

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

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

MINUTES

Monday, March 2, 2026

5:36 PM-8:03 PM

Attendance:

Committee Members Present:

- Commissioner Davis (Chair)
- Commissioner Stites
- Commissioner Pacheco
- Commissioner Howard
- Commissioner Bynum

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Alan Howze (Assistant County Administrator)
- Alyssa Marcy (Planning Department/Brownfields Coordinator)
- Michael Sutton (Redevelopment Coordinator)
- Wendy Green (Deputy Chief Counsel)
- Kay Sharp (Community Development Director)
- Angel Ferrara (Parks and Recreation Director)
- Shaya Lockett (Recreation Division Manager)
- Vincent Billaci (Park Manager)

- Matt Zayas (Parks Fiscal Officer)
- Amanda Martin (Museum Director)
- Michael Sutton (Redevelopment Coordinator)
- Maria White (Program Manager)

1. Call to Order:

Commissioner Davis called the meeting to order at 5:36 P.M.

2. Revisions to Agenda (Discussion Begins 34:28)

No revisions to the agenda were reported. Chairman Davis noted that land bank items would be addressed later in the evening.

Land Bank Revisions to Agenda (Discussion Begins 2:16:00)

Michael Sutton reported changes: Item A-12 changed from single-family to multifamily application (moved to B-2), Item C-2 was removed to help the applicant find a better-suited lot, and a change to a Property Transfer.

3. Approval of Previous Minutes: (Discussion Begins 34:36)

Commissioner Bynum moved to approve the minutes from the January 13 and February 3, 2025, meetings. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

4. Committee Agenda:

Item No. 4.1 - UPDATE: COMMUNITY DEVELOPMENT DEPARTMENT (Discussion Begins 35:14)

Director Kay Sharp provided a comprehensive overview of Community Development activities, focusing on the FY 2025 action plan.

Key points:

HUD Program Funding for FY 25:

- Community Development Block Grant (CDBG): \$2,132,228
- HOME Investment Partnership Program: \$695,189.98
- Emergency Solutions Grant (ESG): \$194,076

Public Services Funding Challenge:

- HUD limits public services to 15% of CDBG entitlement (\$319,834.20), but current activities totaled \$586,000 including Willa Gill Center (\$316,000), cold weather shelter (\$250,000), and livable neighborhoods (\$20,000).
 - A. To address this, Community Development is working with Mount Carmel Redevelopment Corporation to create a Community Based Development Organization (CBDO), which would exempt Willa Gill from the 15% cap.

Special Economic Development Activities:

- \$1,020,228 allocated for micro enterprise assistance, child care expansion, facade improvement, job creation, and direct financial assistance to profit businesses.

Slum and Blight Elimination:

- \$100,000 allocated for waste-to-art program and comprehensive slum and blight campaign.

HOME Program Changes:

- Emergency home repair moved from CDBG to HOME to create more room for other CDBG activities
- CHODO subsidy reduced to required minimum 15% (\$104,300)
- New developer program created providing base subsidy for new homes with specific requirements, sold to low commodity, low income buyers

ESG Program:

- Expanded from four to eight partner agencies for homeless services.

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

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

Item No. 4.2 - UPDATE: PARKS AND RECREATION DEPARTMENT (Discussion Begins 1:13:42)

Angel Ferrara, Parks and Recreation Director, with other division managers within the Parks Department, presented the item.

Key Points:

Vincent Billaci, Park Manager, provided the Parks Division Overview:

- 54 parks covering 2,600+ acres
- Maintains cemeteries, golf course, one city pool, four splash pads
- Over 80 playgrounds, six community centers, three reservation halls
- Horticulture team maintains 50 medians, 47 landscape beds, nine rain gardens

2026 Capital Projects: Transient Guest Tax (TGT) Funded Projects:

- Futsal court maintenance: \$200,000 (with Sporting Kansas City partnership)
- Playground updates at Wyandotte County Lake Park and Wyandotte County Park
- Deferred maintenance and solar lighting improvements
- Rosedale Arch improvements

Community Center Improvements:

- \$200,000 annual allocation for repairs including gym floors, roofing, and code compliance work

Grant and Federal Funded Projects:

- Parkwood Pool: Land and Water Conservation Fund grant \$175,000 with 50/50 match
- Rosedale Arch: \$250,000 congressional earmark from Representative Sharice David's office

Asset Management System:

- Expected to go live mid-summer for better data collection and work order tracking.

