adjournment: (Discussion Begins 2:17:19)**

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

Vote: Motion carried 4/0

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

The meeting was adjourned at 7:24 p.m.

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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*Commissioner Andrew Davis, Chair*

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

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**MINUTES**

**Monday, September 29, 2025**

**7:28 PM-8:25 PM**

**Attendance:**

**Committee Members Present:**

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

**Committee Members Absent:**

- Commissioner Townsend

**Staff Present:**

- Maiyee Lor (Deputy Unified Government Clerk)
- Rodney Lucas (Interim Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Judd Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator Economic Development)

**Call to Order:**

Commissioner Davis called the meeting to order at 7:28 p.m.

**Revisions to Agenda: (Discussion Begins 2:22:02)**

Commissioner Davis, as Chair, exercised privileges to move the Land Bank mowing update to the next meeting due to the late hour and incomplete membership attendance. Additionally, several items were moved from consent to non-consent agenda due to opposition comments received hours before the meeting from the Land Bank Advisory Board, though these changes were not reflected in the written agenda.

**Approval of Previous Minutes**

There were no minutes available for approval.

**Committee Agenda:**

**Item No. 4.1 - UPDATE: LAND BANK MOWING PROCESS (Discussion Begins 2:22:07)**

**This item was set over to the next meeting at the direction of the Chair.**

**Item No. 4.2 - LAND BANK OPTIONS — NO OPPOSITION (GROUP FOR APPROVAL) (Discussion Begins 2:22:22)**

Michael Sutton presented several land bank applications, with no comments.

<b>Item</b>	<b>Name</b>	<b>Type</b>	<b>Address</b>	<b>Parcel</b>
A 1	Tonesia Vaughn	Single Family Home	2951 HUTCHINGS ST	158602
			2955 HUTCHINGS ST	158601
A 2	ABD Investments LLC	Single Family Home	2111 N 27TH ST	101106
A 3	William Meuschke	Single Family Home	1949 N 16TH ST	098524
A 4	RA ENGINEERING CORP	Single Family Home	905 SANDUSKY AVE	090329
			1015 SANDUSKY AVE	090212

<b>Item</b>	<b>Name</b>	<b>Type</b>	<b>Address</b>	<b>Parcel</b>
			1013 SANDUSKY AVE	090211
			1011 SANDUSKY AVE	090210
A 5	JAMES EVERETTE	Single Family Home	206 QUINDARO BLVD	094585
			208 QUINDARO BLVD	094586
A 6	Juan Cisneros	Single Family Home	6200 MINNESOTA AVE	193413
A 7	Juan Cisneros	Single Family Home	5310 MUNCIE DR	051618
			5254 MUNCIE DR	918107
A 8	Colin Gardner	Single Family Home	616 S 10TH ST	071752
A 9	Aaron Mendoza	Single Family Home	6226 LONGWOOD AVE	000804
A10	FMJ PROPERTIES LLC	Single Family Home	2814 N 21st ST	162935
			2812 N 21ST ST	162936
			2802 N 21ST ST	162939
			2724 N 20TH ST	163022
			2726 N 20TH ST	163021
			2642 N 20TH ST	163117
			2640 N 20TH ST	163116
A11	PILLAR KC LLC	Single Family Home	946 SPLITLOG AVE	092897

Item	Name	Type	Address	Parcel
			926 SPLITLOG AVE	092889
			853 TAUROMEE AVE	090433
			1033 GRANDVIEW BLVD	080567
B 1	Deborah Jones	Multi-Family	721 TROUP AVE	095115
			717 TROUP AVE	095114
			721 TROUP AVE	095115
			723 TROUP AVE	095116
C 1	Adrian Borunda	Commercial	233 N 10TH ST	223203

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

Commissioner Bynum moved to approve Item Nos. A 1 through A 11, except A 4, A 5, A 10 and A 11. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

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

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

Michael Sutton, Redevelopment Coordinator Economic Development, clarified that an Item on B 1 was duplicated: 721, 723, 717 Troup Avenue.

Commissioner Bynum moved to approve Item Nos. B 1 and C 1. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

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

**Item No. 4.3 - LAND BANK PROPERTY TRANSFERS — NO OPPOSITION (GROUPED FOR APPROVAL) (Discussion Begins 2:28:07)**

Michael Sutton presented several land bank applications.

Item	Name	Type	Address	Parcel
PT 1	Louis C. Hughes	Garden	3517 N 47TH ST	913921
PT 2	Jori Sackin	Garden	1609 N 23RD ST	066105
PT 3	Erica Idalia Hernandez	Yard Extension	1920 SPRINGFIELD BLVD	111000
PT 5	New Testament Pentecostal Church	Yard Extension	2713 Farrow Ave	910435
			3148 N 27TH ST	910419
			3150 N 27TH ST	910429
PT 6	Eduardo Martinez	Yard Extension	1010 DODSON AVE	139113
PT 7	Carlos Mendoza	Yard Extension	1052 ARMSTRONG AVE	080427
PT 8	Maria Vazquez	Yard Extension	312 S VALLEY ST	067525
PT 9	Joseph Downs	Yard Extension	2048 N 7th St	111219

Item	Name	Type	Address	Parcel
PT10	Nathen Richardson	Yard Extension	925 HASKELL AVE	157959
PT11	Greg Morrison	Yard Extension	2745 S HOLMES ST	137014
PT12	Dana R Jones	Donation	1302 SEMINARY ST	208800
PT13	Dana R Jones	Donation	1303 SEMINARY ST	208701
PT14	Dana R Jones	Donation	1306 SEMINARY ST	208801

The Chairman opened the public hearing. Comments were received as follows:

- **Nathan Richardson (Comments Begin 2:30:45)**
- **Jory Second (Comments Begin 2:31:33)**
- **Elnora Jefferson (Comments Begin 2:34:19)**

The public hearing was closed.

Commissioner Bynum moved to approve all property transfer items as submitted. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

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

**Item No. 4.4 - LAND BANK PROPERTY TRANSFERS — WITH OPPOSITION (FOR DISCUSSION) (Discussion Begins 2:40:42)**

Michael Sutton presented several land bank applications, received a few hours prior to the meeting.

