

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, 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 10th 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 Portuguese – 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