

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, February 3, 2025

5:01 PM-7:12 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- None

Staff Present:

- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- SueZanne Bishop (Legal Department)
- Judd Knapp (Land Bank Administrator)
- Kay Sharp (Director, Community Development)
- Chelsea Chism (Director, Economic Development)

Call to Order:

Commissioner Davis called the meeting to order at 5:01 PM.

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

The Clerk reported there was an agenda update issued, adding Item No. 9 to the Committee Agenda, which would be heard as item number two. Commissioner Davis noted that the Parks and Recreation request would be moved up after Director Sharp's presentation to allow some attendees to leave early.

4. Approval of Previous Minutes: (Discussion Begins 3:06)

Commissioner Bynum moved to approve the minutes from the March 4, 2024, meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

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

5. Committee Agenda:**Item No. 5.1 - RESOLUTION: ADOPTING SUBSTANTIAL AMENDMENT TO 2023 HUD ANNUAL ACTION PLAN (Discussion Begins 3:44)**

Kay Sharp, Director of Community Development, presented the substantial amendment to the 2023 HUD Annual Action Plan. She explained that the amendment was necessary because Community Development Block Grant (CDBG) spending exceeded the budgeted amount by over 20%, requiring committee approval per the Citizen Action Plan.

Key Points:

- The Unified Government was required to adopt a substantial amendment to its 2023 HUD Annual Action Plan due to exceeding the allowable 1.5% fund balance limit for CDBG funds, as set by HUD.
- Exceeding this limit triggered multiple notices from HUD, and the government was given a deadline (August 2) to spend down about \$2.4 million to avoid losing those federal funds.
- The cause for exceeding the limit included staff transitions within the Community Development department, which resulted in missed deadlines and oversight lapses.

- To comply with HUD requirements and the Citizen Action Plan, which mandates committee approval when reallocating more than 20% of a line item, the department expedited selection of park projects (Kensington Park and Klamm Park) that were already environmentally approved, allowing quick deployment of funds.
- The amendment is retroactive, seeking formal board approval after the fact for these changes, as permitted when urgent action is required to avoid federal recapture.
- The committee clarified that this did not constitute total overspending, but a shift of allocated funds across line items that exceeded permissible thresholds - total budget was unchanged, but distribution between categories shifted.
- Moving forward, permanent oversight has been established, and the department is tracking allocations and funds aging closely to avoid similar urgent situations.
- Lessons highlighted include the importance of continuing oversight, maintaining timely expenditures, ensuring compliance with HUD guidance, and involving the committee in budget shifts exceeding policy thresholds.

The Chairman opened the public hearing. Comments received:

- **W.D. Young (Comments Begin: 12:49)**

The public hearing was closed.

Commissioner Ramirez moved to adopt the resolution. The motion was seconded by Commissioner Hill.

Vote: Motion carried 5/0

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

Item No. 5.2 - LAND BANK OPTIONS (Discussion Begins 42:53)

Jud Knapp, Landbank Administrator, presented several land bank Options.

A. Single Family Homes – 5 Homes

- 1 Rickey Ramsey – 1 home
 - i. 1915 N Thompson St – 110819
2. Lannell Devol Harper – 1 home
 - ii. 1961 N Thompson St – 109850
 - iii. 1965 N Thompson St - 109848
- 3.Randy Waits – 1 home
 - iv. 6707 Parallel Pkwy – 925111
4. Ray Peoples – 2 homes

- v. 1936 N 11th St – 269311
- vi. 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 – B1. Mr. Knapp stated Item C1 was removed due to lack of a neighborhood meeting.

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

Commissioner Townsend moved to hold over Items A4 and B1 until the next meeting of this committee so that the applicants can speak with close-by neighborhood groups. The motion was seconded by Commissioner Hill.

Vote: Motion carried 5/0

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

Commissioner Ramirez moved to approve Items A1 through A3. The motion was seconded by Commissioner Hill.

Vote: Motion carried 5/0

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

Item No. 5.3 - LAND BANK PROPERTY TRANSFERS (Discussion Begins 53:59)

Mr. Knapp presented the Transfer:

PT – Property Transfers

1. Unified Government – Storm water project

ii. 516 H N 9th St - 090304

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

Commissioner Ramirez moved to approve the item. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

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

Item No. 5.4 - RESOLUTION: APPROVING LAND BANK HOLD FOR PEREGRINE FALCON PARCELS (Discussion Begins 56:30)

Mr. Knapp presented the resolution approving Land Bank hold for Peregrine Falcon parcels.

Key Points

- The Peregrine Falcon “First Plat” is the section covered by HOA covenants, and there is a larger “Redevelopment District.”
 - A. He shared details on the number and status of parcels: how many are in each area, how many are under option (i.e., reserved by applicants), and how many are available.
- He clarified common public questions:
 - A. “Optioned” parcels are those already committed to applicants but not yet transferred; there has been some confusion about how many are genuinely available.
 - B. In the First Plat, there were 24 land bank parcels, with 13 under approved options at that time, leaving approximately 11 uncommitted.
 - C. In the broader Redevelopment District (the "green" area in his map), there were 135 land bank parcels, with ownership of the remaining parcels split between private parties and the government.
- Regarding the hold and builder applications:
 - A. All lots in the Peregrine Falcon area had applications or options pending; builder applicants further down the queue would need to consider lots elsewhere for immediate projects.