**A4**

905 Sandusky - 090329

1015 Sandusky - 090212

1013 Sandusky - 090211

1011 Sandusky - 090210

### **A5**

206 Quindaro BLVD - 094585

208 Quindaro BLVD - 094586

### **A10**

2814 N 21<sup>st</sup> -162935

2812 N 21<sup>st</sup> - 162936

2802 N 21<sup>st</sup> - 162936

2724 N 21<sup>st</sup> - 163040

2726 N 20<sup>th</sup> - 163021

2724 N 20<sup>th</sup> - 163022

2642 N 20<sup>th</sup> - 163117

2640 N 20<sup>th</sup> - 163116

### **A11**

926 Splitlog - 092889

946 Splitlog - 092897

853 Tauromee - 090433

1033 Grandview BLVD – 080567

### **A. Residential – 6 units**

12. Fairline Contractors – 4 Homes

i. 2645 N 21<sup>st</sup> St – 163127

ii. 2643 N 21<sup>st</sup> St – 163126

iii. 2639 N 21<sup>st</sup> St – 163125

iv. 2646 N 21<sup>st</sup> PL -- 160161

v. **Opposition** – Item was fast tracked and did not go through standard period for neighborhood feedback.

13. FMJ Properties LLC – 2 Homes
  - i. 2727 N 20<sup>th</sup> St – 163016
  - ii. 2629 N 21<sup>st</sup> St – 163122
  - iii. **Opposition** – Item was fast tracked and did not go through standard period for neighborhood feedback.

#### **NC PT4**

1730 Haskell – 194805

The Chairman opened the public hearing. Comments were received as follows:

- **OCP Representative (Comments Begin 2:54:32)**
- **Fran Sutton (Comments Begin 2:58:19)**
- **Elnora Jefferson (Comments Begin 3:10:34)**

The public hearing was closed.

Commissioner Bynum moved to approve Item Nos. A 10, A 12 and A 13. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

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

Commissioner Bynum moved to hold Item Nos. A 4 and A 11 to the next committee meeting, to get clarification of the parcel. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

Commissioner Bynum moved to approve Item No. A 5. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

Commissioner Bynum moved to approve Item No. PT4. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

**Adjournment: (Discussion Begins 3:17:13)**

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

Vote: Motion carried 4/0

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

The meeting was adjourned at 8:25 p.m.



# 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

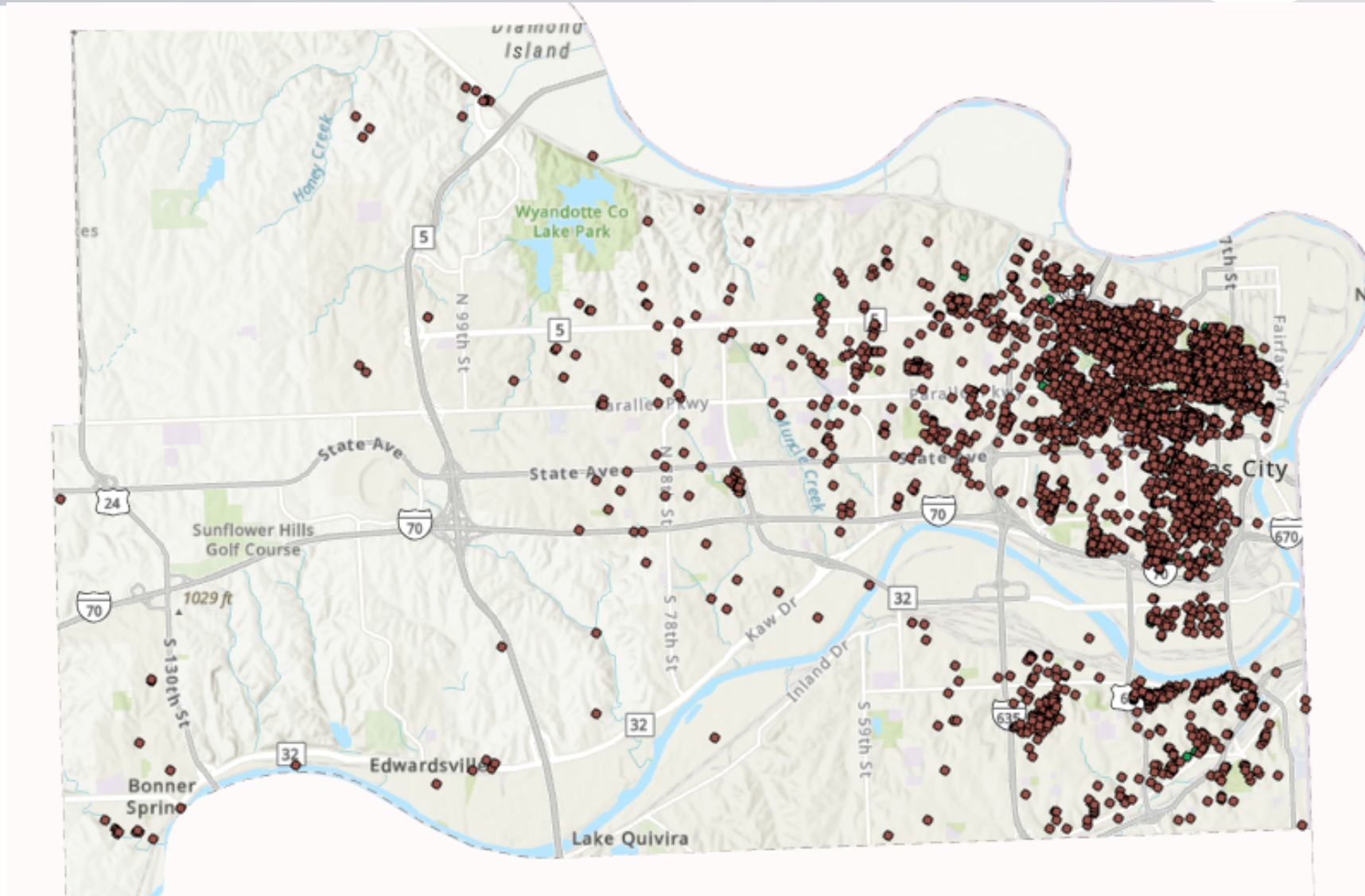
June 1<sup>st</sup> Standing Committee Meeting



