

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 Bynam

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 47th Street transit site

Service Changes Effective July 7, 2025:

- Elimination of Route 113 (Leavenworth Road) and Route 118 (18th Street)
- UG taking over Routes 104 (Argentine) and 106 (Quindaro) from KCATA
- Route 106 extended to 72nd 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 47th Street Transit Center
- Monday, June 16, 2025, 5:30-7:00 PM at 47th 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 54th St - 051619
2. Ray Peoples – 3 homes
 - i. 1211 Wood Ave - 209640
 - ii. 1209 Wood Ave – 209641
 - iii. 1830 N 12th St – 209642
 - iv. 1826 N 12th St – 209720
 - v. 1824 N 12th St - 209643
3. Edward Scott– 1 home
 - i. 2024 N 76th Ter - 011613
4. Laura McDonald – 1 home
 - i. 2949 N 40th St - 105317
5. Latosha Duckworth – 1 home
 - i. 8708 Yecker Ave - 041208

6. Elias Mitchell – 1 home
 - i. 2431 S 11th St - 139122
7. Rafael Arellano Alvarez – 1 home
 - i. 54 S 20th St - 058025
8. Miguel Angel Cortes – 1 home
 - i. 2930 N 59th St - 000214
9. Clint Barr – 2 homes
 - ii. 2100 N 10th St – 156759
 - iii. 2108 N 10th 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 9th 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 38th St – 064656
- 8. Erika Martinez – Yard Extension**
 - i. 8 S 10th 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 12th St – 098057
- 14. Fredy Ronaldo Romero Portillo – Yard Extension**
 - i. 1873 Minnesota Ave – 054051
- 15. Jose Antonio Gutierrez-Hernandez – Yard Extension**
 - i. 1846 N 26th St – 075508
- 16. Heather Hedrick-Carias – Yard Extension**
 - i. 1937 N 28th 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 11th St – 072625
- 20. Patrick Loomise – Yard Extension**
 - i. 3649 N 65th 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 21st 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 33rd St – 164601
 - ii. 3223 N 33rd St – 164602
 - iii. 3224 N 33rd 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