Park Development Opportunities:

- Riverfront Park: 4 acres inherited, potential for western Wyandotte County park
- Riverview Park: 16 acres at 100 South 74th Street, returned from Turner Recreation Commission
- Silver City Park: 38 acres at 2701 Ruby Avenue, currently closed
- Coronado Park: 65 acres with LWCF funding restrictions

Sunflower Hills Golf Course:

- Enterprise fund facility with clubhouse assessment completed in 2024. Engaged PGAV for conceptual master planning and feasibility study.

Shaya Lockett, Recreation Division Manager, provided Recreation Division Update :

- Six community centers, three reservation halls, one pool, marina operations
- Summer camp currently serves 360+ youth with two KDHE-licensed sites
- Potential to expand to 5-6 licensed sites serving up to 99 youth each with additional staffing

Aquatics Services:

- Joe Delaney Learn to Swim program (fourth year) - free program supported by G.E.H.A, YMCA, and Hunt Family Foundation
- Parkwood Pool featured as cover story in March National Recreation and Park Association magazine

Amanda Martin, Museum Director, provided Museum Update :

- 70th anniversary of Wyandotte County Historical Museum in 2026.
- Programs include low rider car events, Indigenous Peoples Day, cemetery preservation program funded by Hollywood casino grant, and collaboration on KC taco trail historical component for World Cup.

Budget Overview by Matt Zayas, Fiscal Officer:

- 65% of budget from Consolidated Parks fund (Fund 113)
- Fund 113 sources: 34% county tax revenue, 54% city general fund, 11% department fees, 1% miscellaneous
- Cost recovery at 8% compared to 27% national average

Grant Opportunities:

- Land and Water Conservation Fund (LWCF): 50/50 match, closes July 1
- Outdoor Recreation Legacy Program (ORLP): Up to \$15 million with 50/50 match, anticipated spring reopening

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

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

Item No. 4.3 - RESOLUTION APPOINTING MICHAEL SUTTON AS LAND BANK CO-MANAGER (Discussion Begins 2:13:30)

The resolution is to appoint Michael Sutton as land bank co-manager to enable him to sign deeds and option agreements, improving efficiency for applicants.

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

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

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.4 - LAND BANK OPTIONS (WITHOUT OPPOSITION) Discussion Begins 2:16:50)

Michael Sutton, Redevelopment Coordinator, presented Land Bank Options without opposition:

Item #	Name	Type	Address	Parcel
A 1	Will L Bowles	Single Family Home	2920 WASHINGTON AVE	077404
			2921 EVERETT AVE	077405
			2914 EVERETT AVE	910808
A 2	Will L Bowles	Single Family Home	2619 FREEMAN AVE	066215
			2615 H FREEMAN AVE	066238
			1515 N 27TH ST	066214
A 3	Cookie Francene Sutton	Single Family Home	2646 N 20TH ST	163115

Item #	Name	Type	Address	Parcel
			2748 N 21ST PL	162807
A 4	Juan Cisneros	Single Family Home	928 ORVILLE AVE	090358
			930 ORVILLE AVE	090357
A 5	First Wave Investments	Single Family Home	8822 CLEVELAND AVE	934707
A 6	First Wave Investments	Single Family Home	1904 S 73RD TER	051010
			7349 DOUGLAS AVE	051009
			1912 S 73 RD TER	051008
A 7	T&M General Construction LLC	Single Family Home	3253 N 48TH ST	916930
A 8	T&M General Construction LLC	Single Family Home	3412 N 40TH ST	167019
A 9	T&M General Construction LLC	Single Family Home	3520 DELAVAN AVE	167300
A10	Roger Avalos	Single Family Home	251 N EARLY ST	119803
A11	RA ENGINEERING CORP	Single Family Home	7951 SAVAGE DR	036712
			7941 SAVAGE DR	036711
A12	RA ENGINEERING CORP	Single Family Home	2401 R N 59TH ST	920318
A13	PILLAR KC LLC	Single Family Home	26 S MINNIE ST	139828
			110 S CHEROKEE ST	902320
A14	PILLAR KC LLC	Single Family Home	805 N 12TH ST	080816
A15	The Islas Fam LLC	Single Family Home	8 H N MILL ST	069012

