

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, January 5, 2026

5:05 PM-6:28 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Howard
- Commissioner Pacheco
- Commissioner Stites
- Commissioner Bynum

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Alan Howze (Assistant County Administrator)
- Casey Meyer (Senior Counsel)
- Alyssa Marcy (Planning Department)
- Chief Dennis Rubin (Kansas City, Kansas Fire Department)
- Greg Talkin (Neighborhood Resource Center Director)
- Michael Farley (Legal Department)
- Michael Sutton (Redevelopment Coordinator)

1. Call to Order:

Commissioner Davis called the meeting to order at 5:05 PM.

2. Revisions to Agenda (Discussion Begins 24:15)

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 1:23:23)

Michael Sutton reported two changes: Items B3 and B4 (properties at 1911 Parallel Avenue, 1972 Glendale Avenue, 2825 Brown Avenue, 3085 North 29th, 3090 North 27th, and 2280 Russell Avenue), the applicant's request to hold the items.

3. Approval of Previous Minutes: (Discussion Begins 24:25)

Commissioner Bynum moved to approve the minutes from the November 3, 2025, 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: AMENDMENT TO THE ADMINISTRATIVE CITATION FINE SCHEDULE TO ADDRESS SHORT-TERM RENTAL VIOLATIONS DURING PERIODS OF INCREASED DEMAND FOR RENTAL UNITS (Discussion Begins 25:15)

Staff involved: Alan Howze, Assistant County Administrator, Alyssa Marcy, Planning Department, Chief Dennis Rubin, Kansas City Fire Department, and Greg Talkin, Neighborhood Resource Center, presented three related items addressing short-term rental policy modifications in preparation for the 2026 World Cup.

Key Points

- World Cup overview: 156 days until start, expecting 650,000 visitors, matches from June 10 to July 11, 2026
- Currently, there are 55 short-term rentals in Kansas City, Kansas

- Current policy requiring special use permits (80-day process) vs. proposed temporary administrative licensing
- Proposal for 120-day moratorium on special use permits (May 1 through August 30)
- Lifting one-per-block limit on non-owner-occupied rentals during the moratorium period and after August 30th, process refer back to the current short term rental policy
- Fire Department is asking to do the inspection requirements for safety on the short-term rentals
- The amendment aims to increase fines for short-term rental violations during periods of high demand, such as major events (e.g., the World Cup).
- The purpose is to improve compliance with short-term rental regulations by making violations more costly and discouraging unlicensed or non-compliant rentals
- The higher fines are intended as a temporary measure
- The enforcement tool to address the anticipated increased rental activity

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

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

Item No. 4.2 - ORDINANCE: AMENDMENT OF THE RENTAL LICENSING REGULATIONS AND PROCEDURES TO ALLOW FOR SPECIAL REGULATIONS FOR SPECIAL EVENTS, AS DECLARED BY THE COUNTY ADMINISTRATOR (Discussion Begins 25:15)

The item was discussed along with Item No. 4.1.

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

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

Item No. 4.3 - RECOMMENDATION: SHORT-TERM RENTAL POLICY CHANGE FOR WORLD CUP (Discussion Begins 25:15)

The item was discussed along with Item No. 4.1.

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

- **Audrey Grant (Comments Begin: 48:43)**

The public hearing was closed.

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

Item No. 4.4 - LAND BANK OPTIONS (WITHOUT OPPOSITION) Discussion Begins 1:23:20)

Michael Sutton, Redevelopment Coordinator, presented Items B3 – B4, which the applicant requested to hold. Mr. Sutton presented several Land Bank Options. Mr. Sutton explained the vetting process for new commissioners, noting applications are reviewed by staff and departments, with opposition items moved to the non-consent agenda.