# LAND BANK PARCELS



Land Bank Parcels  
4,262





# LAND BANK BY COMMISSION DISTRICT

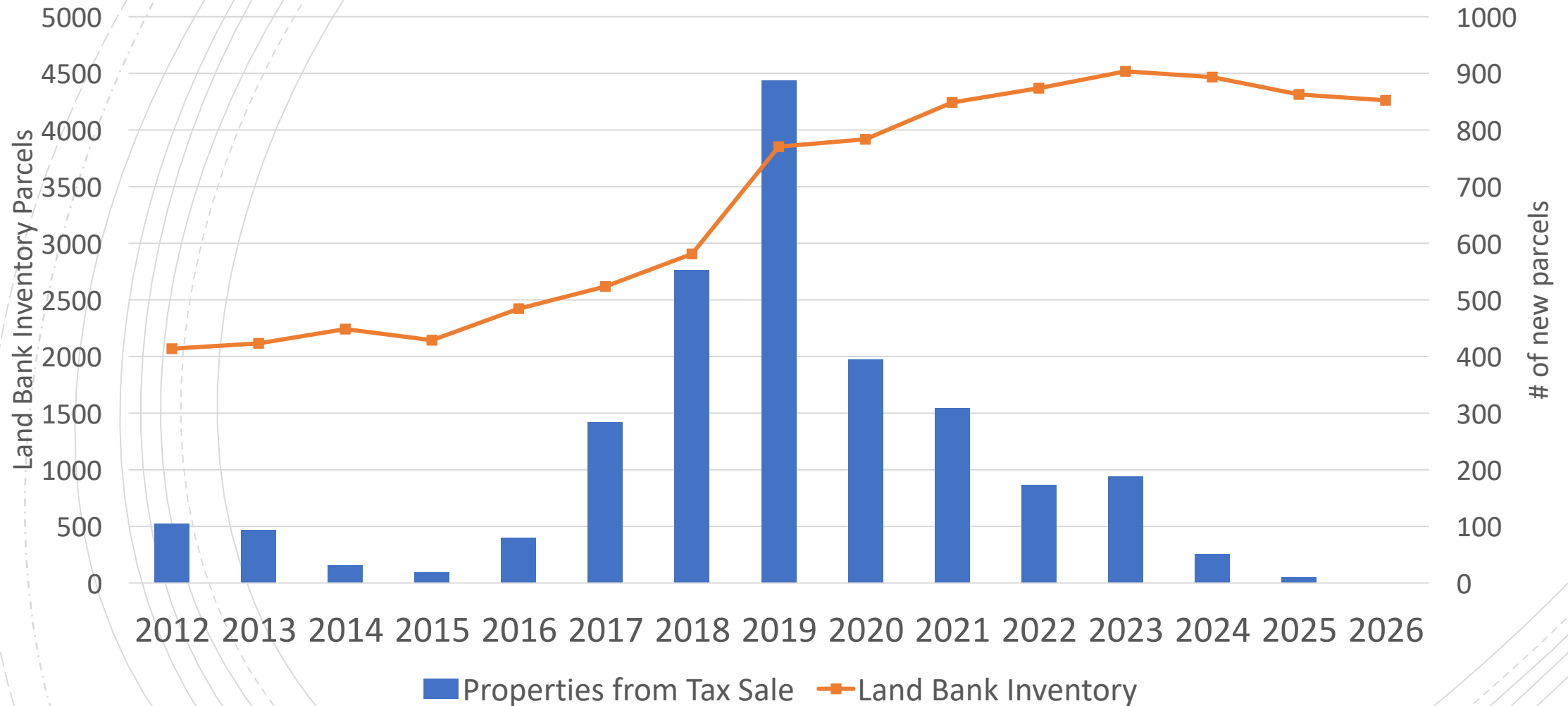


District	Land Bank Lots	Completed Options	Signed Options	Yard Extension	Garden	Canceled
1	1,988	122	194	50	10	32
2	474	51	53	44	10	24
3	332	18	42	10	9	10
4	1,218	42	151	55	14	18
5	34	1	8	-	-	1
6	45	14	10	3	-	1
7	33	3	4	1	-	1
8	138	18	16	8	1	13
<b>Total</b>	<b>4,262</b>	<b>269</b>	<b>478</b>	<b>171</b>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

\*2020 - 2026



# LAND BANK INVENTORY





# LAND BANK SALES



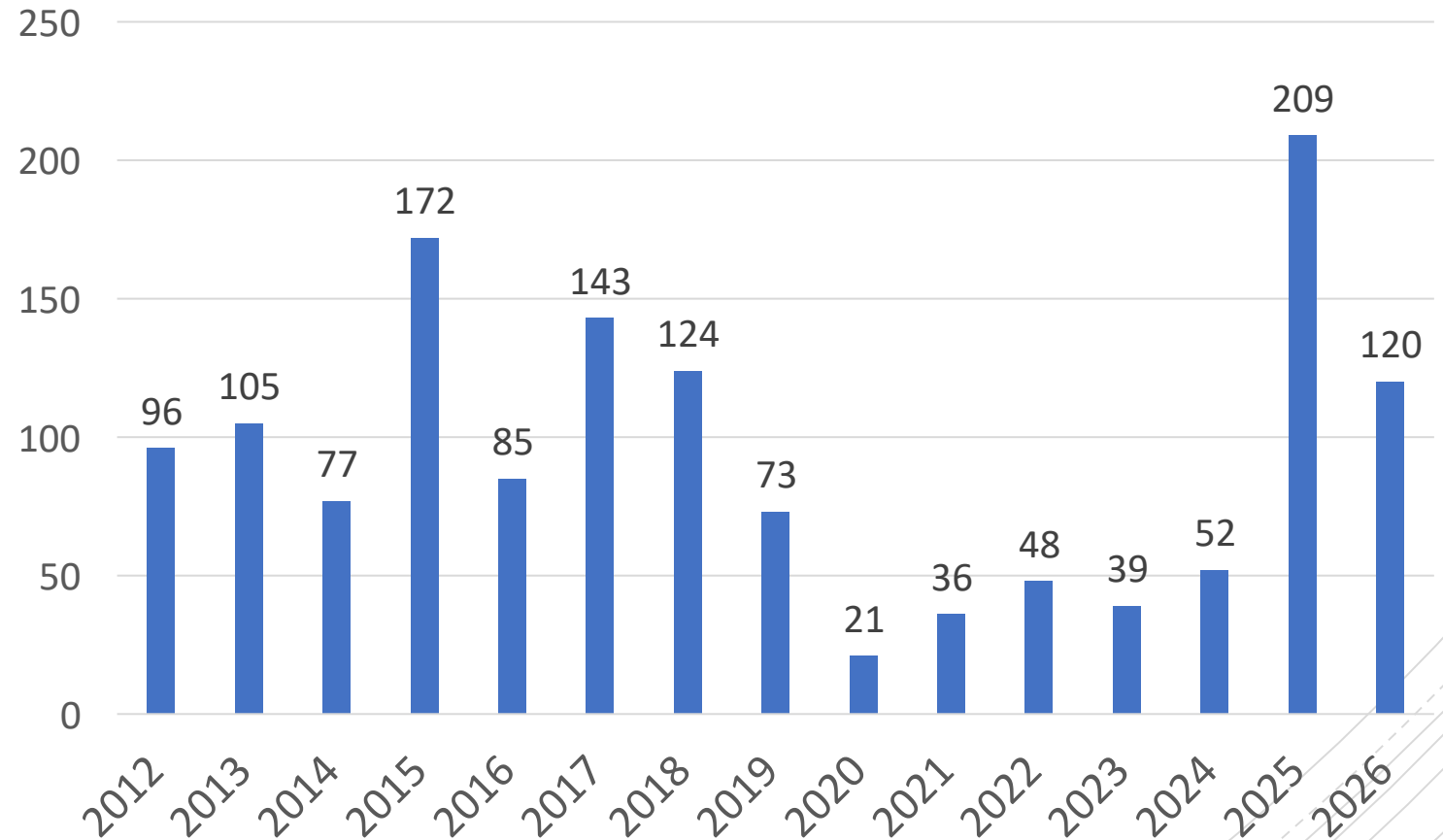
## Previous Policy (2019 - 2024)

