



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, January 30, 2017

5:00 PM

Location:

Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
5th Floor Conference Room (Suite 515)

Name

Absent

Commissioner Hal Walker, Chair

☐

Commissioner Brian McKiernan

☐

Commissioner Gayle E. Townsend

☐

Commissioner Ann Brandau-Murguia

☐

Commissioner James Walters

☐

I. Call to Order/Roll Call

II. Revisions to January 30, 2017 Agenda

III. Measurable Goals

IV. Committee Agenda

Item No. 1 - LAND BANK BUSINESS

Synopsis: Request approval of the following application and transfers, submitted by Charles Brockman, Management Analyst, Economic Development. The Land Bank Advisory Board has recommended approval.

Application

226 N. Early St. - Ricardo Balderrama, property acquisition

Transfers to Land Bank

841 Everett Ave. – Board of County Commissioners

849 Everett Ave. - Board of County Commissioners

(Properties to be put on hold list for Prairie Fire Lofts - Section 42 Low Income Housing Tax Credit.)

Transfers from Land Bank

308 N. 21st St. – UG

(This was approved by the Land Bank Board of Trustees in November 2016 to be transferred to the Land Bank. Back taxes have been abated and need to transfer to UG Community Development Department for rehab and future sale.)

450 Walker – Mt. Zion Economic Foundation, construct a duplex

Tracking #: 17941

**Item No. 2 - PRESENTATION ANNUAL REPORT: 2016 LAND BANK
CONVEYANCE REPORT & ACHIEVEMENTS**

Synopsis: Presentation of the 2016 Wyandotte County Land Bank Conveyance Report & Achievements, per K.S.A. 19-26, 105, and 2016 Land Bank activities, submitted by Chris Slaughter, Land Bank Manager.

For Information Only.

Tracking #: 17942

V. Public Agenda

VI. Adjourn



Staff Request for Commission Action

Tracking No. 17941

Full Commission Meeting Date: 2/23/17

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 1/30/17

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
01/17/2017	Charles Brockman	x5733	cbrockman@wycokck.org	Land Bank

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Applications (1)

Item (2) - Transfers to Land Bank (2)

Item (3) - Transfers from Land Bank (2)

Action Requested:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Land Bank applications, Transfers to Land Bank, Transfers from Land Bank

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	NOTES
Ricardo Balderama	839 Tenny Ave	226 N Early St	Property Acquisition	
LAND BANK ADVISORY BOARD RECOMMENDATION				

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Rec 1/6/17
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Side Lot Program Application

The Side Lot Program allows applicants to acquire vacant lots owned by the Wyandotte County Land Bank (WCLB). Applicants must meet the eligibility requirements listed below to be considered. *(Please note that certain restrictions may apply)*

Basic Eligibility Requirements

- The Applicant must own a property adjacent to WCLB's lot.
- The Applicant must be current on all property taxes and have no current housing or zoning code violations.
- The lot must be vacant and unimproved real property with no structures.
- The Applicant must be able to maintain the lot in accordance with all local building, housing and zoning codes.

Key Considerations

1. Incomplete applications will not be processed.
2. Once the application has been approved by the WCLB Board of Trustees, the WCLB will send an "Award Letter" to applicant detailing how to close the transaction.
3. In the event that multiple adjacent property owners desire to acquire the same lot; a Best and Final letter will be sent to assist the WCLB in their recommendation. This may result in the lot being split, or transferred to the respective property owner(s).
4. The WCLB maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed upon way. If the buyer fails to maintain the property in an agreed upon way, the WCLB may exercise its discretion and take title to the property back from the buyer.
5. The WCLB reserves the right to require that adjacent lots be combined into one lot.
6. The WCLB reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

Initials Required

I have read and understand the information provided in this section.

RB. (Applicants initials)

Necessary Attachments

Please include the following with your application:

- Proof of ownership of neighboring parcel (copy of recorded deed, or copy of mortgage papers) ✓
- Proof of paid real estate taxes (copy of current paid county tax bill) ✓
- Proof of identity (copy of Driver's License or State ID)

Property Information

Address of Property: 226 N Carly
Parcel Number: 119816

Property Owner Information

Applicant Name: Ricardo Balderrama
Business Name: _____
Mailing Address/P.O. Box: 839 TENNY AVE
City: KANSAS State: KS Zip: 66101
Phone: _____ Phone (other): an
Email address: +

Please note that all personal information submitted to the Wyandotte County Land Bank is confidential, to the extent permitted by law.

Signature (Required)

By signing below, the applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program and/or the WCLB seeking remedies available under law.

By receiving this application, I understand that the WCLB does not commit to transferring said lot and that this application is a statement of interest only.

Ricardo B. Ricardo B. 01-04-17
Applicant Signature Printed Name Date

Please allow at least 30 to 45 days for your application to be processed, however, incomplete forms will not be processed.

