

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, March 31, 2025

6:49 PM-7:23 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Bynum
- Commissioner Hill
- Commissioner Stites (Substituting for Commissioner Ramirez)

Committee Members Absent:

- Commissioner Ramirez
- Commissioner Townsend

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Judd Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)
- Wesley McKain (Community Health Manager)

Call to Order:

Commissioner Davis called the meeting to order at 6:49 PM.

Revisions to Agenda (Discussion Begins 1:40:50)

Mr. Knapp announced the Land Bank revisions:

- Items 4.2:
 - Item A3 was removed - Mount Carmel determined trash and chemicals were present in the soil; the applicant will return next month with a new location
 - Item A4 was removed - applicant was not responding to communications from Land Bank or MBR
 - Item A5 (CJR Builders) was removed - held over until next month for additional time to review designs and infrastructure needs
- Item 4.5 (Land Bank Hold) - removed due to no neighborhood contact; will return next month
- Item 4.6 (Douglas Sumner Land Bank Strategy) - will return next month

3. Approval of Previous Minutes:

There were no minutes for approval.

4. Committee Agenda:

Item No. 4.1 - RESOLUTION: HEALTH FORWARD FOUNDATION GRANT APPLICATION (Discussion Begins 1:42:06)

Wesley McCain, Community Health Manager from the Health Department, presented a grant application opportunity from Health Forward Foundation. The invitation-only funding stream offers up to \$75,000 for 12 months to support affordable housing and homeownership initiatives. The application deadline is April 9th, with notification received on March 14th.

Two potential uses were identified:

1. Supporting the Affordable Housing Trust Fund (passed by Commission on February 27th).
2. Supporting the comprehensive zoning code update focusing on housing analysis and research.

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

- **Rob Gibson, Health Forward Foundation (Comment Begins: 1:47:03)**

The public hearing was closed.

Commissioner Bynum made a motion to adopt the resolution and fast-track the item to the April 3, 2025, Board of Commissioners meeting. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

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

Item No. 4.2 - LAND BANK OPTIONS —(Discussion Begins 1:48:46)

Michael Sutton, Redevelopment Coordinator, presented several Land Bank Options.

A. Single Family Homes – 245 Homes

1. Calon Patton – 1 home
 - i. 714 Orville Ave – 118828
 - ii. 716 Orville Ave - 118827
2. Robert Rashad – 1 home
 - i. 2646 N 20th St – 163115
3. Ray Peoples – 2 homes
 - i. 1936 N 11th St – 269311
 - ii. 1940 N 11th St – 269310
4. Morgan Duffel – 1 home
 - i. 3812 Washington Ave – 063102
5. CJR Builders, LLC
 - i. 12th St to Hiawatha St North of Quindaro to Five Hwy
 1. Single Family Homes – 210 Units
 2. Duplexes – 30 Units
 - ii. Land Bank Lots – 283
 - iii. UG Owned Lots - 23

Item A1

Michael Sutton, Redevelopment Coordinator, presented Item #A1. This item was previously held for combined lots concerns. The Land Bank Manager confirmed the issue had been resolved through discussions with commissioners.

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

Commissioner Davis moved to approve Item A1. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

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

Item A2

Michael Sutton reported that the Office of Community Planning (OCP) opposes this Application A2. Both staff and OCP have been unable to contact the applicant successfully.

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

Commissioner Davis moved to deny Item A2. The motion was seconded by Commissioner Stites.

Vote: Motion carried 4/0

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

Item Nos. A3, A4, and A5 were removed at the request of the Land Bank Manager.

Item No. 4.3 - RESOLUTION: LAND BANK HOLD FOR QUINDARO RUINS

(Discussion Begins 1:53:30)

Mr. Knapp presented the resolution, 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 Burns moved to adopt the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carried 4/0

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

Item No. 4.4 - RESOLUTION: LAND BANK HOLD-61ST AND I-70 (Discussion Begins 1:54:40)

Mr. Knapp presented a hold for 61st and I-70, totaling 33 acres across four parcels. The hold will provide staff time to develop an RFP for single-family home development.

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 Davis.

Vote: Motion carried 4/0

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

Item No. 4.5 - RESOLUTION: LAND BANK HOLD UNIFIED GOVERNMENT

The item was removed at the request of the Land Bank Manager.

Item No. 4.6 - PRESENTATION: DOUGLAS SUMNER NEIGHBORHOOD GROUP LAND BANK STRATEGY

The item was removed at the request of the Land Bank Manager.

Item No. 4.7 - PRESENTATION: LAND BANK ANNUAL UPDATE (Discussion Begins 1:56:12)

Mr. Knapp presented the first annual Land Bank update as required by the new policy adopted in December.

Key Points:

Land Bank Inventory by City:

- Edwardsville: 6 lots
- Bonner Springs: 19 lots
- Kansas City, Kansas: 4,419 lots
- **Total: 4,444 lots**

Key Performance Metrics:

- 2025 completed options: 23 (on pace for potentially 100 this year)
- Total completed options since 2020: 136 (113 single-family, 8 multifamily, 8 garages, 7 commercial)
- Success rate for single-family homes: 20%
- 80% of completed options were built by developers who built more than one home
- Current signed options: 451
- Approved but unsigned options: 83
- Canceled options: 95

District Breakdown: Districts 1 and 4 have the highest concentration of land bank lots.

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

Adjournment: (Discussion Begins 2:12:36)

Commissioner Burns made a motion to adjourn the meeting. The motion was seconded by Commissioner Stites.

Vote: Motion carried 4/0

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

The meeting was adjourned at 6:40 PM