

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, February 2, 2026

6:22 PM-6:57 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)
- Michael Farley (Legal Department)
- Rachel Miskec (Neighborhood Resource Center)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Michael Sutton (Redevelopment Coordinator)
- Wendy Green (Deputy Chief Counsel)
- Kristina Blevins (Public Works)

1. Call to Order:

Commissioner Davis called the meeting to order at 6:22 P.M.

2. Revisions to Agenda (Discussion Begins 1:19:19)

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 1:46:44)

Michael Sutton reported changes: Item A3 received opposition comments, Item B1 changed from single-family to multi-family, and Item B2 was listed under both consent and non-consent agendas (should be non-consent only).

3. Approval of Previous Minutes: (Discussion Begins 1:19:34)

Commissioner Bynum moved to approve the minutes from the December 8, 2025, and January 5, 2026, meeting. 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 - ORDINANCE: SHORT-TERM RENTAL (Discussion Begins 1:48:05)

Alan Howze, Assistant County Administrator, presented the updated short-term rental ordinance for the special-event period related to the World Cup. Staff noted that Argentina, England, and the Netherlands would be coming to Kansas City for the World Cup, creating urgency for a short-term rental policy.

Key Points:

- Timeline adjusted: Changed from May 1 - August 31 to May 1 - July 31, 2026
- Parallel processes: Existing SUP permit process will continue alongside the 90-day license

- A. To extend for a year, the process would be administered by NRC's licensing division with an application fee of approximately \$50.
- Enhanced resources: Website being developed with resources for the fire department, community policing, and human trafficking awareness
 - Third-party inspections: Required as a source for inspections to avoid staff burden
 - Transient Guest Tax (TGT) collection: Administrative process added for direct bookings outside major platforms
 - Dr. Shelley Kneuvean, CFO, explained that while major platforms (Airbnb, VRBO) automatically collect and remit TGT through state registration, direct bookings would require self-reporting with instructions provided through the permitting process.
 - Michael Farley, Legal Department, noted performance standards consistent with current short term rental requirements were added, including posting rental numbers, guest books with rules prohibiting parties, contact information, and fire escape plans.

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

Commissioner Howard moved to approve the short-term rental ordinance and fast track it to the February 5th Board of Commissioners meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

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

Item No. 4.2 - LAND BANK OPTIONS (WITHOUT OPPOSITION) Discussion Begins 1:48:05)

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

Item #	Name	Type	Address	Parcel
A 1	Habitat for Humanity of Kansas City	Single Family Home	1715 HASKELL AVE	116034
			1719 HASKELL AVE	116033
			1723 HASKELL AVE	116032
			1727 HASKELL AVE	116031

Item #	Name	Type	Address	Parcel
			1729 HASKELL AVE	116030
			1735 HASKELL AVE	116029
A 2	Bella Construction	Single Family Home	1890 GLENDALE AVE	068832
			1888 GLENDALE AVE	068833
A 3	Najma Muhammad	Single Family Home	2938 HUTCHINGS ST	158591
			2936 HUTCHINGS ST	106902
			2934 HUTCHINGS ST	106903
A 4	Kayla Barr	Single Family Home	10740 MILLER LN	148906
A 5	Gabriel Crump	Single Family Home	1840 S 37 TH ST	170410
A 6	Juan Padilla	Single Family Home	1514 N 23 RD ST	066113
A 7	Roger Avalos	Single Family Home	1214 ARMSTRONG	080894
A 8	Timotheus Boyd	Single Family Home	3612 N 47 TH ST	917009
A 9	America B. Patton	Single Family Home	3301 N 27 TH ST	124103
A10	Richard Caines	Single Family Home	2736 N 39 TH ST	105625
A11	Richard Caines	Single Family Home	3914 MONTANDON LN	108302
A12	Richard Caines	Single Family Home	2835 N 43 RD ST	172834
A13	Richard Caines	Single Family Home	2931 N 38 TH ST	104714
B 1	Keylink Properties LLC	Multi-Family	2750 GLENROSE LN	194012
B 2	Izora Thompson	Multi-Family	2921 N 5 TH ST	095916
			2925 N 5 TH ST	095915

Item #	Name	Type	Address	Parcel
			2921 N 5 TH ST	095913
			2280 RUSSELL AVE	161804

Mr. Sutton presented Items A1 – A13 and B1.

