NEIGHBORHOOD AND COMMUNITY DEVELOPMENT STANDING COMMITTEE MINUTES
Monday, June 3, 2024

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 3, 2024, at 5:21 p.m., remotely via Zoom and on-site. The following members were present: Commissioner Davis, Chairman; Commissioners Bynum, Ramirez, Hill. Commissioner Townsend was absent. The following officials were also in attendance: Wendy Green, Deputy Chief Counsel; Gunner Hand, Director of Planning and Urban Design; Alan Howze, Assistant County Administrator; Jud Knapp, Land Bank Manager; and Brittnie MacDonald, UG Clerk Office.

Chairman Davis said I'd like to announce that some committee members, staff, and the public are attending remotely via Zoom as well as those of us who are on-site. All participants who are joining by phone or by Zoom should mute their devices when not speaking to avoid background noise.

When speaking, please speak directly into a microphone to ensure everyone listening is able to hear your comments and to ensure a clear record is made.

During the meeting, please make sure you announce yourself by name and title when you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants and is the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom. They're also allowed to submit comments by email prior to the meeting. Those comments will be included in the record of the meeting. The public may also indicate their intent to provide remote public comment by contacting the Clerk's Office by 5:00 p.m. the Thursday before the meeting. The public also has an opportunity to provide brief comments either by telephone or via Zoom and from here in the 5th floor conference room at the Municipal Office Building.

Public comments will be allowed during each item. Comments should be limited to the item at hand per the Commission Rules of Procedure and should not include any rude or derogatory remarks, reflection as to integrity, abusive comments and statements as to motives and personalities. I do want to remind everybody that for public comment it will be three minutes just so you all are aware of that.

Chairman Davis called the meeting to order. Roll call was taken, and all members were present as shown above.

Chairman Davis asked, Clerk, are there any revisions to the agenda. **Brittnie MacDonald**, **Clerk's Office**, said there are no revisions this evening.

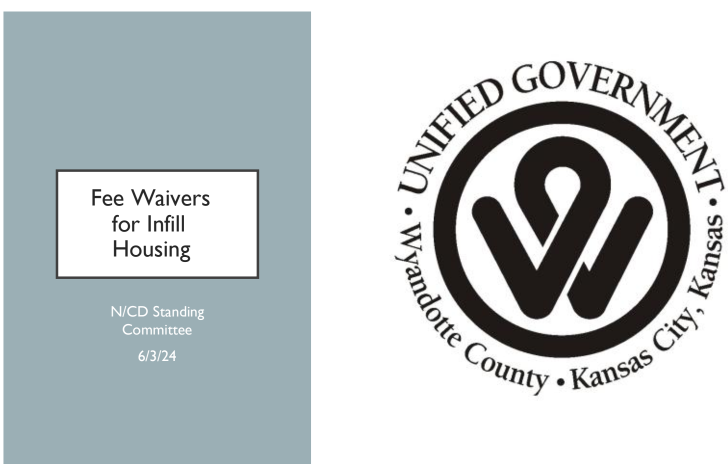
Approval of standing committee minutes from April 03, 2023. **On motion of Commissioner Bynum, seconded by Commissioner Hill, the minutes were approved.** Roll call was taken and there were four "Ayes," Hill, Ramirez, Bynum, Davis.

<u>**Committee Agenda**</u>

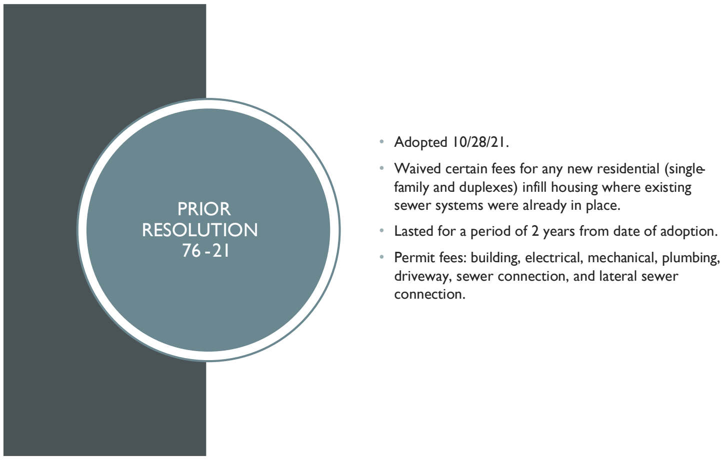
Item No. 1 – 21135…RESOLUTION: WAIVING INFILL HOUSING FEES

Synopsis: Approval of a resolution waiving certain fees related to new construction of infill residential housing east of 78th Street for a period of either 2, 5 or 10 years, submitted by Wendy Green, Deputy Chief Counsel.

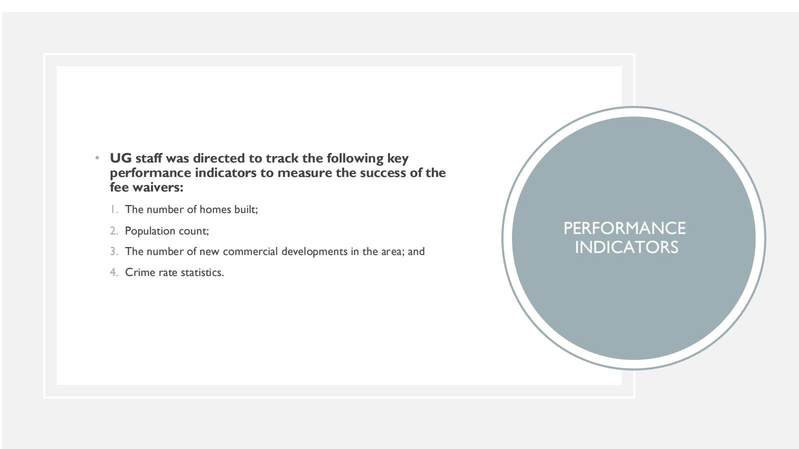
Wendy Green, Deputy Chief Counsel, said and if we could get that PowerPoint pulled up, please.



Thank you.

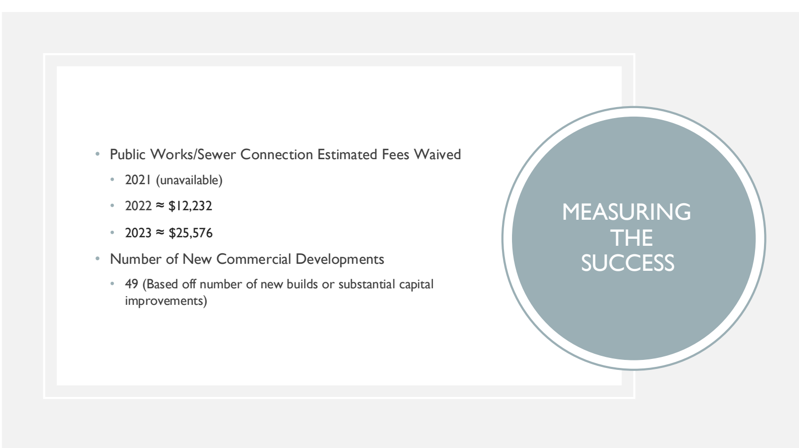


So, we previously had Resolution No. 76-21, which was adopted October 28, 2021, and what that did is it waived certain fees for any new residential development or for infill housing that was brought upon by east of 78th Street. Now what had to happen, though, is it had to have existing sewer systems in place, so it wouldn't have been for a property that never had anything there before, so it had to have that in place first because we weren't going to waive putting a new system in place to that property. So, if it had a sewer system in place then we would go ahead and waive those fees. It did last for a period of two years from the date of adoption, so that waiver did lapse last October and the permitted fees that included were building, electrical, mechanical, plumbing, driveway, sewer connection, and lateral sewer connection.



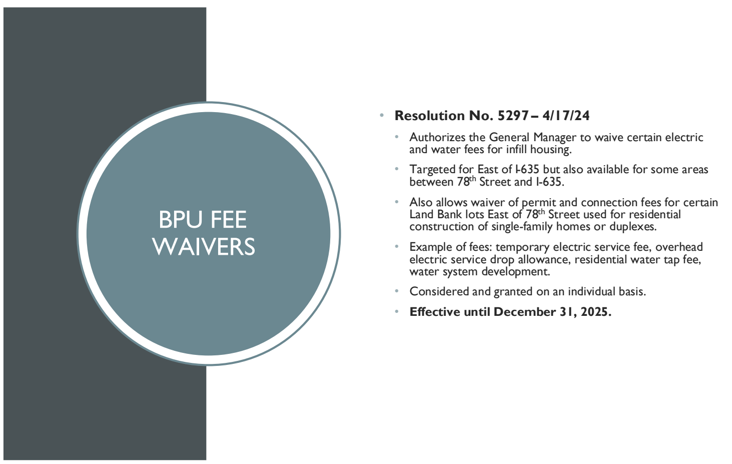
And part of that resolution directed UG's staff to track some performance indicators to measure the success of these fee waivers. The indicators they were supposed to track were number of homes built, population count, number of new commercial developments in the area, and crime rate statistics.

So, during that time frame, and what I asked different staff in the UG to help me with and thank you very much to the NRC staff that helped me get most of this. We do have Greg Talkin here in case you have any questions. From the date of the adoption of the resolution, so this isn't all of 2021, it's just from the date of the adoption of the resolution to when it expired, we had those following permits issued from in 2021. We had four for single-family, and these are all, again, just single-family homes. We didn't have any permits issued for duplexes during any of this time. So, 2022 had 36, and 2023 had 43. Those were the estimated billing permit fees that were waived for each of those years, and again, those are just approximate numbers. Those weren't exact numbers.

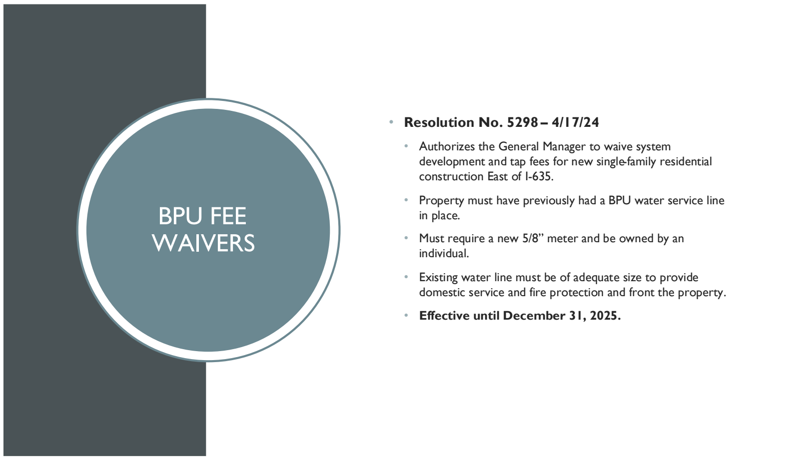


For Public Works those were the estimated. They couldn't quite tell us because they did have a system change, so they couldn't quite tell us what the fees were that we waived for that short amount of time in 2021, but for 2022 that was the approximate amount of fees waived for the sewer connection fees, and for 2023 you had that $25,000 plus figure for the number of fees that were waived. For the number of new commercial developments that 49 number is based off of new builds or substantial capital improvements. That was the number of DRC reviews that took place from that October date until that resolution expired in 2023. So, some of those are still being developed, but that's everything that took place in between that time frame. And again, some of them were existing developments, but they took on a great capital improvement, so they completely remodeled, maybe they became different businesses, but it was substantial enough that it was considered more of a new business in an existing building rather than a completely new development or it was a completely new development. We also had other figures that the NRC was able to provide me after that time frame, and they were able to give me a summary of the value of the jobs that were applied for in 2021. From that date it was $138,955,715, so a summary of the total fees that would have been paid—it was over $878,000 for 2022. The job value was almost $225 million, and the fees paid would have been a little over a million. For 2023 it was just a little over $242 million, and the fees paid were a little over $720, almost $729,000, so it was a lot of commercial development that did take place during that time frame. Unfortunately, the population statistics—I was able to get that. The Health Department is the one that does track populations statistics, but they haven't finalized the number yet for 2023, but they do it by zip code, which is helpful. So, they were able to track anything east of 78th Street. So, for 2021 the population, and again, they didn't have it broken down after that October date, so 2021 the population was 108,246 for those zip codes that make up the population east of 78th Street.

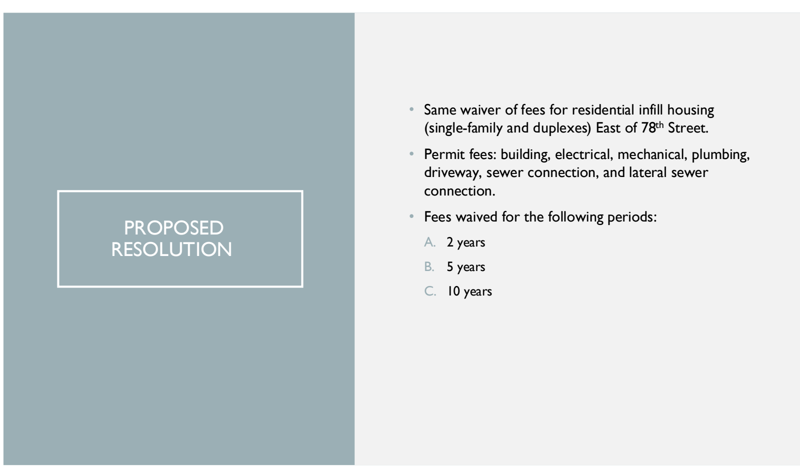
And for 2022 it was 109,493. And again, I don't have the numbers for 2023.



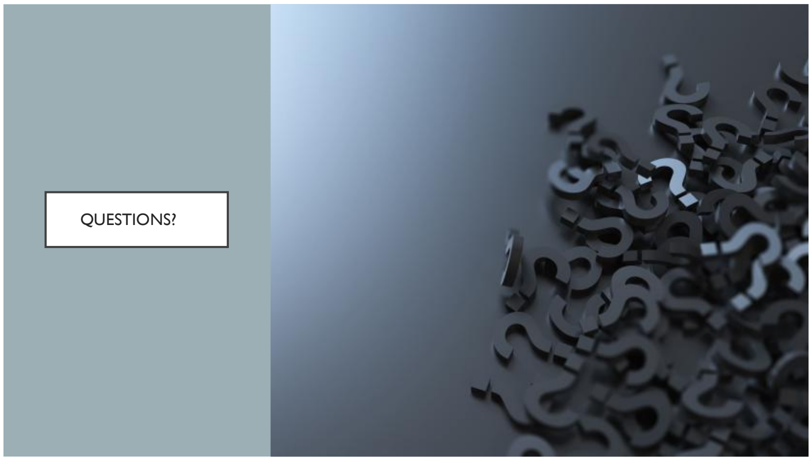
There we have the resolution. We were also asked to provide information—what did BPU do? Because they also waived some fees during this time frame. So up there I've provided what BPU did. There's the resolutions. They're a little bit different, and what they did was in Resolution No. 5297, which they passed earlier this year in April, they authorized the General Manager to waive certain electric and water fees for infill housing. They targeted east of 635 and said it would be available for some areas between 78th Street and 635. They allowed waiver of permits and connection fees for certain Land Bank lots east of 78th Street used for residential construction of single-family homes and duplexes. An example of the fees and their resolution was a temporary electric service fee, overhead electric service drop allowance, residential water tap fee, water system development, but it would be considered and granted on an individual basis. So, it wouldn't be a wholesale waiver, and the reason why is because different buildings would need different things. So, depending on the size of the house or the size of whatever was existing at the time it might require different service connections, so they would look at it on an existing basis. This resolution, though, was only going to be effective until December 31, 2025.



They also passed Resolution No. 5298 at the same time, and that resolution authorized the General Manager to waive system development and tap fees for new single-family residential construction east of 635, and the property must have previously had a BPU water service line in place. That new service must require a 5/8-inch meter and be owned by an individual, and the existing water line must be of an adequate size to provide domestic service and fire protection and front the property. So, there are very specific guidelines that this resolution required, and it was also only going to be effective until December 31, 2025.



So, in the resolution that's before you tonight that's been proposed, it would do the exact same thing as the previous resolution, but what we've done in drafting it is left the period of years blank so that you have an option. We have option A, B, or C, which is for 2 years, 5 years, or 10 years.



So, if you have any questions. **Chairman Davis** said we'll do questions and then we'll go to public comment, but any preliminary questions committee before we hear from the public?

Commissioner Hill said I just have a couple. Number one, why was there just a two-year cutoff? **Ms. Green** said are you talking about for the last resolution or for the BPU? **Commissioner Hill** said no, not the BPU. Prior Resolution 7621. **Ms. Green** said well, actually I wasn't part of drafting that resolution so maybe Commissioner Bynum can speak to that issue.

Commissioner Bynum said I do think part of it was we wanted that measurement, so when you look at the slides, they wanted to measure how many houses and then what impact did it have on commercial development, what impact did it have on population, and I think it was with the intention that we stop and measure, did this work.

Commissioner Hill said and then, my last question was about BPU. It required a 5/8-inch meter, and it was to be owned by the individual. Is that normal practice anyway? **Ms. Green** said no. I mean they do allow for commercial developers, so if you have a commercial developer that comes in and then sells off the property, they just are not going to allow a fee waiver to a developer. That's only going to be for an individual who's building a house.

Chairman Davis said I'll also let just the public know two years is not that much time. So, in conversation with Mayor Garner on this, that's where the options for the different years came up. It's really hard to tell, and let's just be honest, 2021 is COVID, so who knows what those numbers would have been had we not had the pandemic. So, there's also this question of, we kind of take those numbers with the understanding that our economy was in duress, and development was in duress during that time. So, these options, and it can be any amount of years, but these options before us allow us to go a little bit further than that so we can quantify the progress of that. Any other questions, committee, before I ask for public comment. Any questions from Commissioner Ramirez online? **Commissioner Ramirez** said no, I do not. **Chairman Davis** said okay. I'll ask the Clerk if there are any comments from the public. **Ms. MacDonald** said no comments were received. **Chairman Davis** said I'll ask the Clerk if there are any hands raised by the public who wish to speak. **Ms. MacDonald** said no hands raised online. **Chairman Davis** said okay. For those that are here in the room, is there anybody that would like to speak on this particular item? Awesome. Yes, go ahead and make your way over. Comment should be limited to the item at hand. In further Commission of Rules of Procedure it should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities You'll be given three minutes to speak, and please state your name and city of residence for the record.

Fran Sutton, Gemini II Realtors, said I am the Broker/Owner of Gemini II Realtors, established in Wyandotte County in 1979. I am also the General Contractor/Owner of Fran Sutton Homes, FMJ Properties, established in 2021. Last year I had the pleasure of working with PlanKCK, and as a part of that commitment to continued economic growth in KCK I am building homes that are affordable and attainable to a broad spectrum of buyers that are in today's real estate market. I have five Land Bank, excuse me, four Land Bank properties in queue right now. I got approval for two of them last week and ended up writing a check for over $900 for licensing that I did not expect to write because I had originally thought that they were covered under the fee waiver, but I have a goal of 80 more in the next five years. The fee waivers can be used as a vehicle, excuse me, the fee waivers are an average of $4,200 in savings per property, and that is fairly equally split between BPU and the UG, so it's an average of $4,200. With current interest rates being high and inventory being low, I feel like these fee waivers could be a vehicle to allow sellers or builders to perhaps provide closing cost assistance for buyers that might need that. So, with a goal of 80 homes in the next five years, that is my part to potentially provide over $32,000 in closing cost assistance to remaining buyers in our market. I would respectfully request that you would consider approving reinstating the fee waiver for at least five years. Thank you.

Chairman Davis said do we have anyone else in the gallery that would like to make a public comment on this item? All right. I'll go ahead and close the public comment portion. Committee, any questions or comments regarding this item?