Item #	Name	Type	Address	Parcel
A 1	Erika Y Pena	Single Family Home	3012 WASHINGTON AVE	63618
A 2	Kayla Barr	Single Family Home	10841 COUNTRYSIDE DR	182702
A 3	Kayla Barr	Single Family Home	8708 SPLITLOG AVE	144308
A 4	S&D Investment Group	Single Family Home	712 N 13TH ST	81065
A 5	ROGELIO AVALOS	Single Family Home	1338 N 48TH ST	47500
A 6	RA ENGINEERING CORP	Single Family Home	1716 SOUTHWEST BLVD	905524
A 7	Joshua Ladd	Single Family Home	1700 S 40TH ST	170130
A 8	MELISSA LOCKHART	Single Family Home	4208 N 79TH ST	931504
A 9	Fairlane Contractors	Single Family Home	2544 HIAWATHA ST	158284
			2530 HIAWATHA ST	158288
			2518 HIAWATHA ST	158289
			2544 HIAWATHA ST	158291
			2510 HIAWATHA ST	158292
			1717 CLEVELAND AVE	158441
			1723 CLEVELAND AVE	158440
A10	Fairlane Contractors	Single Family Home	1523 HASKELL AVE	115920
			1519 HASKELL AVE	115919
			1325 WAVERLY AVE	157772
			1321 WAVERLY AVE	157771

Item #	Name	Type	Address	Parcel
			1315 WAVERLY AVE	157770
			1311 WAVERLY AVE	157769
A11	Kasset Funds, LLC	Single Family Home	2600 YATES ST	150622
A12	Kasset Funds, LLC	Single Family Home	1640 S 14TH ST	143161
			1700 S 14TH ST	143162
A13	Nick LeQuia	Single Family Home	5000 OAKLAND AVE	47420
A14	Nick LeQuia	Single Family Home	4348 WALKER AVE	60608
A15	Isaias Mejia Gomez	Single Family Home	158 N 74TH ST	929105
B 3	LMK & Associates LLC	Multi-Family	1911 PARALLEL AVE	68756
			1972 GLENDALE AVE	68754
B 4	LMK & Associates LLC	Multi-Family	2825 BROWN AVE	99299
			3085 N 29TH ST	99200
			3090 N 27TH ST	910501
			2280 RUSSELL AVE	161804
C 1	Wyco Rentals llc	Commercial	7848 LEAVENWORTH RD	35872

Mr. Sutton presented Items A1 – A15.

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

- **Candy Leonard (Comment Begins:1:30:00) TECHNICAL DIFFICULTIES AND NO AUDIO WAS HEARD**

The Chairman closed the public hearing

Commissioner Bynum noted Candy Leonard had opposition to Items A9 and A10, which involved multiple properties, and expressed concern about the compressed notification timeline due to holidays.

Commissioner Stites moved to approve all A items (A1-A15). The motion failed for lack of a second.

Commissioner Bynum moved to approve all A1-A15 items with the exception of A9 and A10, holding those to the next meeting pending the developer meeting with the neighborhood group. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

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

**Item No. 4.5 - LAND BANK PROPERTY TRANSFERS (WITHOUT OPPOSITION)
(Discussion Begins 1:41:00)**

Mr. Sutton introduced C1 and all PT, Property Transfer, per the Chairman:

Item	Name	Type	Address	Parcel
PT 1	Daniel Alvarez	Garden	1225 GILMORE AVE	67342
PT 2	Stacy Robinson	Garden	1914 SPRINGFIELD BLVD	111003
PT 3	Roberto Barragan	Yard Extension	812 GILMORE AVE	122050
PT 4	Vickey Nunnally	Yard Extension	2259 RUSSELL AVE	162018
PT 5	Hector Ramon Rosales Fernadez	Yard Extension	1941 N 17TH ST	116405
PT 6	Virginia De La Torre	Yard Extension	815 N 9TH ST	81343
PT 7	Celia Peralta	Yard Extension	1347 ROWLAND AVE	157585
PT 8	Yimi Lemus	Yard Extension	1407 N 32ND ST	63578
PT 9	Jimmie Jones	Yard Extension	1706 RICHMOND AVE	98618
PT10	Deyvin A. Pineda	Yard Extension	2507 N 13TH ST	157521
PT11	BMP Enterprises, LLC	Yard Extension	1907 N 10TH ST	212028

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

Commissioner Stites moved to approve all remaining items C1, and PT1 through PT11. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

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

6. Adjournment: (Discussion Begins 1:44:46)

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

Vote: Motion carried 5/0

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

The meeting was adjourned at 6:28 PM

ML