- 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

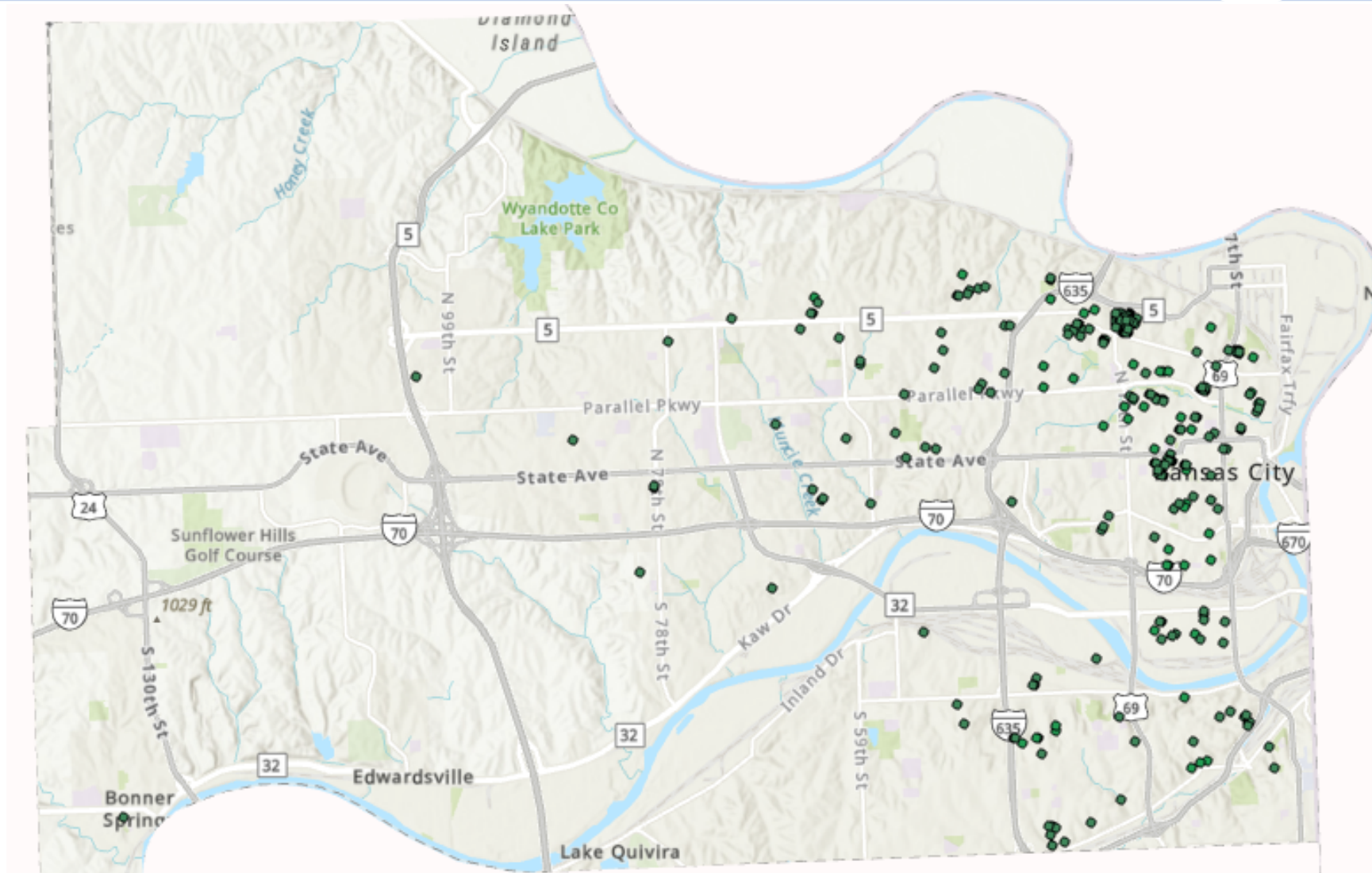
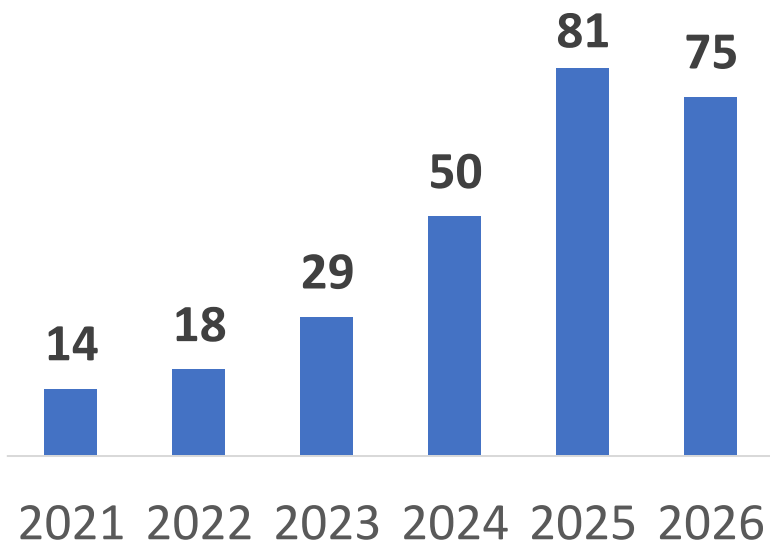
**267**