Commissioner Bynum said I was leaning toward two years, but I think now I'm leaning to five. I still like the notion of measuring. Counsel, within the ordinance itself I don't necessarily see—here it is, directed to track key performance indications. I just wonder if there's something else to measure that would be beneficial, and I'm kind of looking at staff. If you think there's a different measurement that could be taken. Obviously, number of homes built is a good one. I didn't know if anybody on staff had thoughts about something different that would measure success of a program like this, and if not, that's okay. **Ms. Green** said really, when I was gathering the information I really couldn't think of anything else that might have been beneficial to put in the presentation, so I honestly, I don't know that I could offer anything else that would be beneficial to track. **Commissioner Bynum** said and so we would leave the key performance indicators in, but I'd be willing to support five years.

Commissioner Hill said just a real quick question. Is there a way to still take the measurements every two years? **Ms. Green** said yeah. Absolutely. This is just a resolution. It's not an ordinance, so if anybody wanted, and you could either put it in the resolution or just do an ask as the Standing Committee Chair. He could just say hey could you guys come back and present on how it's going. You wouldn't even have to put it in the resolution necessarily, so yes, absolutely. We could come back in two years after it stopped and let you know how it's going.

Gunner Hand, Director of Planning and Urban Design, said I wouldn't necessarily think that it was a metric, but the only other thought that I would add is when the Unified Government begins the process to update its zoning code it could expand the different typologies that are allowed in Kansas City, Kansas, and therefore, you all could potentially consider in the future expanding the typologies we would want to extend to this and/or track. So, if we perhaps hypothetically say allow accessory dwelling units, that would potentially fit within this category, and you might want to not only track how many single-family homes or duplexes, but how many of those then have accessory dwelling units as well, so things like that potentially could come into play as we think through the zoning code update.

Chairman Davis said I know the public comment is ended, so told folks just kind of email me or text me. So, sales price was one idea that was brought to my attention, as well as the value of properties built was another idea. Again, this is, and I know I'm saying this, I'm not on staff. It's a fairly broad and really defined boundary, so there's a lot of things that we can just draw the line and say all right, 78th Street east and get really, really good data, all kinds of data on that, and so we could add more, we can leave it as is, we can wait and see at that two-year period or what have you what other details are requested, but this is by no means complete. There may be some things we want to measure in the future that we're not even thinking of right now. **Ms. MacDonald** said we have Commissioner Ramirez with his hand raised.

Commissioner Ramirez said I support the five-year option as well, and I also support what Commissioner Hill said about every two years, it's good to have updated information come to us as frequently as possible, so I think if we can request every two years an update of how this resolution is going, I think would be awesome.

Alan Howze, Assistant County Administrator, said I think the other part to keep in mind in the performance measures is that any structure that was built under this would also be eligible for the Neighborhood Revitalization Program, which is 10-year property tax abatement. So, it may be a little challenging and sort of teasing apart the effects of one or the other. I mean in totality it's a significant amount of abatement or incentive for builders, but how much is relative to this versus the NRA, it'll be a little more challenging to discern. **Chairman Davis** said just to get clarity in what you're saying, ACA Howze, you're saying we may not, I mean there are a lot of factors that could contribute to a boom or bust or stagnation east of 78th Street infill housing development. Are you saying because we also have another incentive it might be hard to say it's because of this particular resolution that this particular phenomenon is taking place? Is that what you're saying? **Mr. Howze** said I think the concept behind the conversation is measuring the effectiveness of this particular tool to drive the outcomes that you're desiring and just putting in a little asterisks there that says there's another sort of similar parallel thing that will apply to these same properties that also has significant sort of financial benefit to the builders that they can pass on to people that they sell the property to. So, just sort of teasing those apart at the end of this five-year period or during this five-year period may be more challenging from that perspective, and I think you just sort of have to keep those two in mind because they're working in concert on the same property, same projects.

Chairman Davis said so committee, what I'm hearing is five years for sure, but a two-year report out. That's kind of what I'm hearing. Legal, would we need to codify any of that language, or would that just be something that can be requested at that time? What would be your recommendation? **Ms. Green** said you could do it either way. If you wanted to codify it, I would suggest that we would do that within section three, or you could just make it as the Chair could just have come back in two years and make that a request to staff. You could do it either way. **Chairman Davis** said committee, I think we have a pathway forward. Is there a preference on codifying it or kind of leaving it up to the Chair's discretion?

Commissioner Bynum said question. The resolution as it's written doesn't really have a fill in the blank end date. So, I think that if we're going to say five years then I guess that should go in section five. Counsel? **Ms. Green** said no, it goes into section one. **Chairman Bynum** said section one. **Ms. Green** said right and it's effective upon the adoption so it would end five years from the date of adoption. **Commissioner Bynum** said okay, and then—got it. Thank you.

Chairman Davis said so what I'm hearing is we are good with the resolution. We're good with it for five years, a two-year report out, that report out will just kind of—because I feel like there's a lot of things we can put in there. I think within that report out the committee at that time can make—the base sign would be these four, but if there are other items, the committee can absolutely request that those other items be reported on that time as well. How does that sound for everyone? To kind of help this move along this might be a little—an interesting motion. I'll make one. I will move to approve for a five-year period with the understanding that a two-year report out on the four metrics and whatever other metrics the committee for Neighborhood and Community Development Standing Committee decides at that time. **Commissioner Bynum** said I would request a fast track. **Chairman Davis** said oh, yes. I will also—thank you. I actually have notes on that. I'll amend my motion to include a fast track. So, I'll restate my motion. Move to approve for five years with the understanding that there will be a two-year report out and a fast track to the June 6, 2024, full commission meeting. **Commissioner Bynum** said second. **Chairman Davis** said all right. If that motion is good, legal and Clerk's office, just want to make sure that it's understood. Awesome. There're no other questions.

Action: **Commissioner Davis made a motion, seconded by Commissioner Bynum, to approve for 5 years with the understanding that there will be a 2-year report out and fast track to the June 6th full commission meeting.** Roll call was taken and there were four "Ayes," Hill, Ramirez, Bynum, Davis.

Chairman Davis said the next set of this agenda, quite frankly, is very exciting if you're a kind of a policy nerd like me. I think we might be approving more Land Bank applications tonight than maybe last year. I don't know if we have data on that, but we might be putting up some interesting stats here. So, Mr. Knapp, I know we've had some discussions because, and let me make sure I'm pronouncing their name—is it Burkham or Burcham? **Jud Knapp, Land Bank Administrator,** said it's Burcham. **Chairman Davis** said Burcham. So Burcham Residential, committee, they have put in an application for 166 homes. Accompanied with their application is a pretty extensive PowerPoint. To not hold all of the other Land Bank applications hostage to that giant request, what I am wanting our staff to do is save that large request for 166 homes last. That way we can give everybody else their opportunity, and then we'll come back to Burcham, how does that sound everybody? Mr. Knapp, we'll start again. You'll go the regular flow, but we're going to leave, this will be A12, Burcham Residential for 166 homes. We'll leave that last. Everything else we'll go through.

Item No. 2 – 21115…LAND BANK OPTIONS

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.

Please visit the site to review the applications below.

https://gisapp.wycokck.org/Landbank.html

179 Single Family Homes

6 Multi Family Units

1 Commercial

A. Single Family Homes – 179 Homes

1. CHWC – 1 home
   3037 N 18th St – 293031
2. Chris Solutions LLC – 1 home
   3000 N 40th St – 105425
3. Chris Solutions LLC – 2 homes
   4845 Yecker Ave – 178629
   4937 Rowland Ave - 177732
4. Pillar KC LLC – 1 home
   3012 N 63rd St – 924004
5. Pillar KC LLC – 1 home
   1023 Ann Ave – 080479
6. T & M Construction – 1 home
   3006 Hutchings St – 158548
7. JM Framing LLC – 1 home
   1022 Barnett Ave – 080506
8. Alejandro Torres – 1 home
   240 S Bethany St – 070106
9. Israel – 1 home
   102 N Early St – 120119
   Narrow lot

10. Jayme Simmons – 1 home
    3004 S 28th St – 149904

Item A10 removed at request of the applicant

11. Noe Maderos – 2 homes
    2452 S 12th St Ter – 129370
    2511 S 12th Ter – 129320

Mr. Knapp said so, we'll start with the A section. I do have a couple that dropped out within like the past 15 minutes, so I'm going to remove A10 from here. They accidentally applied for the wrong lot, and they're going to come back next month with the correct lot, and then B1 was also removed by the applicant. I think I can get through them all in one set. There're not really many issues with them. I will explain the issues when I get to them. A1 is for CHWC. This is in the River Edge East subdivision. It's 3037 N. 18th St. CHWC has built, I believe, it's eight homes they have built currently in this subdivision. They initially did not apply for this lot because they thought it was too hilly to build on, but since they built on the lot next to it, they said that we could build on that one. So, they came back for that lot.

A2 is at 3000 N. 40th St. This is with Chris Solutions. He's already built a handful of homes already on Land Bank lots. There's actually a picture of one that he's actually built.

And then A3. There's actually two here. They're kind of spread out. First one's at 4845 Yecker Ave, and the second one is at 4937 Rowland Ave. They're both for single family homes.

A4 is by Pillar Construction. They've also built several homes on Land Bank lots. This one is at 3012 N. 63rd St.

A5 is also Pillar Construction at 1023 Ann Ave.

A6 is at 3006 Hutchings St. This is, if I zoom out a little bit, this is the first application we've received outside of this River's Edge East subdivision that CHWC is building. It's kind of expanding out. I did have a—the OCP Neighborhood Group did oppose this application. They said that they wanted to meet with Groundworks, their MBR, before they can make a decision, but I did send this out May 10th. I did email them today and got a couple emails back and forth, and basically that meeting hasn't happened yet.

A7 is at 1022 Barnett Ave. Another single-family home.

A8 is at 240 S. Bethany St. Staff did have some comments for this. This home has 238 feet of frontage. To be consistent, staff said that we should probably split that into—there's eight parcels underneath this parcel, so we could split it up to stay consistent with our density.

Comments that we have—staff's comment was maybe we could split it into four lots 50 feet a piece and get four homes on this, but if you look at this the east side of the street, there those are 25-foot lots back in there, but on the west side of the street there's a farm, a big lot, so it kind of would match the neighborhood if this was left the same. We have in the past told the builder that they have to build four homes here or we could just have them build one.

A9 is at 102 N. Early St. This is another single-family home. Staff didn't have any comments on this one.

A10 was—we removed that application. You'll see another one from this app again next month.

A11 is 2452 S. 12th Ter. There's two here. They want to build the same house right across the street from each other. I'm going to skip A12.

B. Multi Family – 6 units

1. Don White – 2 units
   2930 N Getty St – 293003

Item B1 removed at request of the applicant

2. JM Framing LLC – 2 units
   1711 Greeley Ave - 115977
3. Ryan Barr – 2 units
   2219 S Ferree St – 126608

B1 was removed, but this is in that Rivers Edge East subdivision. It was removed because it is currently zoned R2, but the plat for this Rivers Edge East subdivision is for a single-family home only, so I went back to the applicant. I said you're going to have to build a single-family home, and he didn't like that, so we're working with him to find him some more duplex zoned property so he could build his duplexes on. But CHWC is coming back next month requesting this lot. So we'll see this one next month.

B2 is at 1711 Greeley Ave. It is zoned M-2, but this is a split zone parcel so this parcel will have to be rezoned so that would require another public meeting. The OCP Neighborhood Group had the same comment for this one that they needed to meet with their MBR Groundworks first. They were in opposition of this one.

B3 is at 2219 S. Ferree St. Ryan Barr has built one home on the Land Bank lot already. He actually has another one on the same street, so he's going to build it together.

C. Commercial – 1

1. JM Framing
   1139 Minnesota Ave – 080784

C1 is a commercial property at 1139 Minnesota Ave. This is one of our Land Bank builders that are actually building several homes, and they kind of want to build an office on Minnesota.

Item No. 3 – 21116…LAND BANK PROPERTY TRANSFERS

Synopsis: The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.
Please visit the site to review the applications below.
https://gisapp.wycokck.org/Landbank.html

1 Transfer from UG to Land Bank

And then the property transfer. This is item three on our list. This is for an unbuildable lot. There's a storm water asset on this lot. The neighbor across the street, 5034, is going to pay to replat the area. Hopefully, get rid of this right-of-way so we could have— basically, the Land Bank can't do anything with this property. So, commissioners that sums up my items.

Chairman Davis said I know that was quite something. Just a lot of items to go through, so I'm sure folks have some questions, and then we'll jump to public comment. Any questions committee? Okay. Any questions online from Commissioner Ramirez? Okay. Alright. Then we're going to go ahead and jump to public comment. So, Clerk, are there any comments that were received from the public? **Ms. MacDonald** said no comments were received. **Chairman Davis** said I'll ask if there are any hands raised online for any of the items that we have gone over. **Ms. MacDonald** said there are no hands raised online. **Chairman Davis** said okay. We'll turn here to the gallery. Are there any hands up? Would anybody like to speak on the applications listed? Direct record would reflect no one raised their hand. I'll go ahead and close the public comment. We are going to return to A12 so there will be an opportunity for that large application as well. The public comment portion has closed. Committee, any questions or is there a motion?

Commissioner Bynum said on B2, 1711 Greeley, the Advisory Board comments are that the MBR supports the neighborhood group's decision, and the neighborhood group says would like the opportunity to meet with the MBR to discuss. It comments the MBR supports using equitable development and anti-displacement scoring matrix. And, Elnora, I know you're here, and I know you didn't stand up, and I don't mean to put you on the spot, but in one of the emails that we received working with Vibrant Health, and they did the strategy session, she referenced that that scoring matrix was in that packet we got at their strategic planning session. Otherwise, I don't remember it. I don't know what it looks like. I'm searching my emails to see if we've ever received it. I don't know what it says, so forgive me if we have received it, and I just don't know what's in it because I don't know what to do with this comment. The neighborhood MBR supports using equitable development and anti-displacement scoring matrix on all Land Bank applications in its service area. I would use that if I had it and knew it and understood it, but I don't, and I don't know what to do about that. **Chairman Davis** said in fairness, Ms. Jefferson, if you'd like to approach, if you'd like to. I don't want to just put you on the spot, but you—. **Commissioner Bynum** said and that can include if you've given it to me, and I just don't remember. It's okay to say that. **Chairman Davis** said we'll go ahead and open public comment.

Elnora Jefferson, Kansas City, KS, said the equitable scorecard that's mentioned in that comment, Commissioner Bynum, has to do with the prototype that is located in the Northeast KCK Heritage Trail. It's one that talks about the equitable development and also the anti-displacement strategy. It is a prototype and what we're suggesting by that, as well as later on when I have opportunity to speak, is that that be refined and also adopted to be put into the policy so, therefore, everyone sees what that is. Does that answer your question? **Commissioner Bynum** said you know, and I—when you're speaking of it, I do remember it as it relates to the Heritage Trail, and I'm looking at that right now, and I'll try to find it. **Ms. Jefferson** said page 73. **Commissioner**

Bynum said page 73. Unless staff wants to help me with any verbiage that you might want to share. **Chairman Davis** said Mr. Hand, do you have anything that you would like to add?

Mr. Hand said during the process of the Northeast Kansas City, KS, Heritage Trail Plan, which was a part of the larger GoDotte Countywide Mobility Strategy Plan, which was adopted in 2022, I think. It did include a tool to score infill development, specifically in the Northeast, essentially around the Heritage Trail, but again, the Heritage Trail, if you've seen it in its full coverage area does include a vast majority of the Northeast. I believe during the Land Bank Policy update, which we'll talk about later on the agenda tonight, as Ms. Jefferson noted, she has been advocating that that tool be refined to be another sort of metric as a part of all Land Bank requests. So, it would require a little bit of tweaking. It would require it to be a little more inclusive in the sense that it was really targeted for sort of kind of larger projects, but also commercial projects, so we'd have to figure out a way to connect it to predominantly single-family infill projects, which is the majority of what we see currently through the Land Bank process. All doable.

Chairman Davis said okay. Committee, other questions or comments? Okay. So, I think, and I know, I don't want to get ahead of the policy conversation because I know that is what will be coming next. The options that are kind of before us right now is to approve or disapprove of these particular applications. If the score card is of interest from what I'm looking at here, it will take quite a heavy lift to have there be some sort of an alignment between our current Land Bank application process then what is currently being presented within this plan. Whether or not we should make a decision on these particular applications based upon that is the committee's discretion, but I do want folks to just be aware there are quite a bit of considerations that are before or that are listed within the Heritage Trail that is quite extensive and so we would have to be very thoughtful and really think through. We have over 4,500 parcels within our Land Bank inventory, and so does this help or does this add a particular step for us to responsibly dispose of those items? Again, that would be up to this committee, and of course up to the full commission. With that, I do know that staff has gone through all of the applications with the exception of, I believe it was A12, that large application as well. I'll go ahead and close the public comment period although I do appreciate that impromptu exchange. Are there any other questions or comments?

Commissioner Bynum said so, with that being said, I think I see at least four Land Bank applications that are situated in the Northeast. Jud, would you just scroll with me and confirm. I think there's at least four Northeast situated Land Bank parcels in this grouping. **Mr. Knapp** said yes, Commissioner, that's my count, too. **Commissioner Bynum** said so, if we were going to put a lens on one, we'd put a lens on all, I would think, and/or approve these and then have that larger conversation with the adoption of the policy. So, I would make a motion to approve the Land Bank options as they've been presented. **Chairman Davis** said I'll go ahead and second.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Davis, to approve as submitted under A Items 1-11, B Items 2-3, and C Item 1.** Roll call was taken and there were four "Ayes," Hill, Ramirez, Bynum, Davis.

Chairman Davis said I know we have the larger application. Is it A12? Did I get that correct? **Mr. Knapp** said A12. **Chairman Davis** said it is A12. So, yeah, go ahead and take it away Mr. Knapp.

