

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 3, 2025

6:50 PM-9:35 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Judd Knapp (Land Bank Administrator)

Call to Order:

Commissioner Davis called the meeting to order at 6:50 PM.

Revisions to Agenda (Discussion Begins 1:55:08)

Mr. Knapp announced that Land Bank item C1 (1708 Kundera Boulevard) was removed from the agenda to find a better lot location for the applicant.

3. Approval of Previous Minutes: (Discussion Begins 1:55:31)

Commissioner Bynum moved to approve the minutes from the November 13, 2023, meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

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

4. Committee Agenda:

Item No. 4.1 - PRESENTATION: ARTSKC CREATIVE LEADERS PROGRAM (Discussion Begins 1:56:07)

Dana Knapp, President and CEO of Arts KC, presented the Creative Leaders Program, a new initiative launched in 2024 in collaboration with the Unified Government of Wyandotte County and funded by the National Endowment for the Arts (NEA). The program aims to place artists and arts practitioners on civic planning and policy committees, councils, panels, and commissions.

Key Points

- Arts KC serves as the regional arts council for Wyandotte, Johnson, Jackson, Platt, and Clay counties
- The program completed its first cohort of 20 artists at the end of 2024
- A second cohort is planned for summer 2025
- Artists bring unique perspectives, including community engagement, critical thinking, and design thinking, to municipal planning

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

- **Anna Fiorella, Arts KC (Kansas City, Missouri) (Comment Begins: 2:02:14)**

The public hearing was closed.

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

Item No. 4.2 - LAND BANK OPTIONS —(Discussion Begins 2:18:48)

Jud Knapp presented several Land Bank Options.

A. Single Family Homes – 9 Homes

1. Calon Patton – 1 home
 - i. 714 Orville Ave – 118828
 - ii. 716 Orville Ave - 118827
2. William Powell – 1 home
 - i. 826 Ohio Ave – 119025
3. Nathaniel Dagley – 1 home
 - i. 1309 Springhorn Rd – 128641
 - ii. 1307 Springhorn Rd – 128642
4. Charles Robinson – 1 home
 - i. 4321 Lathrop Ave – 172819
 - ii. 3018 N 43rd St - 172820
5. Robert Rashad – 1 home
 - i. 2646 N 20th St – 163115
6. Chevy Johnson – 1 home
 - i. 731 H Tenny Ave – 119926
7. Morgan Duffel – 1 home
 - i. 3812 Washington Ave - 063102
8. Ray Peoples – 2 homes
 - i. 1936 N 11th St – 269311
 - ii. 1940 N 11th St – 269310

B. Multi-family – 2 units

1. Ray Peoples – 2 units
 - i. 1314 Freeman Ave – 209548
 - ii. 1318 Freeman Ave - 209547
 - iii. 1322 Freeman Ave - 209546

C. Commercial – 1

1. Crystal Tucker – Art and Business Resource Center
 - i. 1708 Quindaro Blvd - 115579

Mr. Knapp presented Items A1 – A6. Mr. Knapp stated Item C1 to have further discussion with the applicant.

Item A1

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

- **Darnell Bush (Kansas City, Kansas) (Comment Begins: 2:28:35)**
- **Eric Murray (Comment Begins: 2:31:19)**
- **Candy Leonard Caldwell, President of OCP (Comment Begins: 2:33:00)**
- **Camille Caldwell, Vice President of OCP (Comment Begins: 2:34:08)**

The Chairman closed the public hearing

Commissioner Townsend moved to continue Item A1 until the next meeting of this committee. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5-0

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

Item A2

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

Commissioner Davis moved to approve Item A2. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

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

Item A3

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

- **Eric Murray (Comment Begins: 2:31:19)**

The Chairman closed the public hearing

Commissioner Davis moved to approve Item A3. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

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

Item A4

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

Commissioner Ramirez moved to approve Item A4. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

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

Item A5

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

- **Candy Leonard Caldwell, President of OCP (Comment Begins: 2:33:00)**
- **Camille Caldwell, Vice President of OCP (Comment Begins: 2:34:08)**

The Chairman closed the public hearing

Commissioner Townsend moved to continue Item A5 until the next meeting of this committee to allow the neighborhood group to meet with the Applicant. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5-0

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

Item A6

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

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins: 2:50:31)**

The Chairman closed the public hearing

Commissioner Townsend moved to approve Item A6. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

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

Item A7

Mr. Knapp presented Item A7.

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

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins: 2:50:31)**

The Chairman closed the public hearing

Commissioner Davis moved to continue Item A7. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

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

Item A8

Mr. Knapp presented Item A8.