Total

Appraised Value Increase

**66 Million**

Estimated





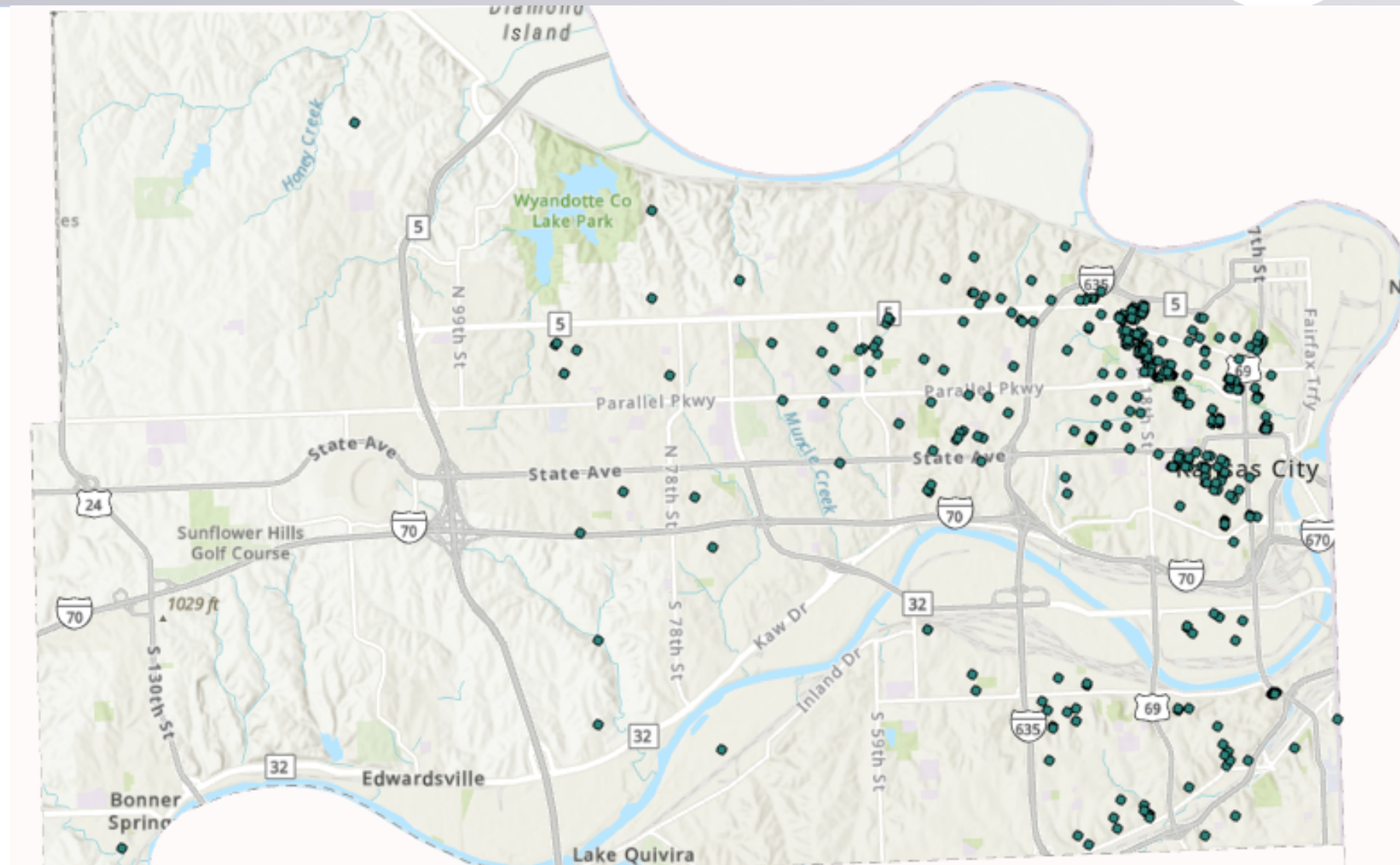
# SIGNED OPTIONS



Signed Options

**478**

Total





# PROPERTY TRANSFERS YARD EXTENSIONS / GARDENS



Yard Extensions

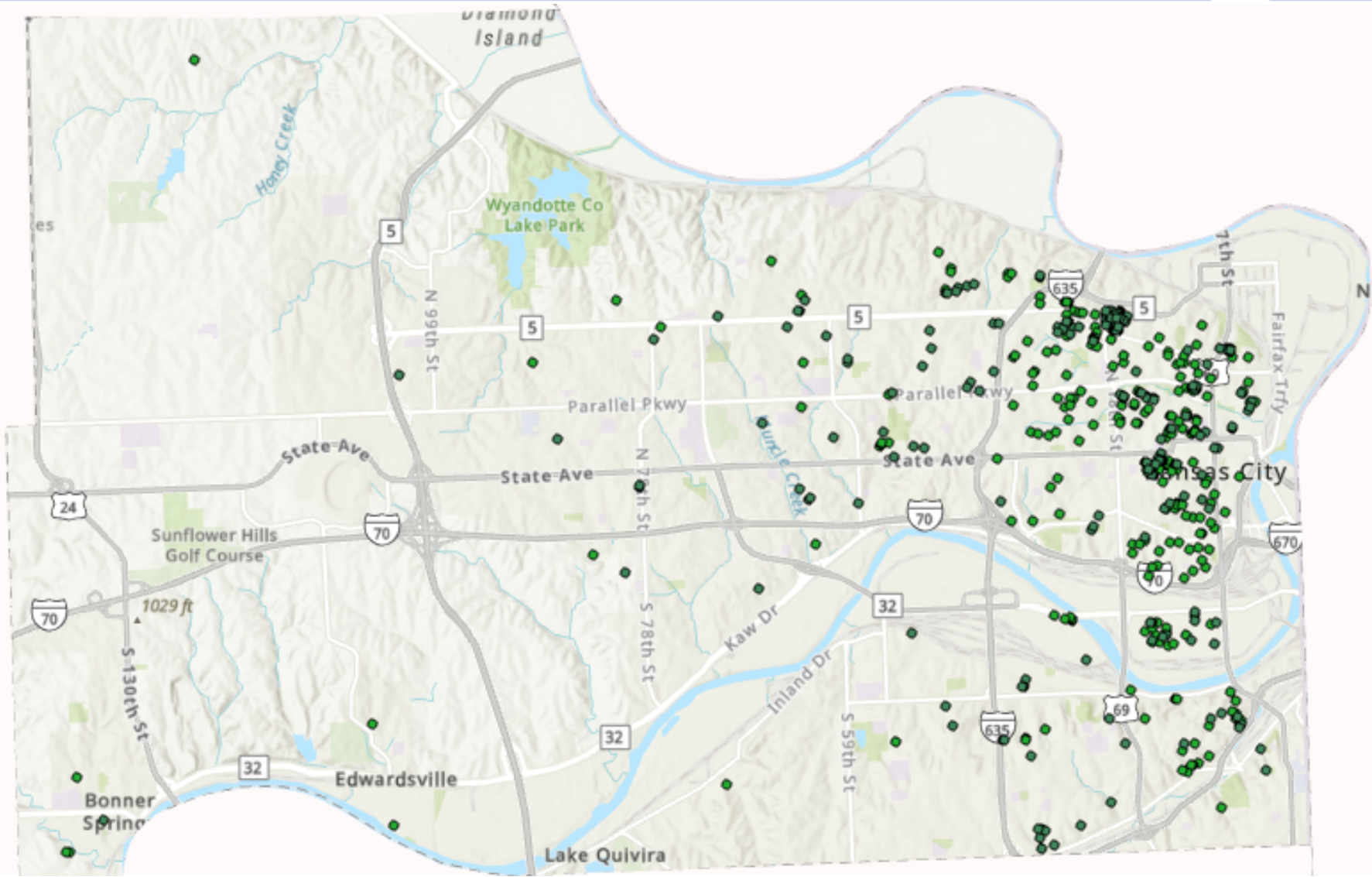
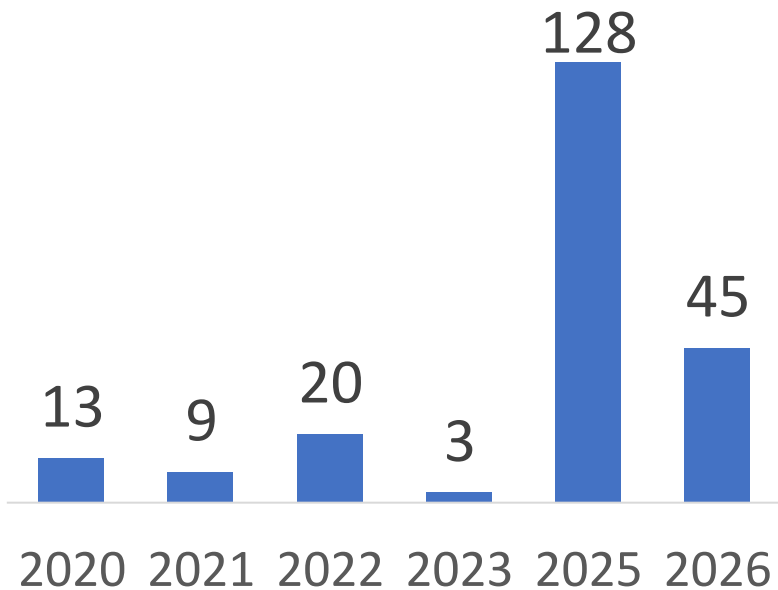
**174**