12. Burcham Residential – 166 homes
    Sorted by Neighborhood group.
    St. Joseph Watchdogs – 14 homes
    1. 29 S Mill St – 121118
    2. 37 S Mill St – 121116
    3. 711 Pacific Ave – 121721
    4. 39 S Mill St – 121115
    5. 44 S Mill St – 70305
    6. 370 S Mill St – 71373
    7. 307 S Boeke St – 71252
    8. 305 S Boeke St – 71253
    9. 27 S Mill St – 121119
    10. 46 S Coy St – 121145
    11. 361 S 10th St – 71295
    12. 359 S 10th St – 71384
    13. 31 S Mill St – 121117
    Prescott – 27 homes
    1. 1512 Lowell Ave – 66343
    2. 1211 Pacific Ave – 67304
    3. 1241 Ridge Ave – 67000

4. 8 S 10th St – 69503
5. 322 S 14th St – 67815
6. 116 S 16th St – 66328
7. 1212 Homer Ave – 67305
8. 1225 Gilmore Ave – 67342
9. 318 S 14th St – 67814
10. 1023 Lowell Ave – 69516
11. 1023 Lowell Ave – 69516
12. 1509 Pacific Ave – 66749
13. 209 S 12th St – 70114
14. 312 S Valley St – 67525
15. 1218 Bunker Ave – 67116
16. 112 S 17th St – 66310
17. 1257 Bunker Ave – 67068
18. 1210 Pacific Ave – 67097
19. 1220 Pacific Ave – 67093
20. 249 S Valley St – 67328
21. 1251 Lowell Ave – 67046

WCAC – 1 home

1. 3048 Ford Ave – 56717

Kensington Community – 12 homes

1. 1128 N 32nd St – 63649
2. 1709 N 26th St – 68552
3. 1407 N 32nd St – 63578
4. 1717 N 31st St – 75815
5. 1708 N 31st St – 75827
6. 1708 N 30th St – 75807
7. 3232 Everett Ave – 63566

Historic Westheight – 6 homes

1. 1724 N 24th St – 68524
2. 1731 N 24th St – 68518
3. 1735 N 24th St – 68519
4. 1720 N 24th St – 68525

Cathedral – 45 homes

1. 1023 Sandusky Ave – 90215
2. 208 N Thorpe St – 67218
3. 220 N Thorpe St – 67220
4. 219 N Thorpe St – 103059
5. 412 N 10th St – 90206
6. 1131 Sandusky Ave – 90154
7. 1027 Orville Ave – 90192
8. 1011 Sandusky Ave – 90210
9. 254 N 10th St – 93602
10. 1026 Ella Ave – 92609
11. 1011 Ohio Ave – 93612

12. 258 N 10th St – 93611
13. 1020 Sandusky Ave – 90183
14. 1052 Armstrong Ave – 80427
15. 1009 Splitlog Ave – 92662
16. 713 N 12th St – 80831
17. 1149 Ann Ave – 80829
18. 1055 Grandview Blvd – 80575
19. 1024 Grandview Blvd – 80559
20. 1145 Ann Ave – 80827
21. 1147 Ann Ave – 80828
22. 1214 Armstrong Ave – 80894
23. 1009 Ann Ave – 80475
24. 1221 Sandusky Ave – 102630
25. 1213 Ann Ave – 80938
26. 308 N 10th St – 92658
27. 1221 Ann Ave – 80942
28. 1026 Grandview Blvd – 80558
29. 1120 Sandusky Ave – 90230
30. 1030 Grandview Blvd – 80557
31. 1045 Ann Ave – 80486
32. 1016 Grandview Blvd – 80560
33. 1015 Sandusky Ave – 90212
34. 1013 Sandusky Ave – 90211
35. 1146 Orville Ave – 92407
36. 1018 Splitlog Ave – 92652
37. 327 N Thorpe St – 102544
38. 1052 Ella Ave – 92618
39. 1241 Ann Ave – 80948

Riverview – 59 homes

1. 949 Riverview Ave – 223214
2. 947 Riverview Ave - 223213
3. 942 Riverview Ave – 223207
4. 951 Ohio Ave – 93298
5. 917 Ohio Ave – 93212
6. 14 N Boeke St – 69148
7. 275 N 9th St – 93102
8. 274 N 9th St – 93175
9. 941 Ohio Ave – 93219
10. 129 N Ferree St – 93504
11. 841 Tenny Ave – 119946
12. 843 Orville Ave – 90499
13. 953 Reynolds Ave – 93403
14. 744 Simpson Ave – 121018
15. 953 Ohio Ave – 93297
16. 226 N 8th St – 119919

17. 808 Ridge Ave – 120309
18. 223 N Early St – 119814
19. 230 N Early St – 119818
20. 251 N Early St – 119803
21. 846 Ohio Ave – 92839
22. 929 Splitlog Ave – 92870
23. 844 Ohio Ave – 92926
24. 807 Splitlog Ave – 119034
25. 800 Splitlog Ave – 119038
26. 808 Splitlog Ave – 119041
27. 235 N Mill St – 93001
28. 736 Splitlog Ave – 119004
29. 915 Ella Ave – 92922
30. 716 Orville Ave – 118827
31. 325 N 10th St – 92901
32. 737 Tauromee Ave – 81463
33. 926 Splitlog Ave – 92889
34. 919 Ella Ave – 92915
35. 911 Ella Ave – 92916
36. 273 N 9th St – 93220
37. 931 Reynolds Ave – 93411
38. 11 N Ferree St – 69287
39. 12 N Boeke St – 69149
40. 229 N Early St – 119811
41. 847 Ella Ave – 92805
42. 745 Sandusky Ave – 118814
43. 854 Ohio Ave – 92836
44. 842 Ohio Ave – 92840
45. 933 Orville Ave – 90382
46. 970 Reynolds Ave – 223217
47. 909 Ohio Ave – 93215
48. 318 N 7th St Trfy – 119137
49. 911 Orville Ave – 90375
50. 714 Orville Ave – 118828
51. 805 Sandusky Ave – 90453

Strawberry Hill – 1 home

1. 647 N Tenny Ave – 119432

Caring Neighborhood Assoc. – 1 home

1. 436 Walker Ave – 082217

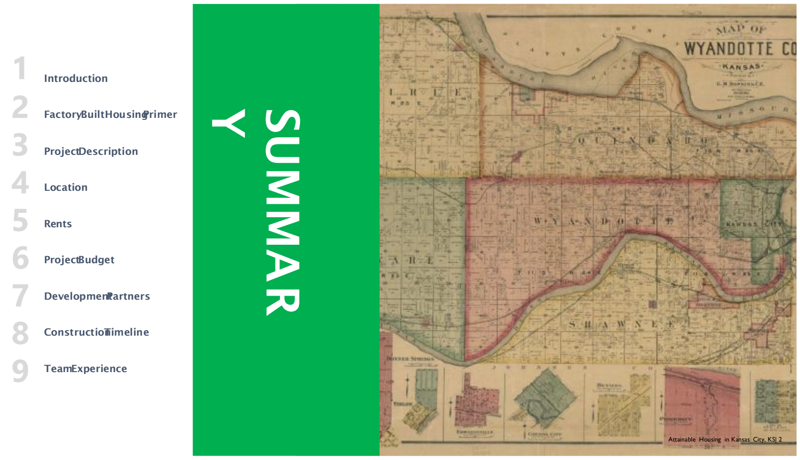
No Neighborhood Group – 1 home

1. 3812 N Washington Ave – 063102

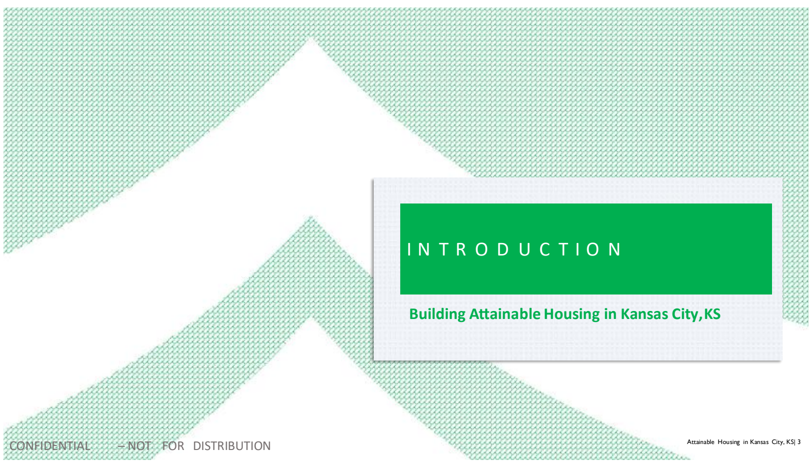
Mr. Knapp said the developer is here to present this for you. **Chairman Davis** said awesome. Welcome. **Mr. Knapp** said it's not just me, but a little summary of it. It's 166 homes, 138 lots. It's going to be built on 25-foot lots, so if the lot is big, they're going to split it. This presentation will cover quality of construction, can the developer build the project, local people are going to build it, and I'll hand it over to Eric here. **Chairman Davis** said okay. Before we get started, I saw 50 slides on there. Are you—is it your intention to go through each slide individually or are we just going to get kind of a synopsis.

Eric Domino, Burcham Residential, said well, we've done three meeting associations with the neighborhood associations, and honestly, I found it easier just to go through the presentation because we get a lot of questions and all the questions are usually answered in the slides. I will try not to keep us here for hours, but I'm aware that it's a lot, but I'm trying to provide a lot of information for you. **Chairman Davis** said okay. Just wanted to get some clarity on that. All right. Take it away.

Mr. Domino said I'd like to thank the commissioners for the opportunity to speak here. Also, Jud as well, has been very helpful kind of navigating this process to get to this point. I'm definitely grateful for just being here and allowing me to have this conversation with you all. This is Burcham Residential. We develop factory-built housing communities, which we'll get into in just a second.



So, we got the summary here. This is one of the slides that we can move along and not spend too much time on.

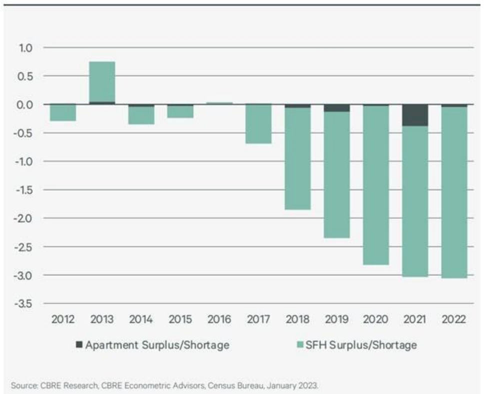


The Housing Problem

Multiple Factors Combine to Put Affordability Out of Reach

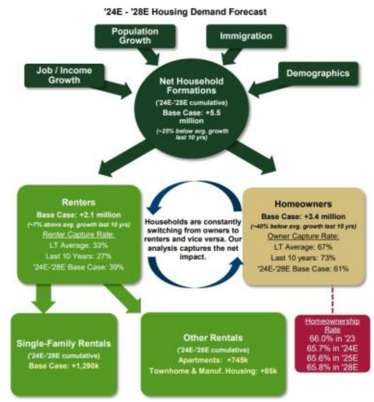
There is a shortage of 3 and 4-Bedroom homes…

The US currently has a shortage of approximately 3 million homes [1], almost all of which are 3 and 4-bedroom single family homes.



… and the shortage is getting worse

The US is going to need an additional 4.7 million new single family homes for purchase and rent over the next 5 years, compared to only 745,000 new apartment units, per Green Street.[2]



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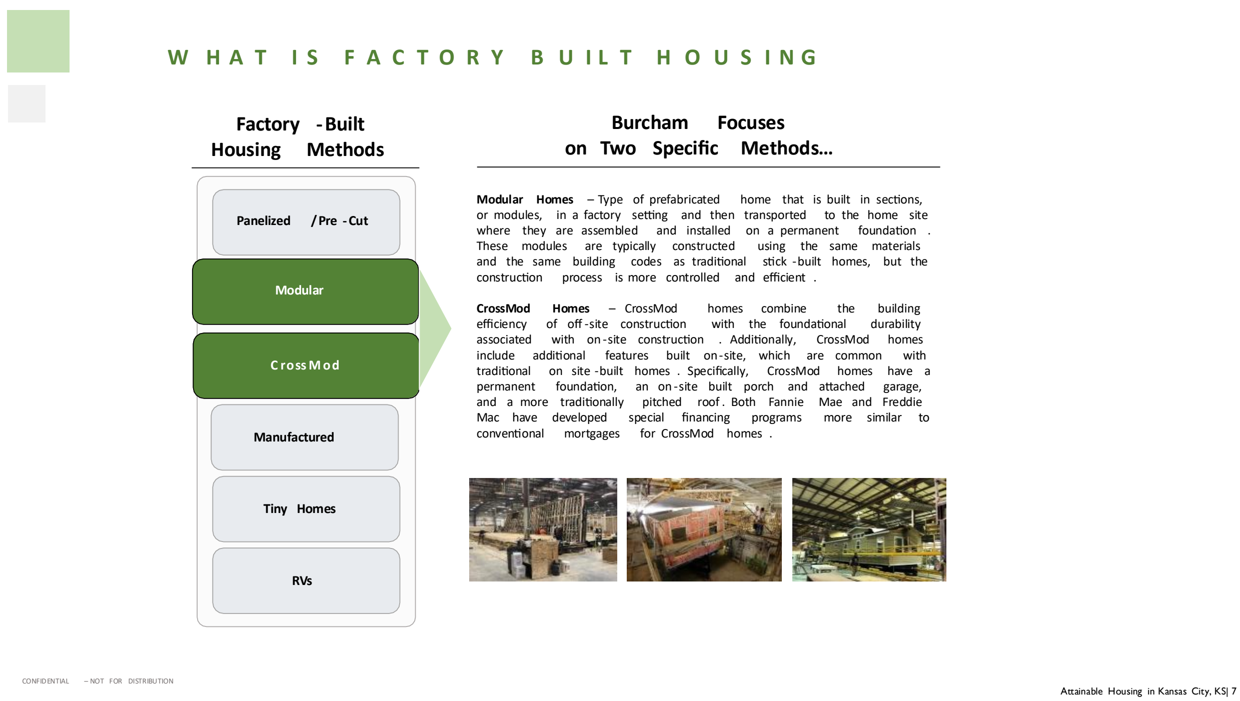
So, this is kind of just an overview of why I do what I do. Hopefully, you guys can kind of hear some of the passion I have for housing and specifically why I'm looking to do this project here in Kansas City. So generally, we kind of understand that there's a housing shortage. That's why housing is not affordable for the majority of people. One of these charts here on the left is kind of described from CBRE. There's three million homes that are a shortage currently in the United States. A lot of people think multi-family. Maybe we can fill all these housing shortages with two-bedrooms, one-bedrooms. You kind of look at the data. What it's really telling us is that the shortages in three and four-bedroom homes. So, that's particularly what I focus on. A lot of people, a lot of millennials, similar to myself, we're forming families, having children, and a lot of people are moving from those two-bedrooms into larger and larger units. So that's basically what this slide is telling us. It's just that yes, there's a shortage. There's huge demand. That demand is actually in larger units, in three and four-bedroom homes.

So, a little bit about myself. So, what do we do is we develop communities of factory-built housing. I'll kind of get into what factory-built housing is, specifically looking at three and four-bedroom single family homes. So, we will build single family homes for rent and for sale. I'll give you an idea of some of the projects we're currently doing. One of them is down in Johnson County, which is using the Clayton CrossMod product, so factory-built housing to do a 200 home subdivision. The reason I focus on factory-built housing is because of the ability to build the vertical improvements so everything from the foundation up, you can build that for about 30% less than what a traditional site built manufacturer can do. So, what that allows you to do is then price your homes for rent, for sale at more attainable levels. So, it's not new, but it's definitely coming along in terms of what the standard of building is.



So, we'll just go quickly through the factory-built housing. A lot of people, when I say that they don't understand what I'm saying, so I've gotten used to kind of putting this slide in all the presentations I do. So, there's a number of different housing types. You can start there at the bottom. RVs, you know that is a home. It moves around on wheels. There's tiny homes, which we've seen in a couple projects here in the city. There's manufactured homes. There's CrossMod, which is what we'd be using here. There's modular. Modular is more of a—it comes in multiple sections. They kind of crane it on all altogether. With CrossMod it's one home that is brought on the site and contains all of the plumbing fixtures, appliances, all of that. It includes higher roof pitches. It's placed on permanent foundations. The permanent foundation aspect is extremely, extremely important for factory-built housing because if it's on a permanent foundation, it can be sold, appraised, financed, and bought exactly like a site built single-family home. So that is a very, very key distinction when you talk about factory-built housing. Another one that you've kind of seen here on some Land Bank lots is panelized homes. This is just walls, maybe sections of walls, that are built prefab and then brought on site.

BENEFITS OF FACTORY-BUILT HOUSING

A DIVERSE ECOSYSTEM OF DISRUPTION

Reduced Construction Defect Risk – Every unit is an individually built structure, which significantly reduces the risk of major construction defects compared to site built homes.

Energy Efficient & Reduced Waste – The construction and set-up of factory-built homes create 50% to 70% less waste than traditional home-building. Residents and Homeowners living in the homes experience long-term savings due to reduced energy consumption

Better Capital Utilization – The ability to speed up or slow down home installations mid-project, allows for just in time construction and less idle capital.

Construction Start to Completion Time [Months]

Manufactured Home	CrossMod Home	Site-Built Home [1]	Apartment Building [2]
1.5	2.0	6.1	16.6

[1] US Census, 1-Unit structures Built for Sale, average 2015-2022
[2] US Census, 20-Unit structures, average 2015-2022

Less On-Site Trades = Lowers Costs / Risk

Subcontractor Trade	FACTORY	HYBRID	ON-SITE
Framing	✓		
Roofing		✓	
Foundations			✓
Exterior Siding		✓	
Exterior Doors & Siding	✓		
Masonry Work			✓
Drywall	✓		
Painting & Wall Coverings	✓		
Interior Doors	✓		
Finish Carpentry	✓		
HVAC	✓		
Electrical Wiring	✓		
Plumbing	✓		
Kitchen Cabinets	✓		
Kitchen Countertops	✓		
Carpeting	✓		
Ceramic Tiles	✓		
Hardwood Flooring	✓		
Concrete Flatwork			✓
Landscaping			✓

Factory-built methods allow for on-site trades to be significantly reduced. This allows for more efficient project management, less weather delays and more predictable timelines. Importantly, it also provides a cost advantage which allows for the homes to sold and rented for affordable price points.

Attainable Housing in Kansas City, KS| 8

So, again just kind of a little bit about why factory-built housing is, in my opinion, not the only, but one of the solutions for what we're seeing in terms of the housing crisis. So, the number one thing, I think, is the quality. When I kind of explain a bit and think about it, the assembly line changed the car industry. There were cars before Henry Ford came in, but what they did is they made the production of those cars significantly more efficient, bringing the cost down, so it wasn't just rich people or wealthy people that can afford a car. It was now what I consider a normal person can afford a car at this point. So, that's basically how I think about factory-built housing. What it does is you're able to build very, very high-quality stuff, but you can do it also incredibly efficient. So, just down at the bottom what you'll see is just some timelines on what traditional, kind of what I call site-built product. So, apartment buildings typically take about 16 months.

Site-built homes, you know, this comes from the US Census Data, about six months to build a site-built home. The CrossMod home that we're talking about here, you can build in two months. So, we're talking about getting housing to the people who need it most incredibly fast with incredibly high precision. The other wonderful benefit of factory-built housing is you can also do the site work, so you can put your foundation in, and you can put your utilities in while the home's getting built in the factory, and it comes together relatively quickly after that.

QUALITY OF FACTORY-BUILT HOUSING

Controlled Environment – Every home is built in an environment that eliminates weather conditions and other external factors. Consistency of the assembly line results in high precision of construction.

Quality Control – Each home is inspected 20 times prior to it leaving the factory floor. Extensive oversight by Quality Control supervisors creates a high quality and durable home.

CHAMPION HOME BUILDERS

Voted America's Most Trusted Home Manufacturer for the last 4 Years

Quality Control Inspections

# of Stations in Factory	# of Quality Control Supervisors	# of 3rd Party Inspections	# of Internal QA Inspections	Total # of Inspections
16	16	2	2	20

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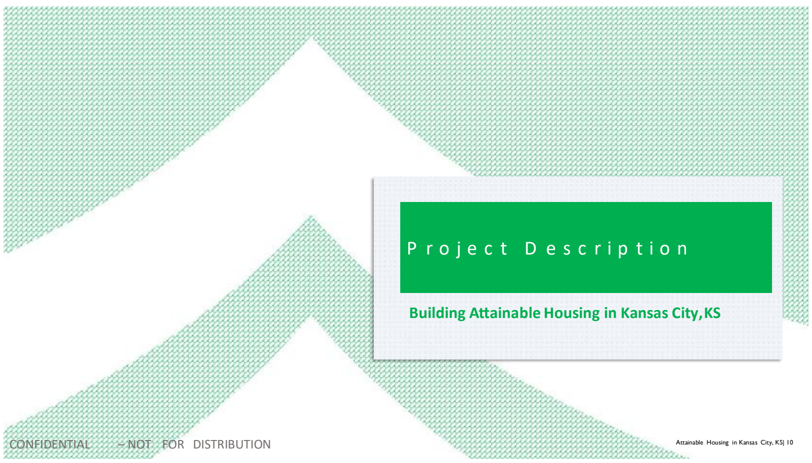
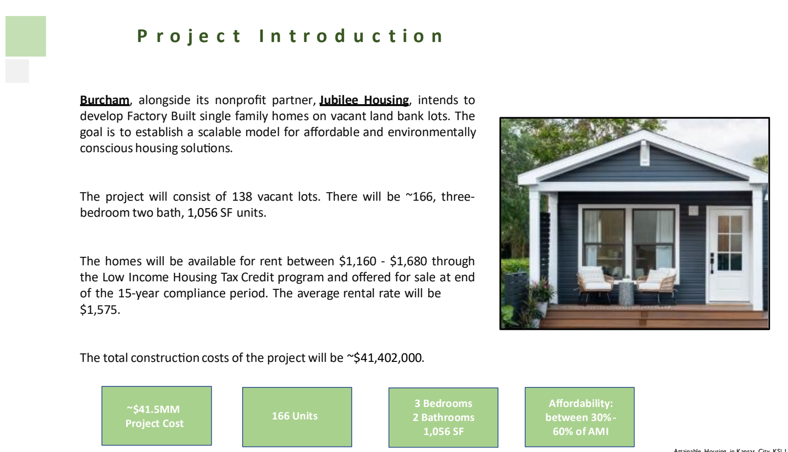
So, one of the major concerns that we got from the neighborhood associations that we met with was the quality of these homes. I think there is a misconception of what factory-built housing could be. A lot of people think a mobile home. They haven't built mobile homes in 70 years, or sorry, since 1970. The quality of construction in factory-built housing has just exponentially gotten better in the last five years. The reasons for that— controlled environment. So, these homes you don't have to worry about the storm that comes through and destroys the framing. It's all built in factory on an assembly line, so the precision of this construction is just topnotch. One of the other major things here is the quality control. So, these homes are inspected 20 times before they come out of the factory. 16 different stations. Every single station has a QC supervisor. So, before it even moves down the line it's inspected for its specific component right there, and then you can see just some of the other inspections that we have in these. So, the builder of these homes is called Champion Home Builders. They are one of the largest home manufacturers in the United States. These homes would come out of a factory in Arkansas City, Kansas, so just south of Wichita about an hour or so right on the border of Oklahoma and Kansas. There's a number of home builders in this space. They were specifically selected because for the last four years in a row they've consistently won the highest quality home manufacturer and most trusted. So, that was a major concern that we had from the neighborhood associations and from me personally as a developer. I take a lot of pride in what we build, and it's got to be high quality and done exceptionally well.



