

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, June 30, 2025

6:49 PM-7:23 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- Commissioner Bynum

Staff Present:

- Brittne MacDonald (UG Clerk's Office)
- Rodney Lucas (Interim Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Judd Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)

Call to Order:

Commissioner Davis called the meeting to order at 5:02 p.m..

Revisions to Agenda

No revisions to the agenda were reported.

3. Approval of Previous Minutes:

There were no minutes for approval.

4. Committee Agenda:

Item No. 4.1 - PRESENTATION: HOUSING OPPORTUNITIES (Discussion Begins 03:23)

Jud Knapp, Land Bank Manager, and Michael Sutton, Redevelopment Coordinator, presented data showing housing prices outpacing median income, with the metro area being 12,000 to 24,000 units short of adequate housing.

Key Points

Housing prices are rising faster than median incomes, making homeownership less affordable.

- The metro area is 12,000–24,000 units short of needed housing.
- Result:
 - Smaller homes
 - More people living together (multi-generational households)
 - Increased pressure to use infill lots and alternative housing types.

Housing Types and Trends Highlighted

a. Manufactured Homes

- Built in factories; if left on wheels, limited to mobile home zoning.
- If set on a permanent foundation with a storm shelter, they can be placed in any residential area.
- Cheaper than traditional stick-built homes.

b. Panelized Homes

- Walls are factory-built, shipped, and assembled on site by crane.
- 10–25% less expensive than stick-built.
- ~30% faster to build; lower labor costs.
- Treated by banks as traditional stick-built homes.

c. Modular Homes

- Large “cubes” built in factory and set in place on site.
- 10–25% cheaper than stick-built; can be built in 2–6 months vs. 6–12 months.
- Labor/time savings are the main cost advantage.
- Example:
 - Entire subdivision in southern Johnson County built with modular units.
 - Three modular builds currently underway on Land Bank lots (e.g., near 12th & Barnett), with plans to organize tours.

d. Multi-Generational Housing

- More families combining households (e.g., grandparents moving in).
- Share housing costs and caregiving responsibilities.
- Growth: 7% of U.S. population (1971) → 18% (2021) living in multi-generational arrangements.

e. Accessory Dwelling Units (ADUs / Backyard Cottages)

- Small second units on the same lot as a single-family home (e.g., over-garage apartments, backyard cottages).
- Benefits:
 - Extra rental income to offset mortgages.
 - Increased property value.
 - Affordable housing option for singles, couples, or small households.
 - Frees up larger homes by giving some residents an alternative.
- Current code constraint:
 - Only one ADU form is allowed now (over-garage on “narrow lot guideline” homes, new construction only).
 - Presentation showed six ADU types, but local code only permits one, limiting flexibility.

f. “Missing Middle” Housing

- Duplexes and fourplexes between single-family homes and large apartment buildings.
- Historically zoned out (single-family vs. big apartments, nothing in between).
- Now returning because:
 - Cheaper per unit than building multiple detached homes.
 - Better match for shifting demand and affordability.

3. Pre-Approved Housing Plans – Key Concept

What they are:

- House/building plans pre-vetted for:
 - Building code compliance
 - Zoning requirements

- Neighborhood design acceptance
- Goal: Create “permit-ready” designs for infill development.

What problem this solves:

- Today, small and large developers must:
 - Hire architects/engineers for custom plans.
 - Go through multiple review cycles.
 - Sometimes discover late that a design doesn’t fit the site or zoning (after spending thousands).
- Pre-approved plans:
 - Skip the architect step for each house (the design work is done once).
 - Greatly speed up permit review.
 - Reduce risk and upfront cost, especially for small/local developers.

How other cities are doing it:

- Kalamazoo, MI – strong catalog including:
 - Cottages, single-family, duplexes, townhomes, fourplexes.
 - Plans specify lot dimensions they fit (e.g., 25 ft, 50 ft lots).
- Grand Rapids, MI – user-friendly online system:
 1. Browse pre-approved designs
 2. Select a plan that fits your lot
 3. Apply for building permit
 4. Begin construction
- South Bend, IN – clearly outlines:
 - Building type, zoning, site context, land survey, and steps needed from selection through construction.
- Common theme:
 - Plans are run through the community up front. Neighborhood review happens before adoption, so later users don’t have to repeat that process.