Item #	Name	Type	Address	Parcel
A16	HBA Development	Single Family Home	3040 N 22ND ST	162102
			3038 N 22ND ST	162103
			3036 N 22ND ST	162104
			3034 N 22ND ST	162105
			3031 N 22ND ST	162485
			3029 N 22ND ST	162484
			3032 N 21ST ST	162481
A17	Brian Waterman	Single Family Home	4015 COLEMAN CT	062912
A18	Brian Waterman	Single Family Home	3551 FREEMAN AVE	064034
A19	Brian Waterman	Single Family Home	216 N 35TH ST	056607
			210 N 35TH ST	056605
			217 N 35TH ST	056719
B 1	Matos Group LLC	Multi-Family	2927 N 12TH ST	106508
			2931 N 12TH ST	106506
			2943 N 12TH ST	106502
			2945 N 12TH ST	106501
			2935 R N 12TH ST	106507
			2918 N BETHANY ST	106517
C 1	Tariq Mehmood	Commercial	3808 LEAVENWORTH RD	913311
C 2	Juniors Lawn Care	Commercial	2515 N 63RD ST	001000
C 3	Food Incorp	Commercial	2059 N 12TH ST	906507

Items A1-A19:

Mr. Sutton presented Items A1 – A11 and A13-A19. Item A12 changed from single-family to multifamily application (moved to Item B2).

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

Commissioner Pacheco moved to approve the consent items: A1 – A11 and A13-A19. The motion was seconded by Commissioner Howard.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Items B1 & B2

Mr. Sutton presented Item B1 & B2. Item A12 changed from single-family to multifamily application (moved to Item B2).

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

Commissioner Davis moved to approve the consent items: B1 & B2. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Items C1-C3:

Mr. Sutton presented Items C1-C3. Item C2 was removed per the applicant.

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

Commissioner Bynum moved to approve the consent items: C1 & C3. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.5 - LAND BANK PROPERTY TRANSFERS (WITHOUT OPPOSITION)
(Discussion Begins 2:24:22)

Mr. Sutton introduced the Property Transfer without opposition:

Item	Name	Type	Address	Parcel
PT 1	Hector Roman Rosales	Garden	1931 N 17TH ST	116407
PT 2	J. Librado Ruiz Ayala	Yard Extension— Commercial	1128 OSAGE AVE	072531
			1130 OSAGE AVE	072532
PT 3	Austin Jones	Yard Extension	750 SANDUSKY AVE	081471
PT 4	Tina M. Jones	Yard Extension	2024 QUINDARO BLVD	162442
PT 5	Transfer to UG	Property Transfer	2040 N 3RD ST	094678
			311 STEWART AVE	094682
			315 STEWART AVE	094681
PT 6	Transfer to UG	Property Transfer	2809 R N 26TH ST	163372

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

Commissioner Pacheco moved to approve all property transfer items except PT4. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item WO PT4:

Mr. Sutton presented Item PT4 with opposition.

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

Commissioner Bynum moved to hold PT4 to the next Neighborhood & Community Development standing committee meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.6 - RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR REMEDIATION OF CONTAMINATION (Discussion Begins 2:35:10)

Alyssa Marcy, Planning Department/Brownfields Coordinator, presented the item.

The resolution is to hold 54 land bank parcels in the Douglas Sumner area for contamination remediation. The background provided on the partnership with the K-State soil chemistry department and brownfields assessments.

Project Details:

- 220 parcels assessed in Douglas Sumner
- 163 cleared for redevelopment
- 57 found contaminated (54 still land bank parcels)
- UG applied for a \$3.7 million EPA brownfields grant for cleanup
- Primary contaminants: lead and soil gas from petroleum products

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

Commissioner Howard moved to adopt the resolution. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.7 - RESOLUTION AUTHORIZING THE WYANDOTTE COUNTY LAND BANK TO HOLD SPECIFIED PROPERTIES FOR THE KSU LEAD STUDY (Discussion Begins 2:43:14)

Alyssa Marcy, Planning Department/Brownfields Coordinator, presented the item.

The resolution is to hold 10 land bank parcels for two years for a K-State-led study on lead contamination mitigation using phosphorus amendments to change lead bioavailability.

Project Details:

- Partnership with K-State soil chemistry department led by Dr. Hettiarachchi
- Alternative to expensive soil removal - treating soil to make lead non-absorbable
- Similar study ongoing in Kansas City, Missouri, and urban areas
- HUD grant funded study includes residential and vacant lots in Kansas City, Kansas
- Over 60 sites tested to identify proper study locations

The Chairman opened the public hearing. Comments were received:

- **Elnora Jefferson (Comments Begin 2:49:45)**

The Chairman closed the public hearing.

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

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

6. Adjournment: (Discussion Begins 2:58:42)

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

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

The meeting was adjourned at 8:03 PM

ML