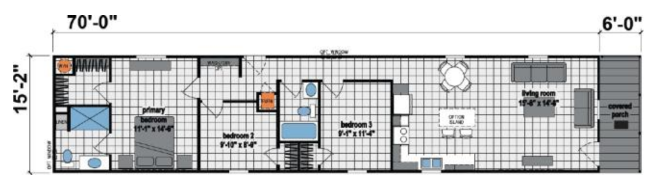
So, that's kind of like the primary what is factory-built housing. So, this is the actual project which will be looking for approval for today.



So, me as the developer, is going to work with a nonprofit, Jubilee Housing, that is a nonprofit out of Washington DC. The reason they were selected is because they are a huge advocate for factory-built housing. So, they do a lot of what I consider lobbying on Capitol Hill. We've done other projects with them in the past, and they're a very, very high-quality nonprofit partner who focuses on deeply affordable homes. So, there's a strong alignment between what we do and what they believe in as well. So, 138 lots. You know we've heard a couple times that the city or the staff wants some of the larger lots to be broken down into 25-feet wide lots. Taking that into consideration, and that's why we end up with about 166 homes. So, we'll show you a map of where these homes are at, and we'll have different dots that show which lots are kind of broken down into smaller. These homes are all going to be three-bedroom, two-bath, about 1,056 square feet, and they'll be rented between about $1,160 to $1,680. This project will be built through the Low-Income Housing Tax Credit Program and then made for sale at the end of the 15-year compliance period. That sale will be given an option for the then in place resident. So, the whole goal of this project is to build housing that is stable, safe, high quality for families and individuals, and at the end of that period allow them to become homeowners as well.

Floor Plan

Spacious Three Bedroom units



Unit Type

Bedroom: 3
Bathrooms: 2
Square Footage: 1,056

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So, just a floor plan since a lot of people obviously want to see what they've living in. So, this is all going to meet the narrow lot design guidelines established by the Planning Department. We'll have a six-foot porch on the front. You'll have your living space and then your bedrooms in the back. There's going to be some variation between these floor plans because not every lot is the same depth. We have a pretty similar width, but some lots are 110 feet, some are 120, so these homes will be kind of stretched and shrunk slightly to accommodate the size of the lots.

So, these are kind of what they look like. We'll see some more pictures of the exteriors of the homes when I talk about some of the past projects we done at the end of this presentation, specifically the one in Johnson County in South OP. So just renderings of what we see. The whole goal here is to create homes that look like the community so that we want them to match what's already in there. There's going to be a number of homes on the same street, so the goal is to not have any home on the same street look exactly the same. We're trying to move away from what I'd call like track homes. So, like traditional subdivisions, like the cookie cutter approach. The nice thing about that factory-built housing is that you can get some customization in terms of what they look like and not lose that efficiency of the housing. Some standard unit amenities—so, these are extremely efficient homes. We've done studies on these homes in the past. They save you about $700 in utilities compared to other site-built homes. So, that's $60 a month for individuals and families. That can make a big difference. So, the energy efficiency is crucial here. The construction itself is also very efficient. So, if you go into one of these factories, you can literally fit all of the waste from these homes in a single trash bin. So, they don't waste anything. They're just super-efficient and great for the environment. The permanent foundations, like I mentioned before, very, very important feature, and then just high quality of fixtures and appliances.

Interior Finishes

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So, these are some of the interior finishes. These are actual photos from the project we've done in Johnson County. The finishes and the stainless-steel appliances would be exactly the same.

Comparison of Current Housing

The Narrow Lots lead to limited home dimensions. The design focus will be placed on the front of the homes and replicating the existing neighborhood aesthetic.

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So, some of the other comments we got from the neighborhood associations were we want these homes to look like our neighborhood. We don't want them to stick out. We don't want them to be like, I guess, sore thumbs, right. So, what we wanted to do is just take some pictures of homes that are already in the neighborhood to show you what they look like compared to what's there already. One of the concerns was just the homes are very narrow. When you build on 20-foot-wide lots your homes are going to be narrow. It's kind of just to fit the housing within the lots. This is kind of what the houses have to look like, but the whole goal, again, replicate the existing neighborhood aesthetic.

Comparison of Current Housing

The project will replicate the neighborhood character of the existing housing stock.

So, again, this is another home that's in the neighborhood which you can see kind of just the front porch. Pretty similar, right? So, the whole goal, again, is to just keep everything to look and feel like the original neighborhood.

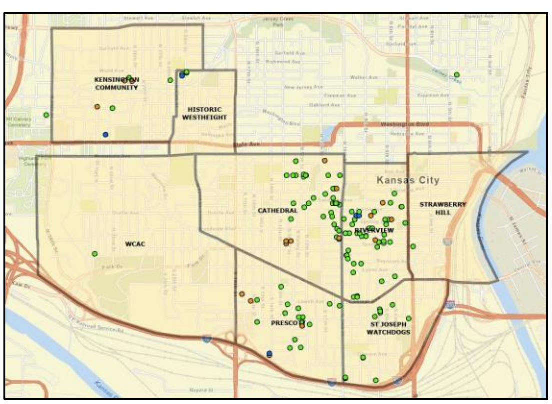
Location

Building Attainable Housing in Kansas City, KS

Location

Neighborhood Group	# of Parcels	# of Homes
Prescott/South of Central Neighborhood Association	21	27
Riverview	51	59
Cathedral Neighborhood Association	39	45
St Joseph Watchdogs	13	14
Strawberry Hill Neighborhood Association	1	1
Historic Westheight Neighborhood Association	4	6
Kensington Community Area Watch	7	12
Caring Neighborhood Association	1	1
No Neighborhood Group	1	1
Total	138	166

Number of Homes
- 1 Home
- 2 Homes
- 3 Homes



So, this is a location of all the homes, and all the lots, so it covers a lot of neighborhoods. I've had a lot of meetings over the last couple weeks with the neighborhood associations addressing their concerns, making tweaks to the project where we could to answer those questions and make sure that it was what the people who live in these neighborhoods actually want. The last thing I want to do, and I don't think you guys would let me do this, is build something that no one wants. If you're going to be in that neighborhood, I want you to have pride in what we're building. I think that's very important to me. We have other slides, but with the individual homes on them, but you can see just the lots there. So, the ones in blue will have three homes. The ones in orange will have two. So, basically this is just following what we've received in terms of feedback from the Planning Department is to get more dense housing. One of the comments that stuck out to me in the neighborhood associations was they wanted more rooftops in the city. So, this is one way to accomplish that.

Location- St. Joseph Watchdogs

Address	Zoning	Frontage	# ofHomes
29 S MILL ST -121118	R-1(B)	31	1
37 S MILL ST -121116	R-1(B)	30	1
711 PACIFIC AVE -121721	R-1(B)	25	1
39 S MILL ST -121115	R-1(B)	30	1
44 S MILL ST -70305	R-1	43	1
370 S MILL ST -71373	R-1(B)	25	1
307 S BOEKE ST- 71252	R-1(B)	30	1
305 S BOEKE ST- 71253	R-1(B)	30	1
27 S MILL ST -121119	R-1(B)	34	1
46 S COY ST - 121145	R-1(B)	37	1
361 S 10TH ST- 71295	R-1(B)	50	2
359 S 10TH ST- 71384	R-1(B)	25	1
31 S MILL ST -121117	R-1(B)	35	1
		Total	14

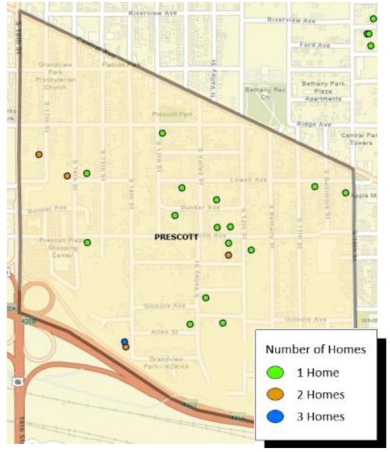
Neighborhood Comments

So, St. Joseph, met with them in May, May 21st. I answered a ton of questions for them here. A majority of their questions came around the high quality of materials. So, that's why we put a lot of emphasis on what these homes actually are, the cost of the project, and they had some concerns on the individuals and families that might live in these homes. I would say overall some people didn't want it, but the majority did want these homes to come into their neighborhood.

Location - Prescott

Address	Zoning	Frontage	# ofHomes
1512 LOWELL AVE - 66343	R-1(B)	37.5	1
1211 PACIFIC AVE - 67304	R-1(B)	37.5	1
1241 RIDGE AVE - 67000	R-1(B)	45	1
8 S 10TH ST - 69503	R-1(B)	50	1
322 S 14TH ST - 67815	R-1(B)	50	2
116 S 16TH ST - 66328	R-1(B)	50	2
1212 HOMER AVE - 67305	R-1(B)	50	2
1225 GILMORE AVE - 67342	R-1(B)	100	1
318 S 14TH ST - 67814	R-1(B)	75	3
1023 LOWELL AVE - 69516	R-1(B)	31	1
1023 LOWELL AVE - 69516	R-1(B)	31	1
1509 PACIFIC AVE - 66749	R-1(B)	40	1
209 S 12TH ST - 70114	R-1(B)	38	1
312 S VALLEY ST - 67525	R-1(B)	25	1
1218 BUNKER AVE - 67116	R-1(B)	40	1
112 S 17TH ST - 66310	R-1(B)	50	2
1257 BUNKER AVE - 67068	R-1(B)	25	1
1210 PACIFIC AVE - 67097	R-1(B)	38	1
1220 PACIFIC AVE - 67093	R-1(B)	32	1
249 S VALLEY ST - 67328	R-1(B)	25	1
1251 LOWELL AVE - 67046	R-1(B)	30	1
		Total	27

Neighborhood Comments

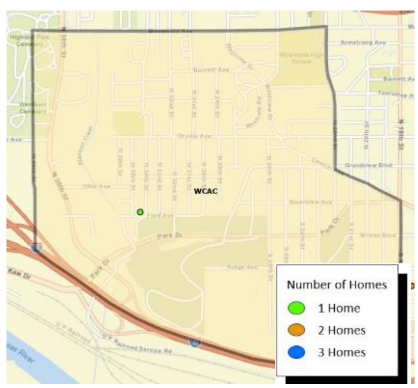


Prescott, we met with as well. This is the neighborhood that has the third largest amount of homes in them, so this was a great conversation to be had. They did end up providing a lot of good support, which I believe they emailed to the commissioners. Greatly appreciate that. We can see that some of the concern here is just some of the narrow lots. The goal is to kind of go back to what was originally plotted, but there's some lots that are 32 feet wide, 38 feet wide, so this is kind of where that variation comes into a little bit.

Location - WCAC

Address	Zoning	Frontage	# ofHomes
3408 N Ford Ave - 056717	R-1(B)	46	1
		Total	1

Neighborhood Comments



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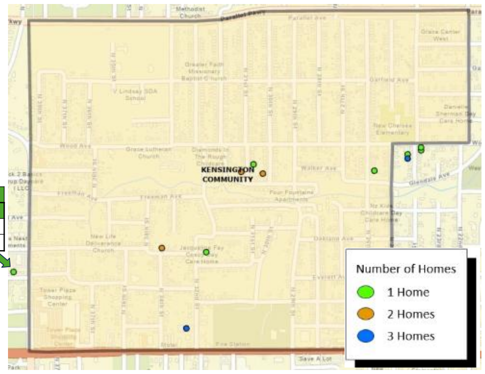
We were able to get in touch with this neighborhood group. They, to be honest, did not care whether or not that we build a home or did not. It's just the feedback we received. So, we're reporting that.

Location-Kensington Community

Address	Zoning	Frontage	# ofHomes
1128 N 32ND ST - 63649	R-1(B)	85	3
1709 N 26TH ST - 68552	R-1(B)	42	1
1407 N 32ND ST - 63578	R-1(B)	45	1
1717 N 31ST ST - 75815	R-1(B)	33	1
1708 N 31ST ST - 75827	R-1(B)	50	2
1708 N 30TH ST - 75807	R-1(B)	50	2
3232 EVERETT AVE - 63566	R-1(B)	50	2
		Total	12

No Neighborhood Group			
Address	Zoning	Frontage	#of Homes
3812 N Washington Ave - 063102	R-1(B)	65	1
		Total	1

Neighborhood Comments



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So, the Kensington neighborhood. We've attempted to get in contact with them three individual times, but we have not heard back a response yet at this point. I do continue to follow up with these neighborhood groups to get feedback. That's important to me. We can only do as much as we can. So, this neighborhood association we've contacted, again, three times via email with no response. One of the individuals did end them coming to the St. Joseph Watchdogs Association meeting. He expressed support. He was the one that actually said that he wants more rooftops in Kansas City. So, while we don't have official feedback from this neighborhood group, one individual from that neighborhood did show up and say they supported it.

Location- Cathedral

- 45 Homes
- 39 Land Bank lots

Neighborhood Comments

So, the Cathedral neighborhood. This would be the second largest batch of lots. So, in terms of the neighborhood, we've reached out to them three times with no response. We continue to try to get in touch with people. Jud's been doing a great job of kind of helping me navigate and get in front of the right people.

Location- Cathedral

Address	Zoning	Frontage	#of Homes
1023 SANDUSKY AVE -90215	R-1(B)	30	1
208 N THORPE ST -67218	R-1(B)	50	2
220 N THORPE ST -67220	R-1(B)	50	2
219 N THORPE ST -103059	R-1(B)	50	2
412 N 10TH ST -90206	R-1(B)	25	1
1131 SANDUSKY AVE -90154	R-1(B)	31	1
1027 ORVILLE AVE -90192	R-1(B)	37.5	1
1011 SANDUSKY AVE -90210	R-1(B)	39	1
254 N 10TH ST -93602	R-1(B)	25	1
1026 ELLA AVE -92609	R-1(B)	24	1
1011 OHIO AVE -93612	R-1(B)	40.7	1
258 N 10TH ST -93611	R-1(B)	50	2
1020 SANDUSKY AVE -90183	R-1(B)	30	1
1052 ARMSTRONG AVE -80427	R-1(B)	50	2
1009 SPLITLOG AVE -92662	R-1(B)	25	1
713 N 12TH ST -80831	R-1(B)	31	1
1149 ANN AVE -80829	R-1(B)	30	1
1055 GRANDVIEW BLVD -80575	R-1(B)	21	1
1024 GRANDVIEW BLVD -80559	R-1(B)	25	1

Address	Zoning	Frontage	#of Homes
1145 ANN AVE -80827	R-1(B)	25	1
1147 ANN AVE -80828	R-1(B)	25	1
1214 ARMSTRONG AVE -80894	R-1(B)	27	1
1009 ANN AVE -80475	R-1(B)	25	1
1221 SANDUSKY AVE -102630	R-1(B)	25	1
1213 ANN AVE -80938	R-1(B)	25	1
308 N 10TH ST -92658	R-1(B)	41.67	1
1221 ANN AVE -80942	R-1(B)	25	1
1026 GRANDVIEW BLVD -80558	R-1(B)	35	1
1120 SANDUSKY AVE -90230	R-1(B)	29	1
1030 GRANDVIEW BLVD -80557	R-1(B)	40	1
1045 ANN AVE -80486	R-1(B)	50	1
1016 GRANDVIEW BLVD -80560	R-1(B)	50	2
1015 SANDUSKY AVE -90212	R-1(B)	33	1
1013 SANDUSKY AVE -90211	R-1(B)	30	1
1146 ORVILLE AVE -92407	R-1(B)	30	1
1018 SPLITLOG AVE -92652	R-1(B)	25	1
327 N THORPE ST -102544	R-1(B)	25	1
1052 ELLA AVE -92618	R-1(B)	25	1
1241 ANN AVE -80948	R-1(B)	25	1
		Total	**45**

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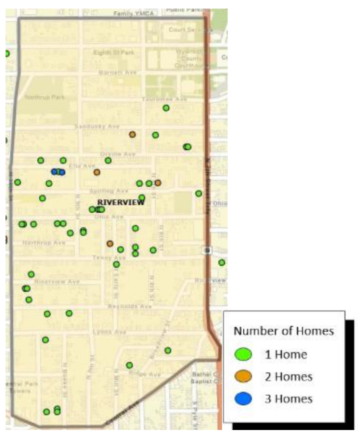
Location- Riverview

- 59 Homes
- 51 Land Bank lots

Neighborhood Comments



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So the Riverview. So, this is where the largest amount of the homes would go in the Riverview neighborhood. What we found out is the Strawberry Hill Neighborhood Association has actually temporarily taken over that association group, and I'm meeting with that board tomorrow.