Total

Gardens

**44**

Total





# LAND BANK HOLDS

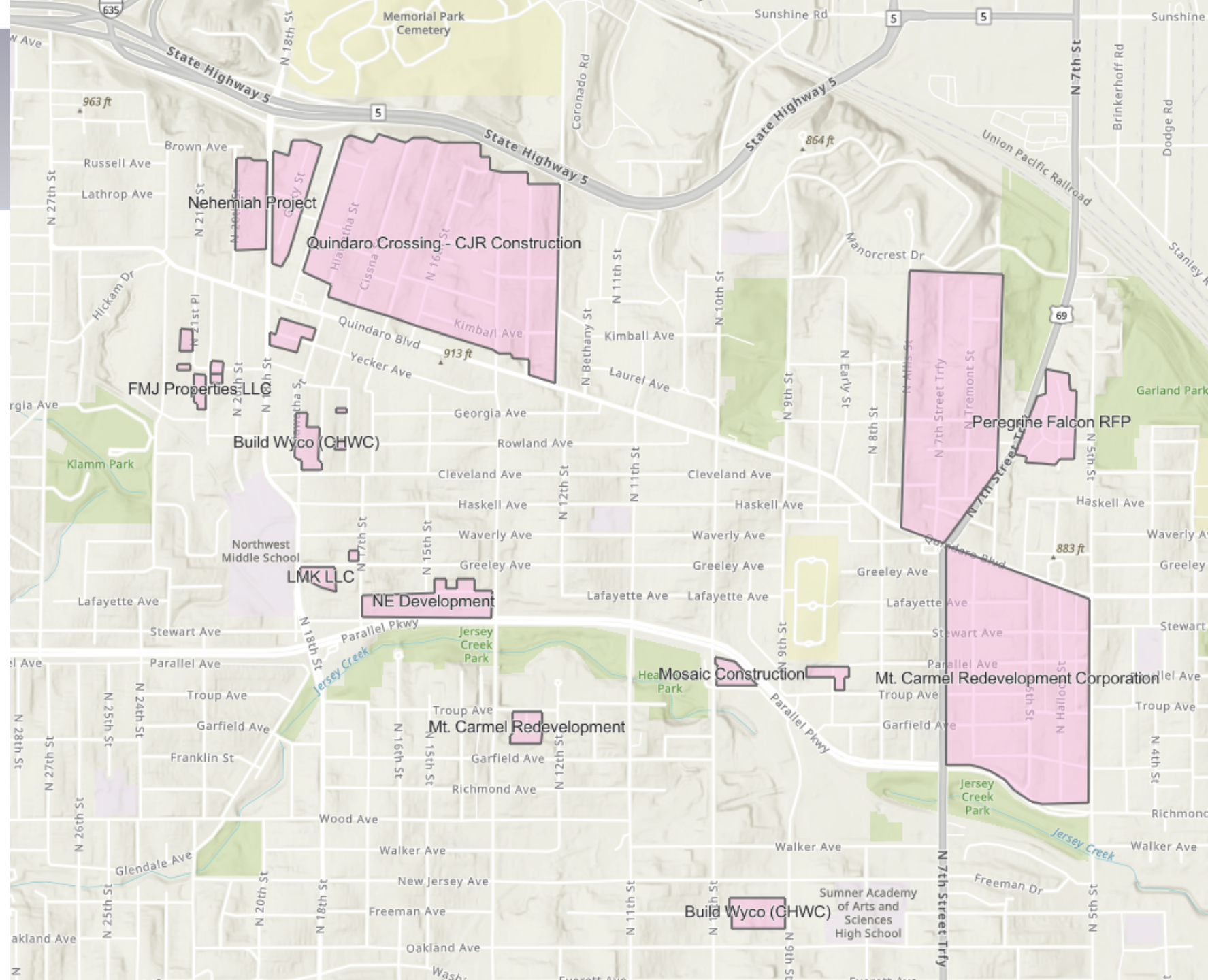


- Quindaro Ruins
- USD 500
- Tremont Project



# 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>

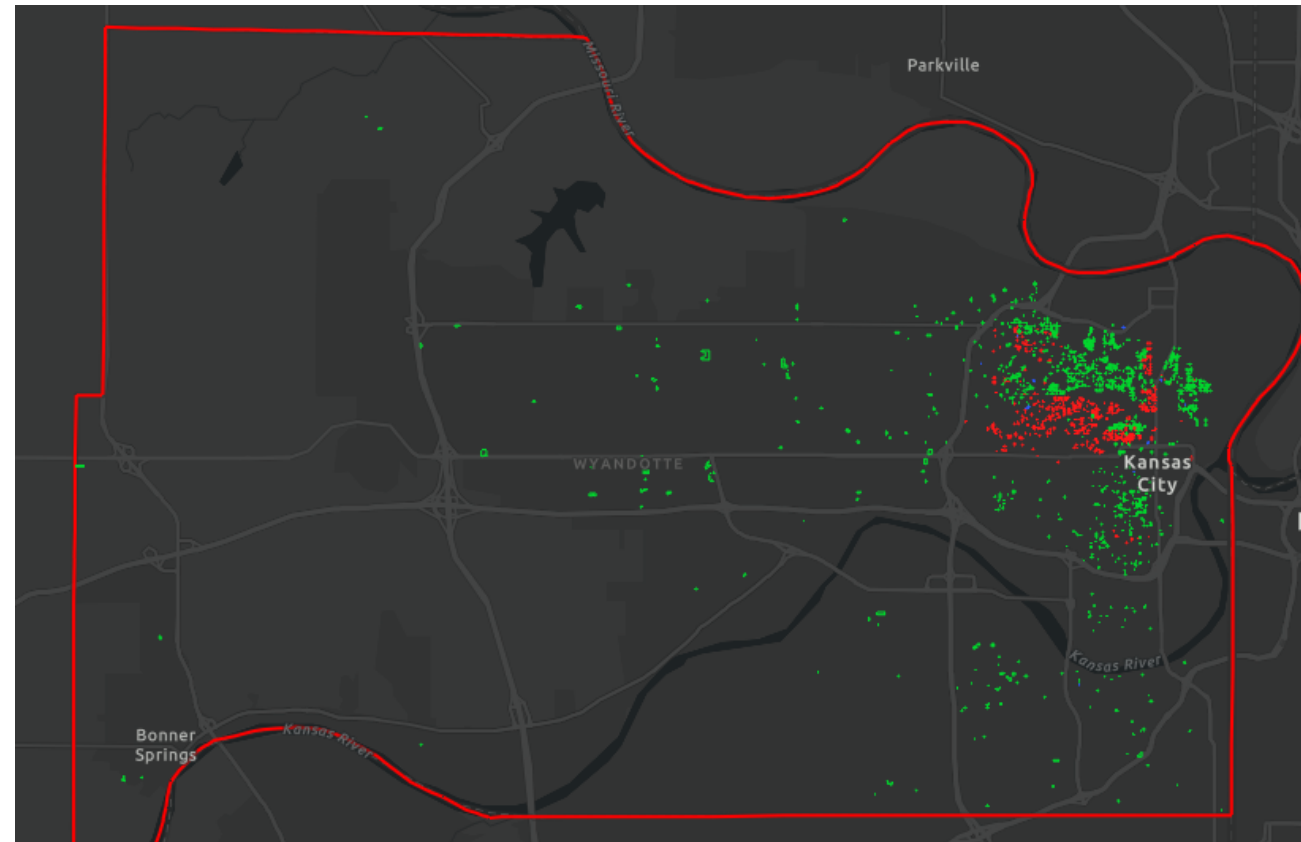
Lot Reduction

**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
<b>AGENDA ITEM #4.2.</b>		
<b>LAND BANK HOLD UPDATE - TREMONT PROJECT</b>		
<b>BACKGROUND</b>		
<b>RECOMMENDATION</b>		
Approve		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL/ POLICY CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
Landbank Update Presentation 6-1-26, revised		

Approved by Mayor/Administrator to add to agenda.

# Mt. Carmel Redevelopment Corporation, Inc.

- 501c3 Non-Profit Organization
- Found in 1994 by the late Bishop Ervin Sims, Jr.
- Located in Northeast Wyandotte County
- Current Budget \$2.5M
- Community Focused
  - Social Service Delivery
  - Revitalizing Our Community (Over 25M in the ground)



# Completed and Current Projects

Breidenthal Center - 45,000 sq. ft.



Single Family Housing – 18 units.



Mt. Carmel Church – 34,000 sq. ft.



Mt. Carmel Place – 61 units.



Nth Valley 10 Units SFH



Multi - Family Rental – 6 units.



# 2

## Projects

Tremont North  
Tremont South

### Property Summary

#### Tremont North – Project 1

Bound by: Parallel Ave. to the south, Quindaro Blvd. to the north  
N. 5<sup>th</sup> Street to the east and N. 7<sup>th</sup> street to the west

- 94 Privately Held Residence
- 33 Privately Held Vacant Lots
- 50 Wyandotte County Land Bank

#### Tremont South –Project 2

Bound by: Parallel Parkway to the south, Parallel Ave. to the north  
N. 5<sup>th</sup> Street to the east and N. 7<sup>th</sup> street to the west

- 64 Privately Held Residence