Local Implementation Ideas:

- Use pre-approved plans mainly for infill lots and Land Bank properties:
 - “Turn Land Bank lots into a Zillow listing” – easy to see:
 - Which plans fit each lot
 - Basic costs and requirements
- Tie pre-approved plans to:
 - Existing incentive programs (e.g., NRA)

- Block-level infrastructure assessments (sewer, utilities, slopes)
- Recognize that site review is still needed:
 - Every lot is unique (e.g., 8-foot slope vs. flat lot).

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

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

Item No. 4.2 - LAND BANK OPTION EXTENSION REQUESTS (Discussion Begins 45:03)

Gynon Brown, Co-founder and vice-chairman and Debbie Jennings, founder and chairman of the Dominic Experience, presented the Dominic Experience as developing a state-of-the-art community center on 11+ acres of donated land at 5211 Parallel Parkway, formerly the segregated Wyandotte Swim Club site. The project aims to transform the site into a hub for equity, healing, and opportunity, supporting county priorities of youth development, economic development, childcare, health access, and financial literacy.

Key Points

Historical Significance: The original Wyandotte Swim Club featured the first two Olympic-sized pools in the Midwest and hosted AAU tournaments. The grand opening was July 4, 1958, coinciding with Dominic's birthday.

Fundraising Progress:

- Secured over \$469,000 in in-kind donations including land, architectural renderings, and environmental assessments
- Land valued between \$150,000-\$700,000
- 2024 gala earned \$26,000
- In-kind staffing valued at \$104,000 in 2025 alone
- Hired Keller Consulting as fundraising consultant

Stacy Toulabas, Senior Vice President, Keller Consulting, outlined a phased capital campaign using blended philanthropic giving, earned revenue models, and strategic partnerships. The strategy includes working with local, regional, state, and national funding sources, IFF real estate firm support, and ongoing dialogue with major foundations including Kauffman and Wyandotte Health Foundation.

Project Timeline and Costs:

- Phase 1 (2025-2026): Organizational readiness - \$130,000-\$150,000
- Phase 2 (Late 2026): Site activation with basketball court, parking, event space - \$150,000-\$500,000
- Phase 3 (2026-2028): Core facility construction - \$15-25 million
- Phase 4 (2028-2029): Expansion including fitness center, library, workforce labs, water park - \$15-25 million
- Total Project Cost: \$30-50 million

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

Commissioner Townsend made a motion to approve the request for extension for two years. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

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

Item No. 4.3 – LAND BANK OPTIONS (Discussion Begins 1:20:03)

Michael Sutton, Redevelopment Coordinator, presented the Land Bank Option applications:

A. Single Family Homes – 16 Single Family Homes

1. Juan Cisneros – 1 home
 - i. 939 Miami Ave - 072752
2. Rene Pitallo – 1 home
 - i. 1045 Ann Ave. - 080486
3. David Jennings– 1 home
 - i. 3536 Ford Ave - 056600
4. Anna Barber – 1 home
 - i. 1104 Laurel Ave - 106211
5. Juan Carlos Rozasatti – 1 home
 - i. 2731 Glenrose Ln - 194010
6. Mike Villa-Bustamante – 1 home
 - i. 435 S 72nd Ter - 926914
7. Mike Villa-Bustamante – 1 home
 - i. 2101 N 77th Ter - 928610
8. Andrew Tanner – 1 home
 - i. 1510 N 49th St - 047403

9. Andrew Tanner – 1 home
 - ii. 1812 N 51st Ter - 048312
10. Jayme Simmons – 1 home
 - i. 2817 S 28th St - 149838
11. Luis Rocha – 1 home
 - i. 805 N 12th St - 080816
12. Stacy Landis – 1 home
 - i. 2515 N 63rd St - 001000
13. Maria Cortez-Contreras – 1 home
 - i. 3224 N 44th Ter – 172219, 914010
16. D&E Property Development Inc. – 1 home
 - i. 3016 N 48th Ter – 178035
17. D&E Property Development Inc. – 2 homes
 - i. 3220 Georgia Ave. - 100607
 - j. 2433 N 35th St – 107912