Location - Riverview

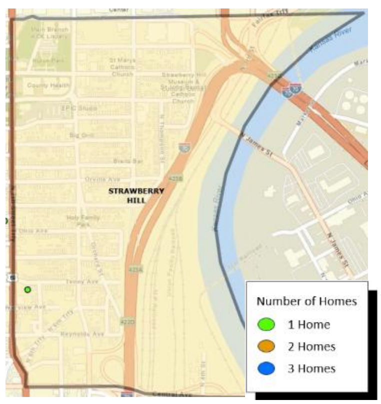
Address	Zoning	Frontage	#of Homes
949 RIVERVIEW AVE - 223214	R-1(B)	25	1
947 RIVERVIEW AVE - 223213	R-1(B)	25	1
942 RIVERVIEW AVE - 223207	R-1(B)	25	1
951 OHIO AVE - 93298	R-1(B)	25	1
917 OHIO AVE - 93212	R-1(B)	25	1
14 N BOEKE ST - 69148	R-1(B)	34	1
275 N 9TH ST - 93102	R-1(B)	25	1
274 N 9TH ST - 93175	R-1(B)	25	1
941 OHIO AVE - 93219	R-1(B)	25	1
129 N FERREE ST - 93504	R-1(B)	25	1
841 TENNY AVE - 119946	R-1(B)	25	1
843 ORVILLE AVE - 90499	R-1(B)	30	1
953 REYNOLDS AVE - 93403	R-1(B)	25	1
744 SIMPSON AVE - 121018	R-1(B)	25	1
953 OHIO AVE - 93297	R-1(B)	25	1
226 N 8TH ST - 119919	R-1(B)	25	1
808 RIDGE AVE - 120309	R-1(B)	28	1
223 N EARLY ST - 119814	R-1(B)	25	1
230 N EARLY ST - 119818	R-1(B)	25	1
251 N EARLY ST - 119803	R-1(B)	25	1
846 OHIO AVE - 92839	R-1(B)	25	1
929 SPLITLOG AVE - 92870	R-1(B)	30	1
844 OHIO AVE - 92926	R-1(B)	25	1
807 SPLITLOG AVE - 119034	R-1(B)	30	1
800 SPLITLOG AVE - 119038	R-1(B)	40	1

Address	Zoning	Frontage	#of Homes
808 SPLITLOG AVE - 119041	R-1(B)	40	1
235 N MILL ST - 93001	R-1(B)	50	2
736 SPLITLOG AVE - 119004	R-1(B)	60	2
915 ELLA AVE - 92922	R-1(B)	25	1
716 ORVILLE AVE - 118827	R-1(B)	25	1
325 N 10TH ST - 92901	R-1(B)	30	1
737 TAUROMEE AVE - 81463	R-1(B)	25	1
926 SPLITLOG AVE - 92889	R-1(B)	50	1
919 ELLA AVE - 92915	R-1(B)	75	3
911 ELLA AVE - 92916	R-1(B)	75	3
273 N 9TH ST - 93220	R-1(B)	25	1
931 REYNOLDS AVE - 93411	R-1(B)	25	1
11 N FERREE ST - 69287	R-1(B)	27	1
12 N BOEKE ST - 69149	R-1(B)	34	1
229 N EARLY ST - 119811	R-1(B)	25	1
847 ELLA AVE - 92805	R-1(B)	50	2
745 SANDUSKY AVE - 118814	R-1(B)	37	1
854 OHIO AVE - 92836	R-1(B)	25	1
842 OHIO AVE - 92840	R-1(B)	25	1
933 ORVILLE AVE - 90382	R-1(B)	33	1
970 REYNOLDS AVE - 223217	R-1(B)	25	1
909 OHIO AVE - 93215	R-1(B)	25	1
318 N 7TH ST TRFY - 119137	R-1(B)	26	1
911 ORVILLE AVE - 90375	R-1(B)	28	1
714 ORVILLE AVE - 118828	R-1(B)	25	1
805 SANDUSKY AVE - 90453	R-1(B)	50	2
		Total	59

Location - Strawberry Hill

Address	Zoning	Frontage	#of Homes
647 N Tenny Ave - 119432	R-1(B)	25	1
		Total	1

Neighborhood Comments



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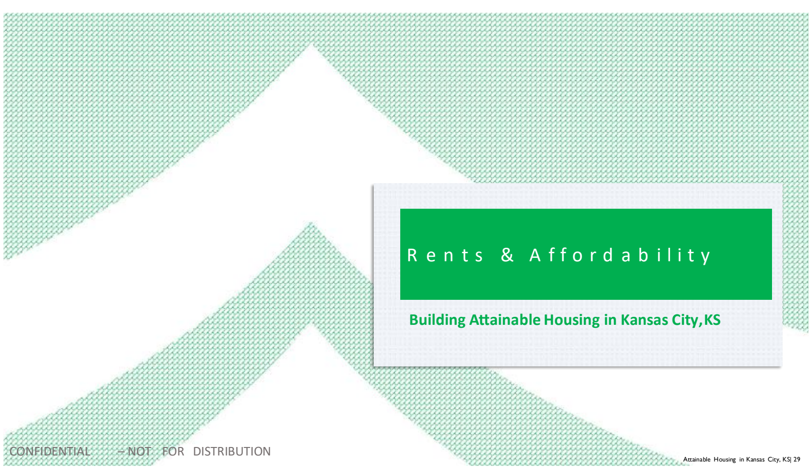
And so, meeting with that board tomorrow night, and then again, I'm meeting with their general association meeting at the end of June as well, so hopefully, we receive feedback from them, positive feedback. But these are where the majority of the lots are going to be is in the Cathedral, Riverview, and Prescott neighborhoods.



Projected Rental Rates & Affordability

Rent [3BD]	
FMR [KC Metro]	$1,645
Subject Property	$1,599

Rents are below HUD Fair Market Rents for the KC MSA. These rents are deemed affordable for families making 54% of Area Median Income.

This project will be significantly reducing the average age of the housing stock in the city.

Age of Housing Stock within a 1-mile Radius		
Age	# of Housing Units	% of Total
2010 or newer	69	2%
2000 - 2009	461	10%
1990 - 1999	118	3%
1980 - 1989	125	3%
1970 - 1979	500	11%
1960-1969	258	6%
1950 - 1959	506	11%
1940 - 1949	1033	23%
1939 or later	1482	33%
	4552	100%

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So, this is just to kind of give us an idea of what these homes would be rented for. Again, the whole goal is to get to home ownership. When you're taking federal tax credits you kind of are forced to get into their compliance program, which is why we'd be renting them for the 15-year period and then selling thereafter. So, HUD puts out fair market rents. Basically, what they're saying is that this is an affordable rent level for this metro. HUD has come out and said that the affordable rent in Kansas City metro, so this includes both sides of State Line, is $1,645. The whole goal is obviously to get to rent levels that people can actually attainably have. So, the subject property here, the rents would be $1,575, so that's the average rent. There's going to be that range based off of certain income levels, so you know, some of these houses will be rented for close to $1,000, some will be rented for about $1,600. The average rent will be $1,575, though. And then this portion over here, just kind of talking a little bit about the housing stock and the age of the homes in this area. I definitely don't think old homes are a bad thing. They have a lot of character. They have a lot of history to them, but newer homes have higher quality materials, more energy efficient, so this would significantly increase or decrease the age of housing stock. This is a chart of basically what's within one mile of those homes, and almost 50% were built prior to 1950.

Income Limits & Example Jobs

Residency of the homes will be restricted to households making below the following incomes:

Household Size	Income Limit
1	$43,080
2	$49,200
3	$55,380
4	$61,500
5	$66,420
6	$71,340

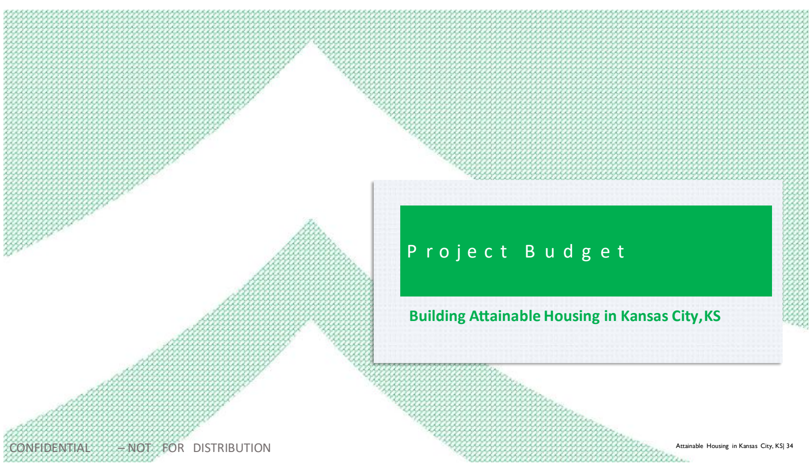
Type of Jobs that fit within the income ranges:

Job	Average Salary
Teacher	$56,799
Firefighter	$52,723
Police Officer	$59,601
Construction Work	$45,734
UG Employee	$62,360
Registered Nurse	$61,093

32

So, keep mentioning the federal tax credits. Those come with income levels. So, over here on the left what we're seeing is that the residency of these homes will be restricted to households making certain levels of income. Those household incomes are set by HUD, and they dictate what those rent levels will be. What I always find helpful is to kind of identify what income or what jobs people might have for these kind of income levels. So, a teacher, a firefighter, a UG staff member, a police officer, a nurse, these are all the jobs that families or individuals might hold in this household and still be able to live in these homes. So, I find it helpful to kind of show that these are individuals that support our community, and they also need housing. Everyone deserves a safe and high-quality home. Again, just trying to show what rents are in the area. So, this project obviously is a number of lots. Put the blue dot in the middle of basically where all these homes are going to be. So $1,575 is, I know it's kind of hard to see up there, but it's basically lower than everywhere else you can rent a home in. We'll go to the next slide to show you what some of these homes look like.

So, this home on the left is a home that we've built. Definitely a different project, but it was built on Land Bank lots using federal tax credits. It was done in Petersburg, Virginia, though. I want to bring it home and do what we can for our local community, but this is just to give you an idea of what these homes are being rented for and what they look like, just to kind of give you the visual effect of what the housing is, and we can beat the price point and the rental rates for pretty much all of the existing homes in the area.



Project Budget

Home Costs	
Subtotal:	$13,917,257
Land Costs	
Land	$69,000
Site Costs	
Subtotal:	$21,600,000
Soft Costs	
Subtotal:	$4,140,000
Contingency	
Contingency	$1,676,619
Subtotal	$1,676,619
Total Construction Costs:	$41,402,876

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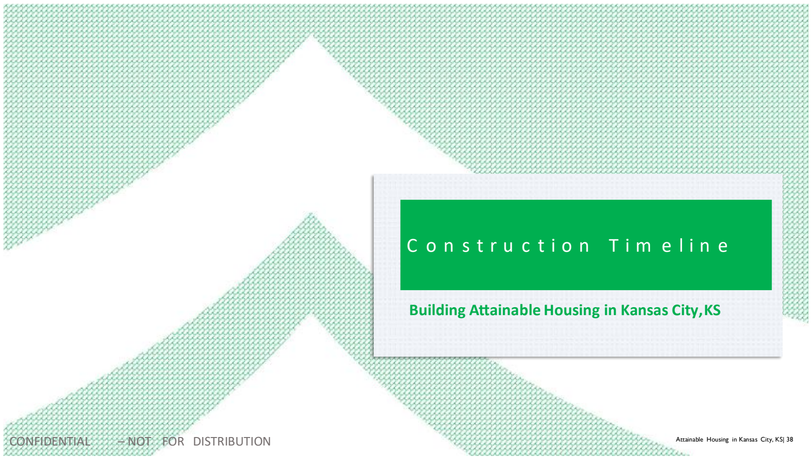
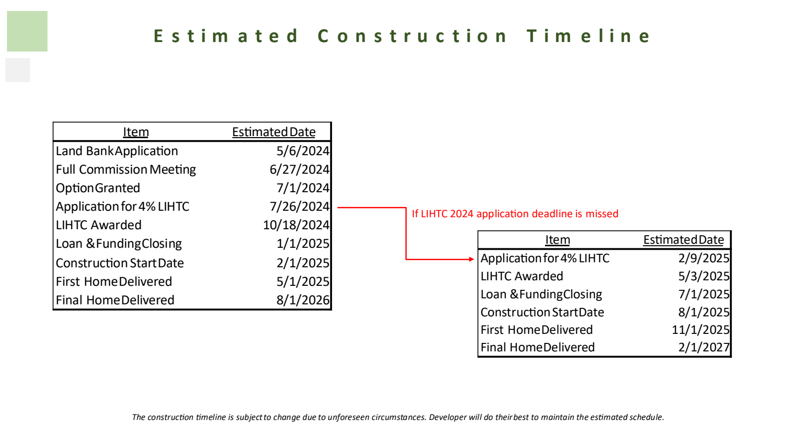
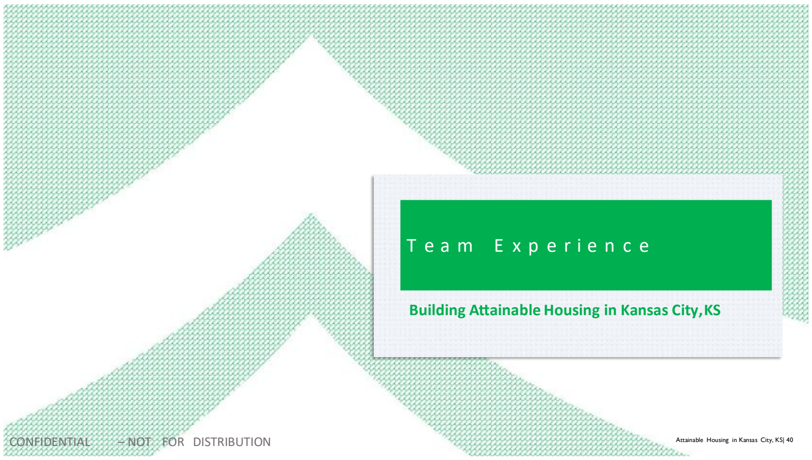
So, this is probably the most boring slide on this presentation, but basically, it's a $41 million project. $12 million of those, the equity portion, will come from those federal tax credit dollars. The other portion of this $41 million will come from lenders who specifically lend into affordable housing developments like this. So, they give lower interest rates. It basically allows you to reduce the cost of capital, which allows you to rent for lower and lower rental amounts and hit different price points.

So, the development partners. The whole goal, like Jud mentioned, is keep everything local. I know we picked a nonprofit from outside of KC, but our home builders draw from the Kansas area. Our general contractor will be Timberline Construction. So, they are a contractor that specializes in the installation of factory homes. You have to be licensed to put these homes in in Kansas, so it kind of limits the contractor pool a little bit. So, what we're going to bring in is all the subcontractors will be local. CoBuild is somebody that I have been building a relationship with. They specifically work with nonprofit and other developers of affordable housing. They bring in individuals who are from our trade schools here in the city and teach them and train them up alongside of their staff. So, I think there's a great alignment there in keeping everything local. And then the Property Manager will be Cohen-Esrey. Their corporate headquarters are here on Shawnee Mission. They manage nationwide, but again, trying to keep everything local as we can. They people who build the homes, the people who maintain the homes, the people who manage the homes, the people who are eventually going to sell these homes. The goal is to have everything as local as it could possibly be.



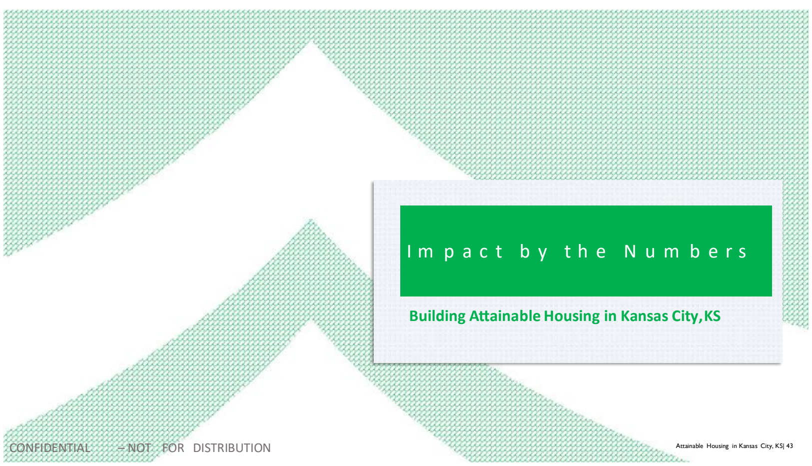


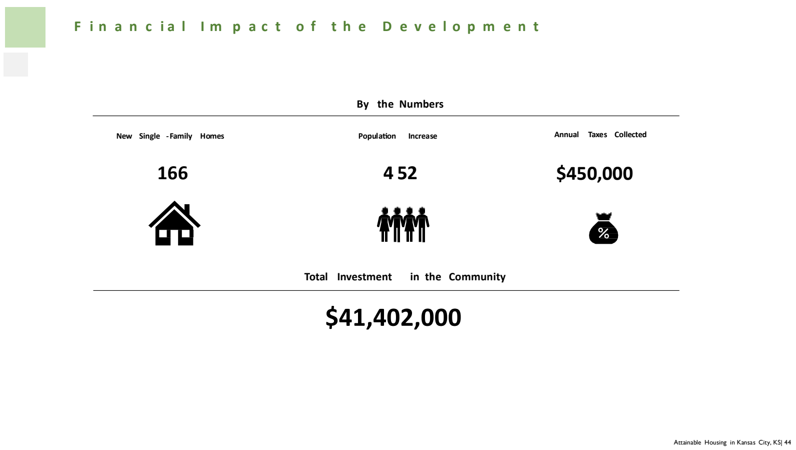
The construction timeline. A lot of people ask when could we build these homes? How fast can you do it? A little bit of timeline. So, we're here, obviously, in the Standing Commission meeting. If the commissioners do end up approving it, we would take this to the Full Commission meeting at which point, hopefully, we receive approval at that point as well. The tax credit, the 4% LIHTC tax credits, are applications at the end of July. Once we get the option granted, what that means is we're hiring our surveyors, we're hiring our civil engineers. There's a lot of work to get done within 30 to 40 days, but it can be done, and then hopefully the LIHTC gets awarded in October. You got to kind of go through permitting. You go through Planning. Do a lot of stuff to get to the point where you can actually start turning dirt. The goal is to hopefully do that in the spring of next year. The first home would then come in approximately two months later like we showed in that initial slide, and then it would approximately take 12 to 15 months to deliver all 166 homes. If you guys don't approve it, then I guess none of this really matters, but if we do get an approval, but we're unable to hit the timeline for the LIHTC application, the next available 4% LIHTC application is in February of next year. So, what it does is basically just move all those numbers six months later.



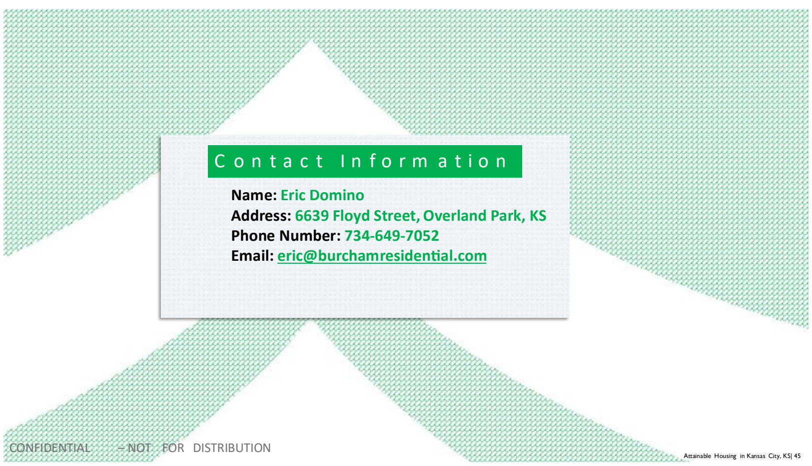
So, team experience. I've talked about this project in Overland Park. I'd love to—anyone that wants to come and see it, I will bring you down there. I'll have you talk to the entire team. We'll go out and see this. But it's 200 homes, 209 homes traditional subdivision. All factory-built housing. It's for rent specifically. You can do this for sale as well, but these are just some photos of what these homes look like and the interiors. So, these homes will look almost identical to what we are going to build out here. Obviously with the 20-foot-wide lot the homes will be narrower, but in terms of the porches, the roof pitch, the siding, the windows, all that will be pretty much the same.

And then one of the other projects that I mentioned, I think, is almost eerily identical is 47 Land Bank lots using factory-built housing. My partners were the ones that developed this on Petersburg, Virginia, and that was financed through Low-Income Housing Tax Credits as well. So, this is being done, it's been done here in the city, factory-built housing, and the LIHTC portion has been done in Petersburg, Virginia.





And then, lastly, just some of the numbers that we'll see here, 166 new homes. That's 166 chances to drastically change a family's life. That's really what I'm about. I think everyone deserves a safe and stable home no matter what income you make, and that's really why I do this. Some of the other numbers, 400 or 452 population increase estimate and then annual taxes collected about $250,000 and a $41 million project going into the city.



We'll open the floor for questions. That's my phone number. That's literally my cell phone, so pick up the phone, call me, I will answer. I know I probably shouldn't do that, but I just have a real passion for what we're doing, and I believe in what we're doing. If it's a 913 or 816 number, I'll pick it up. If it's another one, just leave a voicemail.

Chairman Davis said can you give your name one more time. **Mr. Domino** said Eric Domino. **Chairman Davis** said I appreciate you're extensive, but actually that was pretty succinct, presentation. This is really, really exciting to me. I cannot overestimate just how exciting it is to have this conversation. We've had a lot of applications come in to build various types of housing in Wyandotte County. Just earlier Mr. Hand mentioned different types of typology or typologies of housing in Wyandotte County, so this is an option. It's an option among many that we are very fortunate to consider. So, thank you for your interest in our community. I hope regardless of what happens here that you would consider other places in Wyandotte County because we have more than enough parcels available for all types of housing to be built as long as it is of quality and meets the different levels of need in our community. So, with that, committee, questions? I know this is a pretty extensive presentation, and of course we'll go to public comment.

