

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

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

Commissioner Andrew Davis, Chair

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

MINUTES

Monday, 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.

Item	Name	Type	Address	Parcel
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

Item	Name	Type	Address	Parcel
			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 21st -162935

2812 N 21st - 162936

2802 N 21st - 162936

2724 N 21st - 163040

2726 N 20th - 163021

2724 N 20th - 163022

2642 N 20th - 163117

2640 N 20th - 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 21st St – 163127
- ii. 2643 N 21st St – 163126
- iii. 2639 N 21st St – 163125
- iv. 2646 N 21st 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 20th St – 163016
- ii. 2629 N 21st 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.