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

- **Nathan Barnes (Comments Begin: 1:03:17)**
- **W.D. Young (Comments Begin: 1:05:04)**
- **Emmanuel Kline (Check Spelling Comments Begin: 1:05:59)**
- **Emily Wolf (Comments Begin: 1:06:56)**

The Chairman closed the public hearing.

Commissioner Townsend moved to hold over the resolution until the next meeting of this committee for further conversation with staff and the residents of Plat One. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

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

Item No. 5.5 - ORDINANCE: AMENDING AND RELOCATING THE UNIFIED GOVERNMENT'S COMMUNITY BENEFITS ORDINANCE (Discussion Begins 1:37:54)

SueZanne Bishop, Legal, presented the next four items related to the Community Benefits Ordinance.

Key Points

- A series of ordinances were presented and approved to establish and structure the Unified Government's community benefits fund and its related programs.
- The ordinances move the existing community benefit ordinance to a new location in the Unified Government's code for clarity and expand its scope.
- The fund is structured to direct money into three primary "buckets":
 - A. Affordable Housing Trust Fund (with sub-programs like the Homes for Generations initiative),
 - B. Parks and Recreation capital improvements,
 - C. Home-based Child Care program assistance.
- The Housing Trust Fund ordinance includes new language capping staff costs at 10% and extending funded legal services to include assistance with evictions and foreclosures.

- The Parks & Rec ordinance formalizes that their advisory board will have a role in prioritizing projects receiving community benefits dollars.
- The Child Care ordinance targets funds to licensed home-based providers and, after discussion, incorporated a statutory definition reference to align with state standards.
- Public comment highlighted the importance of these areas for community well-being and economic development (such as the link between housing and childcare to overall infrastructure).
- The ordinances assign oversight and recommendation responsibilities to a community benefits advisory board (which is now active) and outline allocation/reporting processes.

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

- **Greg Kendall, Wyandotte Economic Development Council (Read by Clerk) (Comments Begin: 1:44:12)**
- **Monica Brady, Wyandotte Economic Development Council, vice President of Business and Workforce Solutions (Comments Begin: 1:46:03)**
- **Mario Escobar, Chairman of the Wyandotte County Parks Board (Comments Begin: 1:46:40)**

The Chairman closed the public hearing.

Commissioner Ramirez moved to approve the item. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

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

Item No. 5.6 - ORDINANCE: AUTHORIZING FUNDING FOR UG PARKS AND RECREATION PROJECTS FROM THE COMMUNITY BENEFITS FUND (Discussion Begins 1:49:03)

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

- **Dana Bye, President of the Wyandotte County Parks Board (Comments Begin: 1:49:53)**

The Chairman closed the public hearing.

Commissioner Bynum moved to approve the item. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

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

Item No. 5.7 - ORDINANCE: AUTHORIZING THE CREATION OF THE AFFORDABLE HOUSING TRUST FUND (Discussion Begins 1:51:11)

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

- **Elnora Jefferson, Kansas City, Kansas (Comments Begin: 1:52:13)**

The Chairman closed the public hearing.

Commissioner Ramirez moved to approve the item. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

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

Item No. 5.8 - ORDINANCE: AUTHORIZING THE CREATION OF THE CHILD CARE (Discussion Begins 1:57:57)

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

Commissioner Bynum moved to approve the item adding a provision that staff add a citation for the State of Kansas definition of home-based childcare provider. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

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

Item No. 5.9 - RESOLUTION: 2025 OUTDOOR RECREATION LEGACY PARTNERSHIP PROGRAM GRANT (ADDED PER AGENDA UPDATE) (Discussion Begins 26:25)

Angel Ferrara, Director of Parks and Recreation, presented a resolution requesting approval to submit for the Outdoor Recreation Legacy Grant Program. The grant is administered through the Department of Interior and National Park Service, with Kansas Department of Wildlife and Parks as the lead agency for Kansas.

Key Points:

- The grant is administered by the National Park Service and Department of Interior, with the Kansas Department of Wildlife and Parks (KDWP) as the state lead agency.
- The application is for the construction of Riverfront Park on land acquired as part of the Rock Island Bridge project.
- The ORLP grant is a 50/50 match program: the request can be between \$300,000 and \$15 million, with local match required.
- The local match will come from funds already invested or committed by the Unified Government—primarily through previous allocations to the Rock Island Bridge, plaza area, trailhead, and related park improvements. The estimate for matching funds is between \$5–10 million, which would maximize the grant request.
- Staff clarified that contractual obligations for the project are being honored, and the grant will supplement—rather than supplant—previously allocated funds.

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

Commissioner Ramirez moved to adopt the resolution and fast-track to the February 6 commission meeting. 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 2:10:50)

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

Vote: Motion carried 5/0

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

The meeting was adjourned at 7:12 PM

MLS