Commissioner Bynum said thank you sir for the presentation. It is really exciting. I do have a number of questions. First of all, Kensington neighborhood, Westheight neighborhood, and Cathedral. I don't know if our contact list that we provided you to meet with those presidents is current, but I can put you in touch with every single one of those presidents. I promise you every one of those neighborhoods wants to talk to you. **Mr. Domino** said perfect. **Commissioner Bynum** said especially Kensington and Cathedral. **Mr. Domino** said okay. **Commissioner Bynum** said Westheight, with four or six of them way up in the north corner, they probably still want to talk to you, but Kensington and Cathedral being so impacted by what you're proposing, they are not going to ignore an email from you requesting to come present your project, which just makes me wonder if you have the wrong contact. We can fix that.

So, talk with me about—some of this is getting a little bit ahead of Land Bank stuff, so forgive me for that, but let's say that you build 166 homes, and they are rental, and they are complying with the income guidelines set by LIHTC. Who's managing that. Who's the managing operator of all that?

Mr. Domino said so, ultimately the ownership is responsible for making sure the compliance is in place. Cohen-Esrey, like I said, they will manage these homes. They will manage the compliance. They have extensive experience doing this. They outsource the compliance. That goes to a company called Real Page. That compliance is then done by that third party, checked off by Cohen-Esrey, and then ultimately sent to ownership to make sure that that is all correct. So, there are multiple different layers to make sure that these homes are rented and offered to the individuals that are allowed to live in here based off of the tax credits.

Commissioner Bynum said okay. I may have missed it. Are they built on slab? What's the plan for a safe room? **Mr. Domino** said so, the safe room—we're currently working with the manufacturer. Ideally, we have it inside of the home. Reinforce probably one of the bathrooms. If that's not an option, we're still working through that and what that would work like with the home manufacturer. It's not something that they've typically done. It would be an exterior storm shelter. You've seen some of those on some of the new builds here in the city. So ideally, first inside the home. If not, it would be an exterior structure. It would be kind of incorporated within the home, within the landscaping to make it look good and not bad.

Commissioner Bynum said so, for all of the parcels that are in front of us tonight, is every single one of those parcels you've made the application, and they've gone through our process, and we're here tonight. Is that right, Jud? **Mr. Knapp** said yes, that is correct. **Commissioner Bynum** said okay. So, is every single parcel that you're wanting to receive already zoned properly? **Mr. Domino** said correct. So, those parcels were specifically looked at because they meet all the zoning. These parcels were also—they've been pre-measured by my team. My construction manager has gone out and looked at the topography. I'm sure, as many of you know, there's a lot of hills in the city, so looking for the flattest lots that are, honestly, just the easiest to develop, and then kind of build out from there. So, that was why those lots were selected. Additionally, the overarching theme of these lots is that they're highly scored through the LITHC program so the Kansas Housing Authority that allocates these tax credits send out a QAP, so a grading scale, and all of these lots, based on what they're saying, they want homes on these lots. So, it's an application that would score extremely high.

Commissioner Bynum said so your company has built houses of this size, but not in Wyandotte County. Did I understand that right? **Mr. Domino** said that's correct. So, where we've done a lot of work—Johnson County. We've done that project out in Petersburg, Virginia, and we're doing some development down in Texas. **Commissioner Bynum** said so you're familiar with what you're building. **Mr. Domino** said absolutely. **Commissioner Bynum** said you just haven't built it here. **Mr. Domino** said correct. It is the only thing we build. **Commissioner Bynum** said I have a question for staff. It has nothing to do with you. Don't take any offense. I like your project a lot. It's very exciting to envision that this number of homes of this style and quality could be built in these areas. The question I have is have you had any Land Bank lots ever from Wyandotte County? **Mr. Domino** said no. **Commissioner Bynum** said okay. Because we have told other people they can have five max at one time, and we're looking at handing you 166 of them, and I'm wondering where the equity in that situation is.

Mr. Knapp said I can answer that question. I get these requests often, that I want all of your Land Bank lots, and they don't put in the work. When I received the application, I could tell that he put in the work, and it was a real application. So, that's why I pushed it forward. **Commissioner Bynum** said okay, and I can understand that. When I was first reading about it, part of me was like well, let's try 10, and I can understand the need to scale up. So, I am torn on that issue because we have not, and maybe we've never seen a developer this ready to do this number. I don't know. You can probably speak to that better than me, but I'm just struggling a little bit with that fairness issue, and I do want you to build your houses. I truly do. So, if you could just—**Mr. Hand** said commissioner, if I may. So, I know that often when applicants come in and speak to Jud we do notify them that that has been one of the typical comments of the Standing Committee, and the Wyandotte County Land Bank Commission. We also make note that that is not technically the policy, and your own policy allows you to not follow that policy. I would also just note that there's at least in the terms of fairness, and how you dole out large numbers of Land Bank parcels, the Commission also held a super block of hundreds of Land Bank properties that we don't know anything about that development. **Commissioner Bynum** said so that's a good point. And the other thing I was thinking of was since there are options, it's not like we're deeding 166 parcels to someone unknown and untenured in our community. We're not. You produce 10, we deed you 10 parcels. So, that's kind of how the options work. So, I feel like that's a little bit of a safeguard because I think the concept that we want to avoid is here's 175 parcels, and then something happens in your world, and you've done one, but you own all this property now that isn't going to see any action, and I think the option program does sort of protect us in that way. That's all the questions I have.

Chairman Davis said I do want to ask one clarifying question. I know Commissioner Hill and probably Commissioner Ramirez have some questions. Mr. Knapp, can you just provide a little bit more clarity because we are receiving some concerns regarding why this particular applicant, and I want it more, what have you, so when you say they've put in the work, what do you mean by that? Because here's the other thing, and I'm not speaking to the individuals that have said that to us, but I've also heard some folks, and I'm not the Land Bank Manager, and I'm like there's no way I'm going to give you three blocks worth of Land Bank parcels, and I've not even seen your application. Just from what I'm hearing. So, there is a level of discretion of staff of whether or not it is appropriate. But if you can just bring us into your world of how you're making those decisions, that would be helpful.

Mr. Knapp said like I said, I get these people who want to build on all of our Land Bank lots. I don't know how many times people have asked me for all of our Land Bank lots to build on, but then they don't provide any proof that they've actually done anything. Before Eric came to me he went to Planning and got the narrow lot design guidelines and had the designs for his houses before he even came and talked to me. He sent his people out to measure the lots and identify which lots he wanted. He just didn't pick every lot in the Prescott Neighborhood Group. He only picked the ones that would fit his needs. So that proved to me that he's actually went out and did work, put in the time. I mean to drive by 138 lots and measure them and look at them is quite time, and then his presentation that he gave me really wasn't changed very much from what we seen tonight. So, it was very well put together. Very well polished. He's built these projects in the past, so I really believe that he could complete this project. **Chairman Davis** said gotcha. So, there is kind of a substantial bar of if asked why, there's quite a bit of work, and there's quite a bit of effort that was put in even prior to getting to you that made you feel comfortable to say yes, I can publicly say I can stand by saying yeah, let's go ahead and put that forward for a Land Bank application. Is that what I'm hearing? **Mr. Knapp** said exactly what you're hearing.

Commissioner Hill said I have a couple questions. The first one being you mentioned mobile homes, Mr. Eric, and you said we haven't had mobile homes since the 70s. So, this is definitely a whole different project. So, my question now, that was a comment, but here's my question for our staff. What's the difference between this project, Mr. Hand, versus the Eden Village project, just in layman's terms, real quick. When I say project I mean just the homes, the way they're built. Well, this is like prefab. I understand that, and the other ones are not. Is this a dumb question? I'm just trying. I know they're both smaller homes. One is prefab. **Mr. Hand** said I think they're the same. **Chairman Davis** said the size. **Mr. Hand** said different projects. The Eden Village are smaller. **Commissioner Hill** said okay. **Mr. Hand** said but they're both, again, mobile home is not a—I don't think they're technically factory-built homes in Eden Village, but they're pre-built and brought, too. The difference in the type of construction is the advance in the technology to make it more of an assembly line process. **Commissioner Hill** said okay. **Mr. Hand** said does that make sense? **Commissioner Hill** said okay. Thank you for that. **Mr. Hand** said it's not a kind of one-off project like the Eden Village was, and they pulled some off of basically a pre-designed list. I think the applicant here has worked ahead of that to address our narrow lot design guidelines, the intent of which is to produce a higher quality product. **Commissioner Hill** said okay. **Mr. Hand** said again he has to go through all the entitlements. He pulls a building permit for each one. Each one will get a narrow lot design line review. If it needs a variance it needs a variance. **Commissioner Hill** said okay. So, the statute or the policy needs to be changed when it comes to building the Eden Village Homes, right? And will there need to be a new statute or policy to build these or is that already done? **Mr. Hand** said the Eden Village project is a little different. They tried to put multiple houses on a single parcel. Their site design required all kinds of variances. They combined several lots to get a larger lot. They had a communal room, a communal office to provide those services, sort of, and have the ability to provide services on site. It was just a different animal. It was a tiny home village. **Commissioner Hill** said okay. **Mr. Hand** said these are single family homes. **Commissioner Hill** said okay. **Mr. Hand** said individual parcels. **Commissioner Hill** said okay. Thank you. All right. We got that part cleared up.

Okay, Mr. Eric, I noticed in what you showed us in Overland Park that they had garages, but I didn't see any garages for the Wyandotte County homes. **Mr. Domino** said that's correct. So, based off the zoning R1-B that was enacted so you don't have to put a garage based off the zoning. A major concern of the associations was parking, so these homes will have parking. They'll have a driveway. They can fit up to two cars tandem. So, that is how we're addressing the parking issue. They will not have garages. You can build a garage for $30,000, which means you need to rent it for maybe an extra $200. So, everything they've talked about, some of the fairness, I've spent almost 12 months before I even talked to Jud about how could you actually make this work. Talked to the manufacturers, got the design guidelines, talked to them to get specific floor plans, everything to make it so that it fits exactly what Wyandotte County is looking for. It's been designed in a way so that it can be done and actually feasible, which is why the garages were not put in the project.

Commissioner Hill said okay. Another thing, just two more quick questions. Number one, I really appreciated Commissioner Bynum's question about the Property Manager because what we've seen here in Wyandotte County is many times it starts out beautiful, and then the builder or the Property Managers or something exchange or switch or something, and then somebody else is taking care of the property or is Property Managers that don't care. They don't keep up the property anymore. So, what assurance can you give us on this Property Manager being involved for a while, or is this another one where it turns over after so many years? **Mr. Domino** said so, two keys. One, it's a 15-year hold period. So, I live in this city. I just gave you my email, my personal phone number. I encourage people to call me. I take a lot of pride in what these homes look like, the quality of life that the individuals living here do, so I think that starts from me. Cohen Esrey, specifically, they've been in business for 30 plus years. They're here in the city, as well. They care about their reputation. I've looked at other Property Managers, specifically vetted I would say five plus Property Managers and picked Cohen Esrey because of their exceptional service and with how long they've been in business. So, in terms of insurances, they're professionals, and I live here. I don't want to get calls from people that don't like the quality of these homes and the upkeep of them. So, I think those are kind of the two distinctions there.

Commissioner Hill said would the Property Manager have an office in Wyandotte County or would it just remain out in Shawnee Mission? **Mr. Domino** said so, it would be in Wyandotte County. Ideally, we'd have one of the homes be an office. We'd still need to work with Planning because it would be technically a different type of zoning. If that's not the case, I've already built in a budget to rent office space in Wyandotte County. To make a scattered site project like this work you need to have really, really strong maintenance and leasing staff very close to these homes. It's a difficult project to manage because not all the homes are right next to each other. Another reason why these lots were selected in such tight bunching was to make the management easier. So, if we can't get a variance from the Zoning Department to allow one of these homes to be a leasing office, we'll go ahead and just rent office space as close as we possibly can to these homes.

Commissioner Hill said okay. Thank you. And then my last question just has to do with the ability to withhold storms. So, we've seen such devastation all over our country, so I'm just wanting to hear a little bit more on how much you all do to help protect that homeowner in that house, and, of course you have—I heard a song called Your Arms are Too Short to Fight With God or something like that. But anyway, to the best of your ability I would like to know kind of what are you doing to ensure that these are very well built and that they can withstand the storms.
Mr. Domino said yeah, absolutely. So, I think first of all the Planning Department ensures that everything is built to high quality. The federal tax credit dollars also ensure those standards actually go above and beyond what Wyandotte County requires. If you're going to get those tax credits, they need to meet those requirements. The homes—that's kind of why I touched on the quality of the manufacturer. There're hundreds of home manufacturers out there. This specific manufacturer was selected because of the quality of those homes. Another point that I mentioned was the permanent foundation. So, being on a permanent foundation is very key, not only for the future owner of these homes, but for the safety of them as well. These are permanently fixed to the ground. They're not going anywhere. The siding's 50-year lifespan, so high-quality siding. The roof's 25-year plus. So, I think that we've taken into insurance that we want these homes to be high quality, and I think you can rest easy at night that you know the Planning Department's got your back. They're not going to let us put bad homes in the neighborhoods. And then again, since we're taking federal dollars there's a lot of red tape and things that you have to do to make sure that these structures fit what they're looking for.

Chairman Davis said Commissioner Ramirez, do you have anything to add or ask before we get to public comment? I'll take that as not.

Commissioner Bynum said moving sort of beyond the Land Bank piece of this, and I—some of this might be for staff, but you don't need—you're going to submit a LIHTC application to the state in July, is that right? You don't need local permission to do that do you? **Mr. Domino** said well, I need control of the land, so that's why we're here. **Commissioner Bynum** said you don't need to bring your LIHTC application to our governing body for approval to submit to Topeka. Is that correct? **Mr. Domino** said that is correct as long as you guys option the land. You cannot make an application if you don't control land, but yes, that is correct. **Commissioner Bynum** said so the option is enough—**Mr. Domino** said correct. **Commissioner Bynam** said for you to submit. **Mr. Domino** said well, I'll have to spend a couple hundred thousand dollars to get surveys, GC's to kind of design the project. Most of it's already been designed, but yeah, that's pretty much you need control of the land, you need a market study, and you need plans. You need to show that you've actually bid out this project.

Commissioner Bynum said okay. How is it that you decided 166 is the number because I'm kind of interested in saying let's start with Riverview and do 51, but I think you haven't said it out loud, but you've got a LIHTC application pending. So, what does my suggestion do to your LIHTC application and your financing and your building plans? **Mr. Domino** said so, the reason we selected 166 homes is it's very, very hard that I think some of these other builders in the room could tell you. It's very hard to do lot by lot. You get significant cost reductions, economies of scale. So, to go bigger it brings the cost down. It allows us to have a larger impact and allows us to rent and sell homes for a lower dollar amount.

Commissioner Bynum said if you don't get LIHTC, are you doing this project? **Mr. Domino** said so, that's a great question. If we don't get LIHTC what I'd probably end up doing is trying to do one, go to you all and ask what do you want to get built. You know we would look at doing a for sale model. That takes a different set of investors. It's significantly harder to raise capital around that. LIHTC is there. It is given to the states from the federal government. So it's, I don't want to say it's the easy route, but it's an established path that's been there before. **Commissioner Bynum** said sure, and I appreciate it because it helps us put people in housing, and we desperately need to be able to do that in this community. I'm all for building more housing. I'm trying to play out and, frankly, convince myself that it is a good move on the part of this committee to hand over 166 parcels with one vote. We've never done that before that I know of, and I want to do it, but I feel like we've got to cover as many possible bases as we can, do our homework, do our due diligence. This is not something to take lightly from this chair. That's a lot of parcels, and do you hope to utilize our NRA program through the additional tax incentive that's available? **Mr. Domino** said that's correct. We do hope to use that. It's honestly a great program. It's what makes projects like this feasible. We're still looking through whether or not this project would be accepted. It was designed for owner occupied home. Ultimately these homes will become owner occupied in 15 years. There're also some ways that you can become a quote-on-quote special project within that act. Honestly, it's needed to make this project feasible. So, we will be pursuing that.

Commissioner Bynum said so if you—let's say we vote in favor of this tonight, and you're successful with your LIHTC application, I know you had the little timeline, but it's about two and a half months to build. **Mr. Domino** said correct. **Commissioner Bynum** said then assuming your LIHTC was approved on round one, you're looking at, I forget already, almost two years or less than two years to be built out. **Mr. Domino** said so, less than two years. So, I guess we'll call it if we get the approval from the commissioners today and go to the full commission and then get the next level approval, take approximately two years from there. Because it's a large project it takes a lot of time, but once—most of the kind of the leg work I've been doing for 12 months, a lot of the next step, once you receive those, is now you really start spending serious, serious cash. We're talking it's going to take probably $1 to $2 million to get all the construction docks together to go through Planning. Once that's all set the construction's relatively, I don't want to say it's easy, but that's like the part that moves quickly. It's all the planning up to then, which is why I've been spending the last year working through all those problems like knowing that probably going to ask about this or Jud's going to tell me that people want this. So, that's kind of where a lot of the work has been upfront if that makes sense. **Commissioner Bynum** said okay Chair, I think I'm done with my questions.

Chairman Davis said we'll do Commissioner Hill, and then y'all we do have to get to public comment, so this will be the last one, and then we'll do public comment.

Commissioner Hill said one more question. Will you do your project in phases. Like, for instance, will you do Cathedral first or after 30 days or 90 days you go to another neighborhood? Are you building in phases? Are you putting one or two up in all of them at the same time? **Mr. Domino** said great question. We will be kind of focusing on specific sections of the lots. Like to begin with we don't necessarily want to have our crews running around the city everywhere. We want to make an impact here, and then they move to the next block. The general contractor and myself will work with the city to figure out what the best kind of timeline and what location makes the most sense, but from a pure construction standpoint it makes most sense to just do as many as you can in one neighborhood and then kind of move on to the next.

Chairman Davis said you just save your breath. If you need one of these waters just grab one because we're making you work tonight. I'm going to go ahead and open public comment right now. I'll ask the Clerk were there any comments received from the public. **Ms. MacDonald** said no comments were received. **Chairman Davis** said are there any hands raised online? **Ms. MacDonald** said no hands are raised online. **Chairman Davis** said for the folks that are here, would anybody like to speak on this item. Yes. All right. Comment should be limited to the item in hand and per the Commission Rules of Procedure should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities. You'll be given three minutes to make your comments. Please state your name and residency and then make sure that green light is on. That way we can hear you loud and clear.

Fran Sutton, Kansas City, Kansas, said I have several thoughts, and I was just scribbling notes as we went, so follow if you can. My concern would be that we would be holding up 160 lots, and of these 160 lots of all of our Land Bank lots they were specifically selected as the cream of the crop, which makes remaining lots perhaps not as buildable or not as desirable. I have not seen data suggesting that this developer is actually familiar based on his presentation with our city, with KCK, and with the 2022 Shaw report that indicates that we do have approximately 2,500 housing units short in our city, and that we do have over 23,000 families that cannot afford more than $500 per month in rent or housing expenses. And while I appreciate that we hear the words affordable and attainable, I use those words as well, $1,500 a month for a trailer may not be desirable perhaps or affordable in our community. The conversations I was hearing surrounding where certain folks have received limited numbers of Land Bank lots at their disposal versus 160 requested here, it certainly lends to the idea that at times in KCK it would feel like we roll out the red carpet or we roll out the red tape depending on how much money is being brought to the table. My biggest concern is that Wyandotte County is a collaboration of many communities with various socioeconomical and cultural backgrounds. A trailer park is not going to fit in Cathedral. **Ms. MacDonald** said one minute remaining. **Ms. Sutton** said it's not going to fit in Westheight. If these neighborhood groups have not returned calls, it is possible that we don't have the right contact information, but it's also quite possible that they are quietly acknowledging that a trailer won't sit right next to a brick Cape Cod. The project shows a lack of knowledge of the complexity of the character of each of the neighborhoods represented on that sheet for 160 lots and that perhaps trailers do not fit the character of the neighborhoods that are requested. We are known for our diversity, and while that development may be great in Johnson County, Greenfield, it may not be great in portions of our city. **Ms. MacDonald** said your time has expired. **Ms. Sutton** said that's all good.