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

Commissioner Howard moved to approve the consent items: A1, A2, A4-A13, and B1. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

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

Item No. 4.3 - LAND BANK PROPERTY TRANSFERS (WITHOUT OPPOSITION)
(Discussion Begins 1:52:09)

Mr. Sutton introduced the Property Transfer without opposition:

Item	Name	Type	Address	Parcel
PT 1	Robert Needham	Garden	2327 S 10 TH ST	126736
			1715 STINSON AVE	126734
			1713 H STINSON AVE	126739
PT 2	Elijah Marquez	Garden	300 S BALTIMORE ST	195200
PT 4	Jesse Crump	Garden	1931 SHEARER RD	168343
PT 5	Joshua Yoakum	Garden	1827 S 35 TH ST	170216
PT 6	Wesley Cogshell	Yard Extension	1941 N THOMPSON AVE	109860
PT 7	Pablo Flores	Yard Extension	621 N 31 ST ST	055631

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. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

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

Item No. 4.4 - LAND BANK OPTIONS - WITH OPPOSITION (Discussion Begins 1:54:33)

Mr. Sutton introduced the Land Bank options with opposition:

Item	Name	Type	Address	Parcel
WO A 14	Fairlane Contractors	Single Family Home	2544 HIAWATHA ST	158284
			2530 HIAWATHA ST	158288
			2526 H HIAWATHA ST	158289
			2518 HIAWATHA ST	158291
			2510 HIAWATHA ST	158292
			1717 CLEVELAND AVE	158441
			1723 CLEVELAND AVE	158440
WO A 15	Fairlane Contractors	Single Family Home	1523 HASKELL AVE	115920
			1519 HASKELL AVE	115919
			1325 WAVERLY AVE	157772
			1321 WAVERLY AVE	157771
			1315 WAVERLY AVE	157770
			1311 WAVERLY AVE	157769
Opposition – OCP has expressed concerns about the pricing and is also concerned that the parcels that were awarded were not part of the original parcels requested. Held by Standing Committee at previous meeting on 1/5/26				
WO B 2	Izora Thompson	Multi-Family	2921 N 5 TH ST	095913
			2923 N 5 TH ST	095914

Item	Name	Type	Address	Parcel
			2925 N 5 TH ST	095915
			2929 N 5 TH ST	095916
Opposition – Area may be contaminated, wants developer to ensure that building will not cause environmental issues.				

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

Item No. WO A3

Commissioner Pacheco moved to approve Item No. WO A3. The motion was seconded by Commissioner Stites.

Vote: Motion carried 5/0

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

Item No. WO A14 & WO A15

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

Commissioner Stites moved to approve Item No. WO A14 & WO A15. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

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

Item No. WO B2

The Chairman opened the public hearing. Comments were received.

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 2:05:51)**

The Chairman closed the public hearing.

Commissioner Howard moved to hold Item No. WO B2. Commissioner Howard withdrew his motion.

Commissioner Stites moved to approve Item No. WO B2 as submitted. The motion was seconded by Commissioner Pacheco.

Vote: Motion fails 3/2

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

**Item No. 4.5 - LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION
(Discussion Begins 2:27:16)**

Mr. Sutton introduced WO PT3:

Item	Name	Type	Address	Parcel
WO PT3	David Wennerstrom	Garden	6226 Garfield CV	004024

Comments: The HOA would like to review the projected family garden and address in a way that maintains the enjoyment of the garden while also ensuring it does not negatively impact surrounding homes or violate community guidelines.

The Chairman opened the public hearing. Comments were received.

- **Frenchy Hooks (President of the HOA Countryside West)(Comment Begins 2:28:38)**

The Chairman closed the public hearing.

Commissioner Bynum moved to hold the Item No. WO PT3. Commissioner Bynum rescinded her motion.

Commissioner Davis moved to deny Item No. WO PT3. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/1

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

Item No. 4.6 - LAND BANK TRANSFERS FOR STORMWATER PROJECTS (Discussion Begins 2:46:21)

Mr. Sutton introduced the Land Bank Transfers for Stormwater Project, requesting the transfer of approximately 350 land bank lots for combined sewer overflow projects CSO 14, 16, 17, phase two of 19, and CSO 55.

Kristina Blevins, Public Works, explained varying timelines: CSO 14 at 95% design would start soon, CSO 17 beginning surveying for completion within two years, and CSO 55 awaiting SRF funding with potential to start soon.

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

Commissioner Bynum moved to approve the land bank transfers for stormwater improvements. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

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

6. Adjournment: (Discussion Begins 2:52:36)

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

Vote: Motion carried 5/0

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

The meeting was adjourned at 7:57 PM

ML