- 42 Privately Held Vacant Lots
- 216 Wyandotte County Land Bank
- 10 City Property



# Project 2

## Proposed Tremont South

Tremont South is a mixed-use redevelopment project which comprises a range of housing options and businesses which will be comprised of:

500 units of Multi-Family and Senior Housing

Approx. 175,000 sq. ft Commercial Development



# Predevelopment Progress to Date

- Redevelopment Planning
- Neighborhood and Community meetings
- Completed Housing Assessment Tool
- Infrastructure Analysis
- Environmental Review
- Maintained property
- Identified two primary funding sources; RHID and Section 108
- Identified two sources of foundation grant and loan opportunities for the project
- Identified 3 commercial development partners; Healthcare, Childcare and a Bank
- Identified 3 residential builders
- Identified 3 demonstration blocks; first 18 homes
- Verified utilities in the area
- MCRC has made significant financial investment to date as it relates to planning and execution
- Redevelopment Planning



# Timeline Moving Forward

- Seek RHID Approval
- Potential infrastructure and vertical construction activity beginning later this summer or early fall of 2026
- Goal of delivering and occupying the initial 18 homes within approximately 15 months



Report to  
 Neighborhood & Community Development Standing  
 Committee

MEETING DATE	PRESENTER	DEPARTMENT
		Land Bank Approvals
AGENDA ITEM #4.3.		
<b>LAND BANK OPTIONS - WITHOUT OPPOSITION</b>		
BACKGROUND		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Options 06.29.26_No 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

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 Fax: (913) 573-5745  
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## M E M O R A N D U M