Chairman Davis said other comments from the gallery? Just need your name and residence.

Elnora Jefferson, Kansas City, Kansas, said I want to say I enjoyed the presentation as well, and I had a list of questions, but the commissioners went on and asked the questions that I had. I do have one, however, and that is on assessments. Soil lead. Are you going to be doing that phase one assessment or how are you addressing that? **Mr. Domino** said yep. So, phase ones. **Chairman Davis** said sorry. You won't necessarily have to answer. Ms. Elnora, your three minutes is still going, so I would say go ahead, answer or ask all of your questions and everything, and then we'll—**Ms. Jefferson** said okay. The other thing is, this really kind of comes before the equitable development scorecard. I appreciate the fact that you're going to team with some of the colleges on trades and people who are into that. Have you thought about the USD 500, the actual school system? We have a Diploma+ project there to start to build the capacity locally and with their youth to be able to do the things that you're doing and that the people that are working for you were doing. So, I think those are the two questions that I have that weren't answered elsewhere.

Chairman Davis said other comments from the gallery? Okay. I'll go ahead and close public comment. Sir, if you would like to give your responses or quite a variety of questions that were asked, so we'll love to hear your responses and committee will follow up with other comments and questions as well.

Mr. Domino said yeah, absolutely. So, I think that the first kind of comment was 166 lots, 138 lots selected as the cream of the crop. I think what we've looked to do is yes, we've looking for lots that are easier to develop, but we've also tried to find lots that are close together, so we are taking on challenging lots as well. There's 4,000 plus lots, I think. We need a lot of builders to build homes. I think if you look at the number of lots that we're looking at, it's maybe 2% of the entire stock in the Land Bank. I think, also, these lots were selected because of the LIHTC grading system. And then I guess one of the other comments that I heard was what I'll paraphrase the rents not being low enough. Yes, I wish I could build homes and rent them for $500. It's just not feasible unless you're getting heavy, heavy subsidies, which then means maybe you're only building one or two. To have an impact on the community in a positive way I think you need to have rents that are feasible for the project, but of different scale. So that's why we're looking at $1,000 up to $1,600. So, I think the rents come down to feasibility. To be honest, I think maybe there's a reason that there's 4,500 lots kind of in this area right now.

And then I guess the next comment was a trailer or a trailer park. I'm used to people saying that honestly. We heard it in Overland Park all day, every day. These are not trailers. I think the home design, the width the lots require homes to be more narrow than they are long. If you want to fill in these narrow lots, these are what the homes look like. If you call the homes that we're building trailers, you're kind of also calling the neighbors' homes, they look the same right. So that would be kind of my response to that question.

I understand the fairness question. What we're trying to do here, I'm not asking for special treatment. What I'm looking to move through the process based off of what the commissioners have put together, what the elected officials have put together. Kind of what the citizens have elected you all to do, and I'm working through that framework. So, I think that I'm not asking for anything special, really.

And then, in terms of the character, I think the Planning Department has done a great job of doing the narrow lot guidelines. These homes would fit in those guidelines. We're not going to just slap up something that doesn't look like what the other homes look like. I think there's a lot of guardrails that you all have set up, specifically, the Planning Department. They will be there and they will make sure that these homes are built to the standards and the aesthetic that the city's looking for.

In terms of the phase one, every single lot will be tested. Every single lot will get a phase two if it's an indication of something. I can almost guarantee you if there was a home on there before, there's probably lead in the land, so we've already built in the remediation cost to that into that budget. The environmental concerns are there. There's challenges to building these lots, the topography, the bedrock. It's just a hard area to build in. So, we've properly vetted out all those things and the phase one and the phase twos are just not only required by myself, but by our lenders, by the federal government, and anything that's found will be remediated. And then in terms of the trades and looking to the schools, that's why we are looking to try to bring in CoBuild or another similar GC who has what I would consider better access than maybe I would to some of the trade schools to bring those people in.

Chairman Davis said committee, other questions, comments?

Commissioner Hill said do you mind if I just ask this question of Legal? Is there a way that we can protect ourselves that if this developer cannot deliver what they say they're going to deliver when they say they're going to deliver it. Say some catastrophic something happened economically, and maybe all they got to do was 50 to 75 homes, but all the other land is tied up in their name. Is there an instrument or some way that we could protect ourselves that if they're unable to complete that project or those parcels, can we release that land quickly in the event another developer wants to come through? I don't know what I'm asking. I'm just trying to figure out a way we can protect ourselves. **Ms. Green** said sure. I would say the option agreement actually already does that. It's only for a year, so if they couldn't get everything lined up to have the property deeded over to them and our option agreement says that that property, it doesn't get deeded over to them until they have the building permits in place and the financing in hand, and they only have a year to do that unless they come and ask for extensions. So, if at that point, Jud doesn't see that they've got all their ducks in a row, and they haven't already got started with the timeline that he set up, he's going to know before that year's up if they're going to be able to do it. So, I think the option agreement already gives us that protection.

Chairman Davis said and I don't want to jump too much into the Land Bank Policy discussion, but one of the additions that is being made and proposed before this committee for the Land Bank Policy update is an annual review that the Land Bank Manager gives to the Neighborhood and Community Development Standing Committee on options. That way it's not a surprise. I don't have to wonder what x developer's doing. Every Community and Neighborhood Development Standing Committee here on out right, pending that policy's adopted, will get that review every year. So, there will not be a gap or a lapse of oh, we didn't know or oh, we awarded you that option in `21 and it's 2025. Every year we will know what is going on just for accountability for our sake to constituents, but also for the developer's sake. So, yeah, that's a really, really good question. Commissioner Hill, there's no dumb question. You're doing a phenomenal job in asking really good questions, so please don't sell yourself short there. I do want to ask a question on ownership. So, we had talked about the quarter million dollars estimate. If the impact of that—obviously, it may not be that if you're taking advantage of incentives, which that's the whole point of putting incentives there. Who will own these homes as they are rented?

Mr. Domino said so, basically, I would, and the investors. So, these tax credits become sold. So, they're sold to basically banks because they need to lend in the communities that have branches. So, these tax credits are basically sold to banks for about 80 cents on the dollar. So, these banks will essentially become the owners of the homes. There's kind of complex, like organization charts, but that's pretty much how it works is they will own the majority of the interest in the homes.

Chairman Davis said I want to make a comment about kind of the affordable housing piece. So, somebody that—I consider myself an advocate for affordable housing. Very soon here I plan on introducing an Affordable Housing Trust Fund which is including the Community Benefits Agreement or ordinance that was passed last year. I think we have to be very mindful of where our community is, and then where we want our community to be. We've had a lot of amazing nonprofit folks offer affordable housing at that very, very low level whether it's in Village or Village Initiative and the work that they're doing or others, which is great. We've also had straight up market rate projects. Look out west. Look at the Fourth and Minnesota project, which I'm excited about, and I hope other folks are. Look at what's happening with The Yards II. And then we have something like this. We have a project that is in the middle where no, it's not at that $500 level, but it's also not at that market rate level either. It's kind of in the middle, maybe for that family with two working folks or somebody that has a job and maybe a kid or two and they're saying hey, you know we're going to rent for a while with the hopes of owning a home. I say all that to say we need a variety of housing options in Wyandotte County. We don't need all market rate. We don't need all LIHTC. We don't need all rental. We don't need all homeowner occupied. It has to be diversified. With 4,500 parcels, and this is after we have awarded Mt. Carmel kind of a blank slate of a timeline of how much they own, and I hear a lot of people in the Northeast complaining about what is under their hold right now to build and I support. I voted for that. My whole point is that I think we have to be realistic. I think we also have to think about the message that we are sending to developers and folks that are wanting to take a risk in our community. I want us to move the needle. I believe there's more than enough for 166 to be awarded, and I also think there's more than enough for six or 10 that were awarded to small developers. We can do it all because we have 4,500 parcels, and many of them are buildable. So, I would hope that we would not have this conversation with the scarcity mindset. We can do it all. We have enough to make it happen, and we can better our process so that small scale developers also have a shot and do not feel shortsighted in the process while also welcoming developers because we need you here to develop, and I hope this is one of many projects you do in Wyandotte County. Mr. Hand, you look like you're about to say something.

Mr. Hand said I just wanted to add that similar to comment to add on to what you just said Commissioner, through the Land Bank Policy update, during the PlanKCK Comprehensive Plan update, and even in the last couple years of our DotteTalks we have consistently heard from our public that they want us to find a way to mobilize our Land Bank parcels and move them faster. This could be a great test subject. **Chairman Davis** said and it's not to say that all of the Land Bank parcels would be reserved for large developers because in the policy that is not it at all. It is actually far more permissive than it has been before, and we're also getting pushed back to say why should that be a garden? Why should that be a yard extension? That could be a single-family home. So, at some point we have to decide, and I think the answer is all of it. The answer is the yard extension, it's the garden, it's the pocket park that Turtle Hill is doing, and it's this project, and it's the small developer. I don't think we have to choose and pit community interest against one another. I'll get off my soap box. Anyone else? Any other comments?

Commissioner Bynum said I appreciate all that you've said and yes, Commissioner Hill, you are doing a fabulous job, and those are great questions, so keep asking them. One more time, I know you've got a product that gets manufactured and brought here. Is there an opportunity—I'm sure you need other things. Are you committed to doing things like buy local whatever other materials. Do you try to do that locally? **Mr. Domino** said yeah. That's correct. So, the goal is to do everything we possibly can to keep it local. I'm local. I live here. I care about my community. I want my neighbors. I want the neighbor who has the foundation company to work on this project. I want the individual who's starting up the lawn care product or service in the neighborhood to mow all these lots. I mean 166 lots is—or 138 lots is a lot of mowing to do. That's someone's business right there. The whole goal is to keep it local, which is why I'm trying to connect with general contractors who have the avenues to access the trade schools and the relationships that are already there. **Commissioner Bynum** said for what it's worth after the meeting, or I can email you. I have the three contacts for the three neighborhood groups, and you can see if they match up with who you've been trying to connect with. I think it would be really good for you to continue to talk to all of those neighborhoods. Sometimes I think we have to take all the very best information we have and still go out on faith, and that's what I'm going to do right now with a motion to approve these Land Bank lots.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Davis, to approve as submitted.** Roll call was taken and there were four "Ayes," Hill, Ramirez, Bynum, Davis.

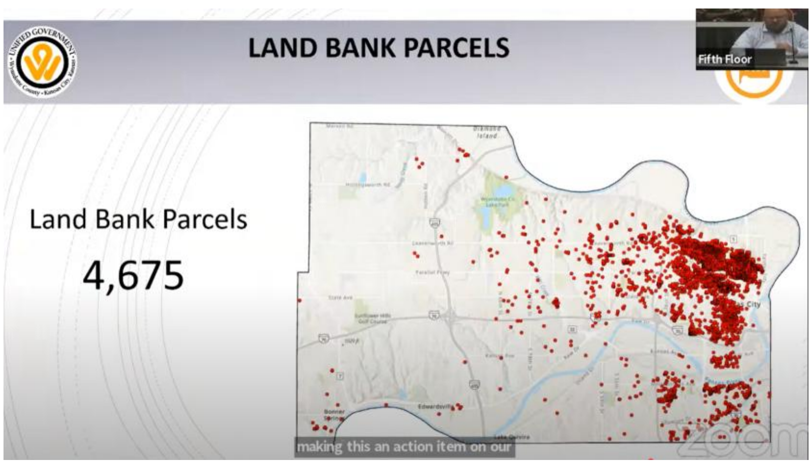
Chairman Davis said we are still making our way through. I think this puts us at the Land Bank transfers. Mr. Knapp, is that accurate? **Mr. Knapp** said you've already voted on that. **Chairman Davis** said we did? We went on to transfers. Okay. Just wanted to make sure we got all of that. **Ms. MacDonald** said we need a separate vote on the property transfers please. **Chairman Davis** said we do need a separate vote? **Ms. MacDonald** said yes, we need a separate vote. It's a separate item. **Chairman Davis** said I will go ahead, and is there a motion on the Land Bank transfer?

Action: **Commissioner Bynum made a motion, seconded by Commissioner Hill, to approve the Land Bank Transfer as submitted.** Roll call was taken and there were four "Ayes," Hill, Ramirez, Bynum, Davis.

Item No. 4 – 21117…RESOLUTION: APPROVING LAND BANK POLICY UPDATE
Synopsis: Approval of a resolution approving the following Land Bank policy updates.

Chairman Davis said this is a very, very busy, productive night for our committee, which is really exciting. So, our last item is the Land Bank Policy Update. We are back here again, which is awesome. This one is for action and so, committee, regardless of what happens tonight, I'll keep putting it on the agenda for action just because that's where we are at right now and want to leave that at you all's discretion. But Mr. Knapp, I believe you have kind of a brief presentation to help us get caught up to speed.

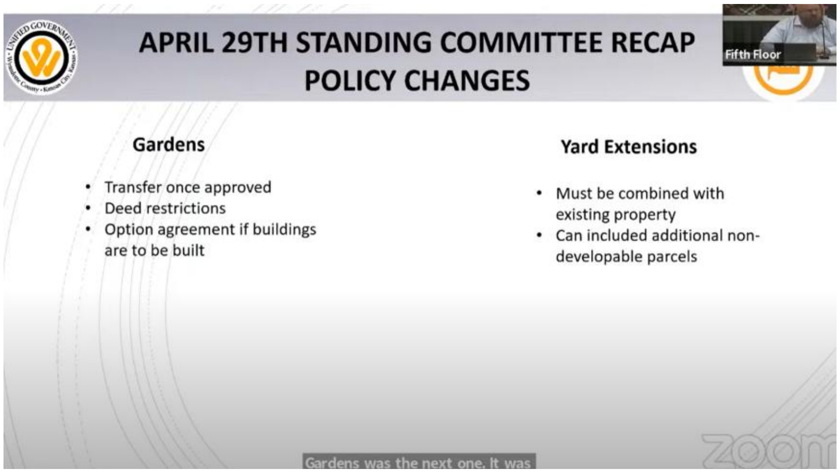
Mr. Knapp said so, this is a recap of how we got here to making this an action item on our policy.



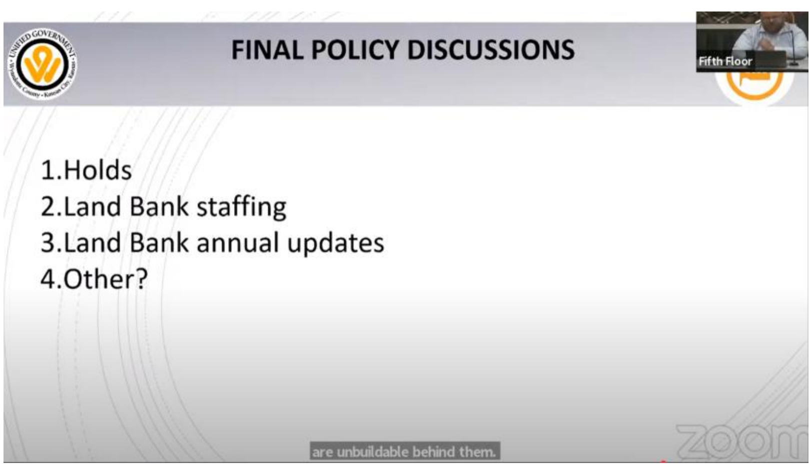
To start out with we have 4,600 Land Bank lots. There's the map.

The engagement that we've done—we had five meetings, actually, six. We talked to 318 people during that time. We asked questions like what should the purpose of the Land Bank be, what does success look like, and put all that information together and the Land Bank really wasn't doing a terrible job, so I was very proud of that.

Our April 1 Standing Committee recap—we talked about options. The only change that we have in options is very small ones like the agreement start date is when Full Commission votes on to approve these items. That's when the start date of their option agreement starts. They have 45 days after that to sign. If they don't sign by that, their agreement gets cancelled. And the extensions was Land Bank Manager can extend it once, and then if they need more time, more than two years to do this, they got to come back here in front of the commissioners to get their extension. The Land Bank Advisory Board change—we added an additional member from the NBR that has the most Land Bank parcels. Currently that'd be Groundworks. It would be a neighborhood association President that would be voted on by the Livable Neighborhoods or selected by Livable Neighborhoods.



Gardens was the next one. I heard that we have yes to gardens. Yard extensions and victory gardens or personal gardens were the same thing, so personal gardens kind of went away. They're just yard extensions. There was a talk about when do we transfer gardens once they're approved. This is more for like urban farms and community gardens that aren't right next to your house. They'll transfer once they are approved, but we will have deed restrictions in there so we can get the property back if they have code violation items like that. For the urban farms we will require an option agreement if buildings are going to be built, so it'll be run just like our option program that they'll have to go get a building permit and provide proof of funds. Yard extensions was a yes that we should start doing those again. We did add that they must be combined with their existing property and can include additional non-developable parcels like if there's parcels that are unbuildable behind them, we could get those, too.



Final policy discussions. Some like ones that are kind of out there are holds. Land Bank staffing, Land Bank annual updates, and any others that you have. So, Commissioner, that kind of sums up my presentation.

Chairman Davis said the conversation regarding the holds, if I recall, was just whether or not we would allow them. Is that—do I recall that? Okay. I don't know if we have a slide on that. I don't want to necessarily make you go and find that, but committee, just to kind of bring everyone up to speed, in the current policy update proposal right now, and staff, do correct me if I'm not recalling this, in the current policy proposal holds are not allowed, and the reason why is because we have options. So, with a hold we're basically saying you get that Land Bank application for almost an indefinite period of time until the elected officials say hey, what have you done with those applications. For the option policy, it's to say no matter who you are, small developer, large developer, no matter how much money you have, no matter—whatever, if you have not completed your Land Bank application by that set amount of time, you have kind of one shot with the Land Bank Manager to make your case, and he has a discretion of up to one year to give you extra time, and then if after that time you have not succeeded you have to come back before this body and make a case as to why you get access to that Land Bank application. I'm in favor of what we have in the current policy. I don't think holds are just helpful for Wyandotte County. I just don't. That's kind of my thought. Committee, questions regarding—let's just start with the holds conversation. We will get to public comment, but I just want to—.

Okay. Actually, can we put that slideshow back up there? Sorry. The other one is the Land Bank staffing, so this was something that I put on within the policy. So, I'll just say it. We need a lot more staff at the Unified Government in general. I think there is tremendous amount of potential, particularly. Everybody has potential. All of your departments have potential, but I think there's a particular amount of potential in the Land Bank Division of Economic Development to speed up and expedite and scale these efforts. Jud needs help. You all need help. You all need help, and having more people on staff, having more people do this work. I've spoken with the County Administrator about this as well. It's just necessary. So, within the proposed policy there is a recommended, because again, it's a recommendation of a ratio of for every 1,000 parcels there's a staff member. So, we have currently 4,600 parcels. That means ideally, we would get at somewhere between, I guess you can have a half staff member, but ideally, we would have about four to five staff members. That's to help with this process that can be marketing the Land Bank parcels and the opportunities kind of nationwide, internationally. It can be helping small scale developers and walking them through that process. It can also be assisting folks that have already been awarded that may have questions because I'm sure for the Land Bank folks at the UG they get a lot of questions, and they spend a lot of time doing a lot of things.

The last part, number three, is, I've already mentioned it, the annual update. So, we work these options every month, which is great. I don't know about y'all, sometimes I get asked questions, and I'm like I don't even remember when their options started, when it ends or whatever. Having this annual update will just be helpful to not just us, but again, we have to think future forward so that the community knows, so that everybody knows the status of those options, what's going on, and just adds more transparency and accountability to the process. I kind of just went through all of that verbally because I've looked at this policy God knows how many times. Any questions, Committee on that before we get to public comment.

Okay, Clerk, I will turn to public comment. Have we received any comments from the public? **Ms. MacDonald** said there are no comments received. **Chairman Davis** said any hands raised online? **Ms. MacDonald** said we do have a hand raised online for CHWC Enterprises. **Chairman Davis** said okay. Before you speak here, let me go ahead and get my spiel. Give your name and city of residence, and you have three minutes.