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

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins: 2:53:25)**

The Chairman closed the public hearing

Commissioner Davis moved to continue Item A8. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

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

Item B1

Mr. Knapp presented Item B1.

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

- **Elnora Jefferson (Comment Begins: 2:55:22)**

The Chairman closed the public hearing

Commissioner Ramirez moved to approve Item B1. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

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

Item C1

The applicant removed their application.

Item No. 4.3 - LAND BANK PROPERTY TRANSFERS (Discussion Begins 3:09:34)

Jud Knapp presented the Transfers items:

PT – Property Transfers – 3

1. Unified Government – Storm water project

i. 1825 Armstrong Ave – 909416

ii. 2119 R Lombardy Dr – 054220

2. Unified Government – Storm water project

i. 801 Ann Ave – 081357

Item PT 1

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

Item PT 2

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

Commissioner Davis moved to approve the transfers. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

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

Item No. 4.4 - RESOLUTION: LAND BANK HOLD FOR PEREGRINE FALCON PARCELS (Discussion Begins 3:12:12)

Wendy Green, Deputy Chief Counsel, presented the resolution and explained the options and the resolution language.

Key Points

- Two options were presented for placing a "hold" on Land Bank parcels in the Peregrine Falcon area:
 - A. Option A: Applies the hold only to the first plat of Peregrine Falcon (focuses on parcels subject to HOA declarations).

- B. Option B: Would apply the hold to all Land Bank lots within the broader Peregrine Falcon redevelopment district (more expansive).
- The hold would prevent new applications for those parcels during the period specified.
- The motivation was to ensure future development aligns with HOA criteria and community desires for consistency, following concerns about piecemeal or non-uniform construction.

The Chairman opened the public hearing. The following public comments were received:

- **W.D. Young (No residency stated) (Comment Begins: 3:16:16)**
- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins: 3:17:21)**
- **Nathan Barnes (Kansas City, Kansas) (Comment Begins: 3:18:16)**
- **Eric Murray (Kansas City, Kansas) (Comment Begins: 3:21:00)**

The Chairman closed the public hearing.

Commissioner Townsend moved to adopt Option A. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

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

Item No. 4.5 - RESOLUTION: LAND BANK HOLD USD 500 (Discussion Begins 3:42:58)

Wendy Green, Deputy Chief Counsel, presented the resolution regarding the Land Bank hold for USD 500.

The Chairman opened the public hearing. The following public comments were received:

- **Doug Clements, Director of Physical Properties, USD 500 (Comment Begins: 3:43:58)**

The Chairman closed the public hearing.

Commissioner Bynum moved to hold over the resolution until the next meeting of this committee. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

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

Item No. 4.6 - RESOLUTION: LAND BANK HOLD UPDATE MT. CARMEL/TREMONT PROJECT (Discussion Begins 3:55:54)

Wendy Green, Deputy Chief Counsel, presented the resolution regarding the Land Bank hold related to the Mt. Carmel/Tremont Project.

Pam Smart, Brian Collins, and Herb Hardwick, representatives of Mt. Carmel, presented its Tremont North and Tremont South revitalization projects:

- Tremont North will focus on phased single-family, infill home construction (initially 18 homes out of 50 identified parcels, with 32 lots remaining on hold for future phases).
- Tremont South is designed as a larger, mixed-use development (approx. 350+ residential units—including apartments, senior units, and single-family homes—and 100,000–175,000 sq. ft. of commercial/retail space).

Community Engagement:

- Mt. Carmel team demonstrated ongoing engagement with local neighborhood groups and emphasized their commitment to maintaining communication throughout the development process.
- Public comments raised issues about coordinating with local entrepreneurs, lead contamination and remediation, and the importance of considering input from active residents/businesses.

Request and Resolution:

- Mt. Carmel requested that 18 parcels in Tremont North shift from “hold” to “option” status (to allow actual development to begin), while the remaining identified lots would stay under hold status.
- For Tremont South, they requested an 18-month hold for all related parcels to finish developer negotiations and planning.

Timelines and Expectations:

- Mt. Carmel aims to begin construction on the first 18 homes in Fall 2025, with a conservative timeline over several years to complete buildout.
- Questions about financing were met with assurances that developer agreements and capital stack structuring are ongoing but not yet public.

The Chairman opened the public hearing. The following public comments were received:

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins: 4:13:44)**

The Chairman closed the public hearing.

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

Vote: Motion carried 5/0

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

Adjournment: (Discussion Begins 4:37:40)

Commissioner Ramirez moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

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

The meeting was adjourned at 9:35 PM

MLS