B. Multi-family – 17 units

1. Amina Bella Ricca Esq – 15 Units
 - i. 3410 Barber Ave – 912204
 - ii. 1621 S 35th St – 169038
 - iii. 3423 R Wyandotte Ave - 912205
2. D&E Property Development Inc. – 2 Units
 - i. 3528 Barber Ave - 169050

Mr. Knapp presented an official hold for the Quindaro Ruins area, which has been informally held for 4-5 years. The boundaries include 635 North, encompassing 34 Land Bank parcels.

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

Commissioner Ramirez made a motion to approve Items A.1 through A.17. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4/0

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

Commissioner Ramirez made a motion to approve Items B.1 and B.2. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4/0

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

Item No. 4.4 - LAND BANK PROPERTY TRANSFERS (Discussion Begins 1:32:32)

Michael Sutton, Redevelopment Coordinator, presented the Land Bank property transfers. Before proceeding, Mr. Sutton announced Items PT.7, PT. 21, and PT. 23 were removed due to code violations.

Item	Name	Type	Address	PARC EL
PT 1	Daniel Vargas López	Yard Extension	44 S 13TH ST	66501
PT 2	LaToya White	Yard Extension	912 CLEVELAND AVE	15790 2
PT 3	Lisa Pryor	Yard Extension	1237 WOOD AVE	20963 1
PT 4	Elvia Jacobo	Yard Extension	1210 GEORGIA AVE	15755 8
PT 5	Miriam Tapia Cruz	Yard Extension	1037 WALKER AVE	81244
PT 6	Elco Bustamante	Yard Extension	1224 WOOD AVE	98127
PT 7	Miguel Ontiveros	Garden	702 N 11TH ST	80517
PT 8	Valente Gutierrez	Yard Extension	2731 WALKER AVE	75627
PT 9	Santiago Corral	Yard Extension	1228 ARGENTINE BLVD	68276
PT1 0	Lisbeth Mota	Yard Extension	1855 N 29TH ST	19547 5
PT1 1	Mireya Bujanda-Vega	Yard Extension	6133 ROWLAND AVE	891
PT1 2	Jesus Rodriguez	Yard Extension	3071 N 21ST ST	16245 9

Item	Name	Type	Address	PARC EL
PT1 3	Jorge Martinez	Yard Extension	2937 STEWART AVE	10164 8
PT1 4	Antonio Isidro	Yard Extension	40 S 11TH ST	69529
PT1 6	MYRON'S DENTAL LABORATORIES, INC.	Yard Extension	617 RIVERVIEW AVE	12090 8
PT1 7	Maria del carmen quintero	Yard Extension	1023 SANDUSKY AVE	90215
PT1 8	Bonnie Mejia	Yard Extension	1511 N 34TH ST	63564
PT1 9	Kimberly Williams	Yard Extension	1046 FREEMAN AVE	81185
PT2 0	Luz Rocha Soto	Yard Extension	1038 BARNETT AVE	80500
PT2 1	Sanjuana Arambula	Yard Extension	1924 N 15TH ST	98513
PT2 2	Eduardo Perez Reyes	Yard Extension	351 N 31ST ST	56968
PT2 3	Juan Carlos Amador Fernández	Yard Extension	1406 N 11TH ST	80137
PT2 4	Luis M. Rodriguez	Yard Extension	2231 GARFIELD AVE	68938
PT2 5	Willie Davis	Yard Extension	1716 NEW JERSEY AVE	98764

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

Commissioner Townsend made a motion to approve the remaining items, except PT 7, PT 21 and PT23. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 4/0

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

Adjournment: (Discussion Begins 1:42:32)

Commissioner Ramirez made a motion to adjourn the meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4/0

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

The meeting was adjourned at 6:43 p.m.

MLS