**TO:** Neighborhood & Community Development Standing Committee

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

**DATE:** June 17, 2026

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

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

Please visit the site to review the applications below

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

Item	Name	Type	Address	Parcel
A 1	Juan Cisneros	Single Family Home	6117 FARROW AVE	32008
A 2	Kayla Barr	Single Family Home	8824 Kansas Ave	934114
A 3	Magaly Duran	Single Family Home	1608 N 61ST TER	4520
A 4	Magaly Duran	Single Family Home	3300 BROWN AVE	165170
A 5	Luis Rocha	Single Family Home	1149 Ann Ave	80829
A 7	Alyvia Simmons	Single Family Home	2806 MERRIAM LN	149911
A 8	T&M General Construction LLC	Single Family Home	2829 S 8TH ST	136558
			2815 S 8TH ST	136509
A 9	Matos Group, LLC	Single Family Home	217 N 35TH ST	56719
A10	Powell Enterprises	Single Family Home	824 OHIO AVE	119024
A13	Tye Zehner	Single Family Home	6831 Webster Ave	19331
A14	Craig Sparks	Single Family Home	3510 LUST DR	79403

Item	Name	Type	Address	Parcel
			3530 LUST DR	79439
A15	Benjamin Walker	Single Family Home	1111 SHAWNEE AVE	72011
			1113 SHAWNEE AVE	72012
A16	RA ENGINEERING CORP	Single Family Home	7648 ROSWELL AVE	12317
A17	RA Engineering Corp	Single Family Home	805 Sandusky Ave	90453
			830 SANDUSKY AVE	90443
A18	RA ENGINEERING CORP	Single Family Home	6153 PARKVIEW AVE	31828
A19	RA ENGINEERING CORP	Single Family Home	816 N 12TH ST	80900
			818 N 12TH ST	80899
			814 N 12TH ST	80901
			815 N 12TH ST	80902
A20	PILLAR KC LLC	Single Family Home	747 SEMINARY ST	902318
A21	PILLAR KC LLC	Single Family Home	2233 S MILL ST	137258
A22	PILLAR KC LLC	Single Family Home	10740 MILLER LN	148906
A23	Chantelle Sims	Single Family Home	3610 HASKELL AVE	216806
B 1	Matos Group LLC	Multi-Family	2927 N 12TH ST	106508
			2931 N 12TH ST	106506
			2935 N 12TH ST	106507
			2943 N 12TH ST	106502
			2945 N 12TH ST	106501
			2918 N BETHANY ST	106517
B 2	Juan Cisneros	Multi-Family	1231 N 48TH TER	47572
B 3	Roger Avalos	Multi-Family	2901 Lake Ave	902208
C 1	RA Engineering Corp	Commercial	1129 N 49TH ST	47595



Report to  
Neighborhood & Community Development Standing  
Committee

MEETING DATE	PRESENTER	DEPARTMENT
		Land Bank Approvals
AGENDA ITEM #4.4.		
<b>LAND BANK PROPERTY TRANSFERS - WITHOUT OPPOSITION</b>		
BACKGROUND		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Property Transfers 06.29.26 No Opposition		

Approved by Mayor/Administrator to add to agenda.



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## MEMORANDUM

**TO:** Neighborhood & Community Development Standing Committee

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

**DATE:** June 17, 2026

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

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

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

Item	Name	Type	Address	Parcel
PT 1	Dayton Loomis	Garden	1620 N 32ND ST	910721
PT 2	Jamar Caldwell	Garden	2646 N 21ST PL	160161
PT 3	Beatrice Michel	Garden	1938 TROUP AVE	68787
PT 4	MELANIE HERNANDEZ	Yard Extension	961 PACIFIC AVE	69269
PT 6	Darío Barojas	Yard Extension	2716 N 8TH ST	131806
PT 7	Juan Cisneros	Yard Extension	806 QUINDARO BLVD	131833
PT 8	Rodolfo Rodriguez	Yard Extension	335 N VALLEY ST	102522
PT10	Lillie Elder	Yard Extension	9335 GEORGIA AVE	938324
PT11	Sharon A. Turner	Yard Extension	2535 ALDEN ST	158210
PT12	Lokesh Nagpal	Yard Extension	1034 Garfield Ave	95620
PT13	Norma lisa Herrera-chavira	Yard Extension	807 N 10th ST	80627
PT14	Boland Waters LLC	Yard Extension	14 S James St	141324
PT15	Roberto Hernandez	Yard Extension	1865 N 29th St	195478
PT16	Yuniel Ramos	Hold Request	1709 N 26TH ST	68552
PT17	Pamela Martin	Yard Extension	2606 S 8TH ST	137043





Report to  
Neighborhood & Community Development Standing  
Committee

MEETING DATE	PRESENTER	DEPARTMENT
		Land Bank Approvals
AGENDA ITEM #4.5.		
LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)		
BACKGROUND		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Options 06.29.26_ With Opposition Comments		

Approved by Mayor/Administrator to add to agenda.



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## M E M O R A N D U M

**TO:** Full Commission

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

**DATE:** June 17, 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 A11	DARLING ORALIA MOREIRA	Single Family Home	2055 N 22ND ST	159624
			2057 N 22ND ST	159623
OCP opposes until applicant contacts neighborhood group.				
WO A12	DARLING ORALIA MOREIRA PEREZ	Single Family Home	2400 GREELEY AVE	159802
OCP opposes until applicant contacts neighborhood group.				
WO A24	Candace McRae	Single Family Home	727 Oakland Ave	81844
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 A25	Strong Tower Concepts, LLC	Single Family Home	2712 N 5TH ST	95823
			2710 N 5TH ST	95824
			2714 N 5TH ST	95822
			2800 N 5TH ST	95819
			2801 N 5TH ST	95809
			2803 N 5TH ST	95810

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.

WO A26	Strong Tower Concepts, LLC	Single Family Homes	2503 N HALLOCK ST	94941
			2508 N HALLOCK ST	109629
			2418 N HALLOCK ST	109628
			2508 N 5TH ST	94920

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.

WO A27	Thompson Street Partners LLC	Single Family Home	333 QUINDARO BLVD	94701
			336 QUINDARO BLVD	94702

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.





Report to  
 Neighborhood & Community Development Standing  
 Committee

MEETING DATE	PRESENTER	DEPARTMENT
		Land Bank Approvals
AGENDA ITEM #4.6.		
LAND BANK PROPERTY TRANSFERS — WITH OPPOSITION (FOR DISCUSSION)		
BACKGROUND		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Property Transfers 6.29.26 With Opposition Comments		

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

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## **M E M O R A N D U M**

**TO:** Neighborhood & Community Development Standing Committee

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

**DATE:** June 17, 2026

**SUBJECT:** Land Bank Property Transfers - 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 PT 9	Sheila Gutto	Yard Extension	3080 N 21ST ST	162469
OCP opposes until applicant contacts neighborhood group.				

