

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 8, 2025

6:04 PM-7:01 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- Commissioner Hill

Staff Present:

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

Call to Order:

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

Revisions to Agenda:

No revisions to the agenda were reported.

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

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

Vote: Motion carried 4-0

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

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

Michael Sutton presented several land bank applications.

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

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

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

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

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

Vote: Motion carried 4-0

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

Items B1 and B2:

Mr. Sutton presented Items B1 and B2 without opposition.

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

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

Vote: Motion carried 4-0

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

Items NC A6 and NC A7:

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

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

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

Vote: Motion carried 4-0

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

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

Michael Sutton presented several land bank applications.

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

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

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

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

Vote: Motion carried 4-0

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

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

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

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

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

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

Vote: Motion carried 4-0

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

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

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

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

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

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

The Chairman closed the public hearing.

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

Vote: Motion carried 4-0

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

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

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

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

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

Vote: Motion carried 4-0

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

Adjournment: (Discussion Begins 1:58:05)

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

Vote: Motion carried 4-0

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

The meeting was adjourned at 7:01 PM

MLS