Megan Painter, Kansas City, KS, said I am the Director of Neighborhood Development at CHWC, and I live right next to Waterway Park at 1327 Barnett. The only thing that I really would like to mention about the holds is I've been working very closely with a broader neighborhood group at Douglas-Sumner especially, and there are Land Bank lots right next to Sumner Academy, and Sumner Academy is scrunched already, and they need to expand, and so whenever it comes to the hold, I think that we really need to be very strategic, especially whenever it comes to land next to our larger institutions. Then, also, we're talking about putting together broader strategies for entire neighborhoods, and we'll be working to do some phase development I think in Sumner here pretty quickly, Douglas-Sumner. But there are options to do bigger things if we can package land. So, I just want the value of packaging land in order to do these larger catalytic projects to be something that is valued in this new policy. That's all I have. Thank you.

Chairman Davis said are there any other comments online? **Ms. MacDonald** said no other hands are raised. **Chairman Davis** said I'll turn to the gallery folks that are here. Anybody like to make a statement? Just need your name and city of residence.

Elnora Jefferson, Kansas City, KS, said I'm speaking against the holds. What I'm wanting to be noted is that in the holds there's no provision for the entity for whom the land is held to maintain the land, so the grass cutting, the snow removal, and so forth falls still to the city. If I understand, one of the reasons for the options agreement and to analyze the value of using the option agreement was to offset the operating expenses that the UG was having to do that maintenance, so that's what I have to say on the holds.

Chairman Davis said any other comments from the public? Okay. I'll go ahead and close the public comment portion. Committee, I do have some thoughts regarding public comments, but Committee, any questions or comments?

Commissioner Hill said I just have one question on the policy. Page 8 of Section 4, and then 4.2 says policies governing the acquisition of property—now, maybe I'm misunderstanding, and number C improved properties that are the subject of an existing order for demolition of the improvements and/or to meet the criteria for demolition of improvements to determine if the property can be put into rehab program described in Section 9, but when I go to Section 9 that says Garden Program. **Ms. Green** said typo. **Commissioner Hill** said so I'm just trying to figure out where does it—**Ms. Green** said Section 7 under the rehab program. **Commissioner Hill** said 7. Thank you. **Wendy Green** said no problem. **Commissioner Hill** said just wondering where the other part was. Okay. And right now the demolition opportunities are what? **Chairman Davis** said where are we on that program? **Ms. Green** said sure, so the reason this was put in is because when we first started looking more closely at the demolition program when a property would come up for demolition, that's all they would do. They would just determine is it inhabitable, do we need to demo it, and then it would just go on the list, and it would get demolished. Now it's looked at in more of an eye of can it be saved because we have the ability to do that. So, when a property comes up in front of not just the Land Bank, but in front of a team of staff that makes up part of the NRC they look at it is it tax delinquent, and if it's tax delinquent then we can put it in a tax sale and get it into the Land Bank and then once it's in the Land Bank then it can go into the rehab program where Jud can offer it to the qualify rehabbers, one of which might want to go ahead and give it a try to rehab it and then if it can't be rehabbed, then we can go ahead and put it into the demolition program. But if it can be rehabbed, that's a more efficient use of resources than just automatically going ahead and demolishing it. So that's what that section is geared toward. **Commissioner Hill** said okay. Thank you.

And in the event it's held up in probate court, so this ugly piece of property, which are spread out throughout our community, nothing's happening. What can we do? What can we do here to get something happening? **Ms. Green** said if it's a tax delinquent property, you can still put it into a tax sale even if it's in probate court because the law says that whoever has been put in charge of the estate is still responsible for paying the taxes. **Commissioner Hill** said and if all them are dead or something then what happens? **Ms. Green** said then you name the "heirs" quote unquote. So I, generally speaking, if someone is deceased we name the unknown heirs. Once it goes into probate, if it looks like things are happening within the probate we try to let that process take place, but we keep an eye on it within the Delinquent Real Estate Office, and if after a while nothing's happened within the probate process then we go ahead and put it in the tax sale. But we try to let the probate process go through. So even if a property is in probate because the owners have an open probate that doesn't necessarily mean that that process has to stop. I know there might be some situations where you don't want to do something with a property. It might be that they don't want to start assessing citations because they're afraid the ownership is going to change and a lot of times that starts that whole process over as soon as you get a new owner. You have to start over with notification on a lot of those processes when you do citations against a property. But as far as tax delinquency you can still put a property into a tax sale even if there's a probate. But it is an issue definitely that I've seen come up numerous times in the tax sale process.

Chairman Davis said Commissioner Hill, you all right? You got all your questions or do you have some more? **Commissioner Hill** said not at this time.

Chairman Davis said I'll add, in talking with the NRC gosh, I think that was like my first meeting, the demolition process is very expensive. I mean it is a budget. I mean you could spend millions of dollars trying to go ahead and get rid of all of these properties, so we also try to be as mindful of that process. Ideally, it would get rehabbed. But one, and it is being rehabbed if that's the possibility. That's one of the reasons why most, if not the majority, I would have to say, I can count on one hand and how many times at least since I've been elected, we have a built structure on a Land Bank parcel that we are distributing. Most of those parcels are vacant. They don't have built structures on them, and that kind of speaks to the tax sale process. So, there is a market. People are interested, but unfortunately, it's not moving as fast as we like it to. Other questions Committee?

Mr. Hand, I want to ask you, I know that in our previous conversations we had discussed Brownfields and there were some beginning work on that from the Unified Government. If you don't mind, can you share just what those beginning efforts are when it comes to Brownfield remediation? **Mr. Hand** said the Unified Government had requested a or applied for a grant with the Environmental Protection Agency to study and remediate additional, like a larger sum of our Land Bank properties to potentially remediate them. This goes above and beyond the sort of regional collaboration that we formed with Kansas City, Missouri, to take in similar funding for Brownfield remediation. That's an annual allotment that goes to both cities. I will say in that regional collaboration we have increased our participation, and I think we have started to see a fairer share of that regional funding coming into Wyandotte County. So that is something that is growing. We did recently hear that that grant that we requested was denied, so we are working on reapplying for it and moving forward with essentially the same grant request in the next cycle. So, we're preparing and updating. It's one of those things where often you don't get it the first time, you learn from it, you debrief with the feds, and they tell you what you could do better the next time, and hopefully next time we can be successful moving forward. We were hoping that that would be and continue to believe that will be a part of sort of the Land Bank strategy moving forward. Again, somewhat anecdotally, it can cost anywhere from $10 to $30,000 to remediate the properties where we have to assume that they were basically pushed into the basements and removing that upfront cost is another part of everything you did earlier this evening from reducing fees to expediting the Land Bank process in general. So, it's something we're attentive to. It's something we do want to fold into our Land Bank strategy as we move forward, post the Land Bank Policy update, whether that be with the Douglas-Sumner neighborhood or somewhere else, potentially in the Northeast is kind of what we're thinking right now. Again, when we updated the PlanKCK process it was specifically working with Douglas-Sumner. We know that other neighborhoods have asked for the same sort of strategic batching of Land Bank parcels, and we think this is a critical part of that. **Chairman Davis** said Committee, other questions, comments?

Commissioner Bynum said will there be other public comment or is public comment completely closed or were you taking it like section at a time? **Chairman Davis** said so my hope, my dream is we are sending this thing over. **Commissioner Bynum** said no, I got you. The only reason I asked is because I just thought we'd hear more than we did. We know we've received emails requesting a 60-day hold or something. Nobody here tonight has asked for that, so I'm just curious where we were in the process of what we were doing. Sorry. Can I ask a question, though? 4,200 Land Bank lots at the potential cost of $10,000 on a good day to remediate is $42 million. So, I mean good luck on that EPA grant. Sorry. How much was the grant for? What could we do with it if we got it? **Mr. Hand** said I think we were targeting more like 100 parcels. Again, we're looking at coming off of what was defined in the Action Plan as a part of PlanKCK. We were trying to target a neighborhood learning from the RFQ RFP process for the 4th and Minnesota and Indian Springs sites. Our thinking, both strategically and this year, is potentially in the fall coming together and identifying a couple of blocks of Land Bank parcels to be in that next request for proposals. Because we didn't secure this grant, we can't batch that directly with potentially this first RFP, but that doesn't mean we're not looking for sort of a longer term way to help expedite and reduce the cost for large and small developers or just the family who wants to buy a Land Bank lot and build it. So, I think we will continue to look for funds to remediate and again, I think the quick pivot is perhaps not associated with said strategy, but we are still pursuing that regional pot of money to continue to do first assessments. We have to do Phase 1 and Phase 2 assessments for each parcel, and then that locks/unlocks the ability to get the remediation money so it's not just the remediation. We have to do all the studies.

Commissioner Bynum said well, and I don't want to step into the processes that you and your team have worked on because I appreciate them, but like you said, you know, we've got possibly contamination in most of the parcels, but yet you're going to have to identify, as you say, maybe Douglas-Sumner or some strategy that's used. If we say well, maybe we can help remediate 100 parcels, and it's not going to be just the next hundred people who come in here and have a Land Bank application it sounds like, right? **Mr. Hand** said yeah, that's correct. I think that with the limited resources and the limited grant amounts as part of that EPA program we can't do them all. We can't make that a part of the regular approval process, but I think the goal is to, again, start strategically. You know, I think to a degree we've kind of had the shotgun approach. The market has kind of gone everywhere. We've started to see even tonight some more concentrated developments, but all of that cost has always been on those who seek the options, and we're just trying to make it more appealing for a developer who may want to come in and participate in a future potential RFP. But, yes, our goal is ultimately to hopefully clean up all of them and that's going to take a lot of time. **Commissioner Bynum** said and money. **Mr. Hand** said correct.

Mr. Howze said Commissioner, I might just add briefly just also worth noting that when we think about the history of this, it was the federal policies that created the redlining districts that drove the disinvestment and the inability to have a functioning housing market, and then behind that was federal policies around Urban Renewal, and then CDPG dollars that funded a lot of the demos. So, there's kind of this double, triple whammy historical bulldozer, if you will, and so, we're trying to deal with that at the local level, but I think it's worth keeping that broader historical context in mind and then thinking about our current CDBG funds or, as Gunner was saying, other funding sources beyond just our local funding sources which we know are tight with lots of demands for it to see we didn't necessarily create this problem on our own. It's a problem a lot of other communities face. There are ways that we can seek out support to help to address it, to lift the community up.

Ms. Green said I'm sorry. Just because I've been doing the tax sales now since I got here in 2016, so I've seen a lot of the properties that go into the Land Bank. The majority of the ones that go into them are vacant lots, and the majority of those vacant lots have always been vacant lots, so I would not say that it is a prevalent problem that those vacant lots had demolitions that occurred on them if that helps. So, I don't know that it's as high of a number as maybe you think it is. And I know there is a way we can tell, but I think it's going to be a way in which we have to look at it lot by lot. There's not an easy way to pull it. There's no report that we can pull. It would have to be a lot by lot type of situation where we look, but just knowing what I know from what I've done at these tax sales, the majority of the ways in which these properties go in are vacant lots, and the majority of those vacant lots did not have demolitions on them.

Chairman Davis said which I think is really, really good because I think perhaps, we had a meeting with a former UG employee who said apparently, we did have some sort of study or something. I don't know if it's locked in the cabinet in the basement or what's going on there, but apparently there was some study or some report or whatever that did track the parcels that had the homes collapsed within. Again, we don't have that information on hand. That is a relief coming from you, Ms. Green, since you do this work every day that a lot of these parcels do not have some of that past activity which means that hopefully this issue isn't as grave. It's not all 4,000 parcels. Maybe we're looking at a smaller percentage. Still a problem. Still an issue. Still real. May not be as prevalent as we may think it is. Again, we don't know unless that process is being done.

Other questions, Committee? I'll also kind of respond to some of the public comments. So, the Sumner Academy thing has come up. It's not the first time it's come up before us. Our school district, I think, has made it somewhat clear of what kind of priorities are when it comes to facilities, and when the bond not passing and all that, it kind of puts them back at the drawing table. Have we been approached by USD 500 regarding Land Bank parcels around Sumner Academy? **Mr. Knapp** said yes, we have.

Chairman Davis said okay. So, if there was real interest, my recommendation, that way it doesn't get in the way of anything, would be to just take the parcels out of the Land Bank. If there is interest coming from large institutions, and there has been conversation, that to me would be the best way of just handling all this. I don't know what you know, Committee, everybody else thinks, but instead of dealing with the whole, I applied for that, or you didn't or whatever, if it's part of the conversation and there's even any possibility, I think let's just go ahead and remove the parcels from the Land Bank all together, if that is possible. **Ms. Green** said it's always possible. The only reason I would caution against that is tax exemption purposes. If the property is not in the Land Bank, and it's only in the UG's name, if we are not using the property for exempt purposes, and it's just sitting there, there is a chance that we are going to be taxed on it. **Chairman Davis** said the Unified Government would be taxed on it. **Ms. Green** said yes. Just solely owning it, in the Unified Government's name does not make a property exempt. **Chairman Davis** said gotcha. **Ms. Green** said it has to be used for an exempt purpose. And just holding on to it in the event it could be used for an exempt purpose someday does not necessarily make that an exempt purpose. So, we would need to be cautious about how we hold our property. **Chairman Davis** said so, does that put Indian Springs in, because not all UG owned property that's vacant is in the Land Bank. So are we paying taxes on it? **Ms. Green** said no, because we are holding part of it. Actually, Indian Springs is in the Land Bank right now. Part of it is. **Chairman Davis** said gotcha.

Mr. Hand said I'm going to look to Legal as I say this, but the way the draft policy is currently written gives more deference to the Land Bank Manager to keep it in the Land Bank, but maybe not put it on the Land Bank map for people to apply for options. So, there's really two courses of action here. One, school district wants the property, apply for it, and two, there is a section that says that we can keep it in the Land Bank, but sort of let's just say reserve it for future UG purposes. You could change the proposed policy to save for potential UG and other public entities purposes, and that way it's in the Land Bank. We don't get taxed, but it doesn't show up on the map that you can apply for. **Chairman Davis** said and it's in line with the process of helping public entities. Again, it would be better if there was just an application that was made, and we kind of knew what was going on, but also wanted to be responsive to that public comment.

Other comments from staff regarding that? I would say yes, Committee, if you all are good with that addition of making that slight change of yes, UG owned or hold for UG possibilities and other public entities. I would hate for this process to put any of our public partners, the college, the school districts, what have you, libraries at a disadvantage because we made these changes, so just trying to give maximum discretion while also being mindful of community feedback.

Mr. Hand said just to gain a little bit of clarity, and I know you were going to wrap it up, but was the conversation to remove the hold policy in the current draft? **Chairman Davis** said Committee, is there consensus on removing the holds or keeping the holds? I'm for removing the holds because we have the option process. **Someone** was inaudible. **Chairman Davis** said yes, that's currently within the proposed policy. There are no holds. It is just options. Okay, but I'm getting a nod from Doctor Hill. Oh, that's the edited version. If you go all the way down to the actual, well, yeah, that is the strikeout version, but the whole, the non-strikeout version is available. **Mr. Knapp** said it's 5.7, it's on page 12. I believe it's in there. Holds are in there. **Chairman Davis** said holds are in there? **Mr. Hand** said just a clarification. The request from the Mayor's Office was to add it back, and it is currently in the proposed draft. We had removed it. We had received comments from the Mayor a couple of months ago on a couple of issues including holds, so we did include that back. We did add that back to the proposed policy. **Chairman Davis** said where in the proposed policy. **Mr. Knapp** said 5.7. Page 12. **Chairman Davis** said oh, I do see. **Ms. Green** said so, if it's all of your suggestions to remove it, we would remove that entire section. **Chairman Davis** said okay. I did not see that. **Mr. Hand** said however, just as a note, if the standing committee chose to maintain that in the draft, I did like the suggestion from Ms. Jefferson. Anybody who holds the property is responsible for it's maintenance. Yeah, the holder, if you will. **Chairman Davis** said agreed.

Commissioner Bynum said holds for large economic development projects. I mean holds for any project, and I'm in favor of adding in that language that says the holder will maintain, and I don't know why we're specifying large. Do you have any notion of that? **Mr. Hand** said that was a language suggested by the Mayor's Office. **Commissioner Bynum** said okay. Just curious. I mean if we've got an economic development project we're going to allow holds. We should allow holds. I don't know how to use my iPad. It's okay. I'm good. Anyway, just a comment Chair. I don't know.

Chairman Davis said yeah, Committee. It's up to you all. I'm not a fan of holds because I think we have the option process, but if we want to include the holds I do believe a mandate, and what we'll do to get through this is we'll go through the final discussion points, and then, hopefully, land somewhere on whether or not we will adopt. So, for this one talking about holds, what is the opinion of the committee on whether or not we want to keep the Mayor's recommendation? **Commissioner Bynum** said I'm just saying if we keep it, I want the verbiage added that that holder will maintain it. Is required to maintain it. **Chairman Davis** said okay. **Commissioner Hill** said I'm in agreement with her comment. **Chairman Davis** said okay. So, keep the holds. Keep the hold policy, but if you do hold you have to maintain that policy. Should we make this retroactive or just—that is going to have an impact. **Commissioner Bynum** said says if you currently have a hold right now, you will maintain the property we are holding for you. Can you do that? **Ms. Green** said if you word it that—if we, well I guess if we added a sentence that any development project that has a hold on Land Bank parcels must maintain that and make it a separate sentence. **Chairman Davis** said yeah. Or something to the effect of the awardee. **Commissioner Bynum** said we're going to hold this whole area for you. What are you going to do in good faith. **Ms. Green** said and then it also does have the provision that we did not have before that they must come back each year to update the standing committee on their progress. **Chairman Davis** said which is what we did discuss as Committee, and I'm glad that made it through. So, for holds, and we'll just kind of do a general consensus. Commissioner Ramirez, I don't know if you have anything to add on this, but for holds we will keep the holds. The hold policy 5.7, but we will add the sentence that the hold awardee is responsible for maintaining those parcels. **Ms. MacDonald** said Commissioner Ramirez has his hand raised.

Commissioner Ramirez said I agree with you. I'm not in favor of holds, but if we're going to move forward with holds, then I'm in agreement with the adding the provision that if we're going to hold Land Bank parcels for development, then they must be maintained by that developer, whoever the holder is, and I agree with the retroactivity as well. **Chairman Davis** said okay.

Moving on to number two. There was the addition of Land Bank staffing and that is 2.8. Just to give you all kind of some clarity there of where that is in the policy. This was a recommendation that I've made. **Commissioner Bynum** said Chair, I agree with that. **Commissioner Hill** said I do, too.

Chairman Davis said awesome. I don't know if Commissioner Ramirez has anything else to add there, but just for the public, the staffing recommendation is that there is one staff member for every 1,000 parcels in the Land Bank inventory. That's the recommendation.

The last one is the annual update for options, and I guess we can add holds to that as well. Might as well. But this would be 2.7i, which says at a meeting of the Neighborhood and Community Standing Committee in the spring of every year the Land Bank Manager will provide an update on the progress of approved options in hold areas showing how many options were successful, how many failed, and the status of any hold areas. Any other questions on that? So, just progress will be made on these holds so there's far more teeth and accountability to that process.

I think we are ready to adopt this as a motion. Legal, if you can advise, I know we made some slight edits. What is needed for us to codify those edits, and then get a vote on this whole policy? **Ms. Green** said whoever makes the motion, I believe if you make the motion that you move to approve the policy with the addition of the edited language as discussed this evening. That should take care of it. **Chairman Davis** said okay. I'll go ahead and take a shot at this.

Action: **Commissioner Davis made a motion, seconded by Commissioner Hill, to approve the new Land Bank Policy with the understanding that the edits that were discussed in this meeting will be adopted and put into the policy.** Roll call was taken and there were four "Ayes," Hill, Ramirez, Bynum, Davis.

PUBLIC AGENDA

No items for discussion.

ADJOURN

Action: **Commissioner Bynum made a motion, seconded by Commissioner Hill, to adjourn.** Roll call was taken and there were four "Ayes," Hill, Ramirez, Bynum, Davis.

Chairman Davis adjourned the meeting at 8:13 p.m.

bjs