This form is a statement of interest only. By receiving it, the WCLB does not commit to transfer property

Please fill out all sections completely and return to:

**Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101**

TRANSFERS TO LAND BANK

Transferor	Property Address	Comments	Standing Committee Recommendation
Board of County Commissioners	841 Everett Ave	Property to be put on hold list for Prairie Fire Lofts - Section 42 Low Income Housing Tax Credit (LIHTC)	
Board of County Commissioners	849 Everett Ave	Property to be put on hold list for Prairie Fire Lofts - Section 42 Low Income Housing Tax Credit (LIHTC)	

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TRANSFERS FROM LAND BANK

Recipient	Land Bank Address	Comments	Standing Committee Recommendation
Unified Government	308 N 21st St	This was approved by the LB Board of Trustees in November 2016 to be transferred to the LB; back taxes have been abated and need to transfer to UG Community Development Department for rehab and future sale.	
Mt. Zion Economic Foundation	450 Walker	This property will be used to build a duplex	

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Staff Request for Commission Action

Tracking No. 17942

Full Commission Meeting Date: February 23, 2017

Committee: Neighborhood & Community Development

Date of Standing Committee Action: January 30, 2016

(If none, please explain): For Information only

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
01/17/2017				Land Bank

Item Description:

The WCLB Manager will present the 2016 Conveyance Report & Achievements.

Per K. S. A. 19-26, 105; " The Land Bank office shall make an annual report to the Land Bank Board of Trustees..." of properties that were conveyed during the previous calendar year.

Also, the Land Bank Manager will present some of the activity of the Wyandotte County Land Bank in 2016.

Action Requested:

For discussion only: NO ACTION REQUIRED

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

2016 WCLB Conveyance Report

**UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS**



**2016
WYANDOTTE COUNTY LAND BANK
Conveyance Report**

**Submitted by:
Chris Slaughter, Land Bank Manager**

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Per **K.S.A. 19-26,105** “*The Land Bank office shall make an annual report to the Land Bank Board of Trustees on or before January 31st of each year*” of properties that were conveyed during the previous calendar year. Below is a list of properties that were sold out of the Land Bank during 2016**Chris Slaughter, Wyandotte County Land Bank Manager**

Conveyance Date	Owner(s)	Property Address	Parcel #	Proposed Use	Payment
01/04/16	Mustaffa Muhammad	2102 N 30th St	101510	Improvement	\$350.00
01/13/16	Thatchers Funeral Home	1500 N 5th St	081783	Commercial Improvement	\$100.00
01/13/16	Thatchers Funeral Home	1512 N 5th St	152601	Commercial Improvement	\$100.00
01/13/16	CHWC	1124 Armstrong Ave	080800	Single Family Construction	\$0.00
01/13/16	CHWC	1126 Armstrong Ave	080799	Single Family Construction	\$0.00
01/15/16	Alvin Bradford	2444 Farrow Ave	124118	Yard Extension	\$850.00
02/08/16	Mission House Network, Inc	907 Ann Ave	080644	Single Family Construction	\$8,812.00
02/10/16	Jeffrey Hollinshed	1962 N Thompson St	109879	Improvement	\$250.00
02/10/16	Jeffrey Hollinshed	1964 N Thompson St	109880	Improvement	\$250.00
02/10/16	Jeffrey Hollinshed	1966 N Thompson St	109881	Improvement	\$250.00
02/11/16	Tyler Curry	1921 S Early Dr	904925	Improvement	\$1,350.00
02/11/16	Tyler Curry	1925 S Early Dr	904950	Improvement	\$700.00
02/29/16	Vance Reynolds	3120 N 23rd St	124204	Single Family Construction	\$500.00
04/05/16	City of Bonner Springs KS	633 Linda Ln	187806	Improvement	\$0.00
04/05/16	City of Bonner Springs KS	635 Linda Ln	187805	Improvement	\$0.00
04/07/16	Michael Carson	319 Richmond Ave	081556	Yard Extension	\$330.00
04/11/16	Shauna Adams	1410 Freeman Ave	209542	Yard Extension	\$150.00
04/11/16	Shauna Adams	1412 Freeman Ave	209541	Yard Extension	\$150.00
04/15/16	ZJ Enterprises, LLC	2401 Pacific Ave	143980	Commercial Improvement	\$500.00
04/15/16	ZJ Enterprises, LLC	2533 Pacific Ave	143986	Commercial Improvement	\$500.00
04/15/16	ZJ Enterprises, LLC	220 S 21st St	143904	Commercial Improvement	\$658.00
04/15/16	ZJ Enterprises, LLC	224 S 21st St	143905	Commercial Improvement	\$500.00
04/28/16	Unified School District 500	616 & 616 H S Valley St	072232	Improvement	\$0.00
05/11/16	Reginald Hollinshed	1944 N 4th St	109828	Improvement	\$250.00
05/11/16	Reginald Hollinshed	1937 N Thompson St	109861	Improvement	\$250.00
05/11/16	Reginald Hollinshed	1959 N Thompson St	109851	Improvement	\$250.00
05/11/16	Reginald Hollinshed	1963 N Thompson St	109849	Improvement	\$250.00
05/24/16	Trinity AME Church	419 Greeley Ave	094760	Development	\$500.00
05/24/16	Trinity AME Church	415 Greeley Ave	094759	Development	\$530.00
05/24/16	Trinity AME Church	416 Quindaro Blvd	094775	Development	\$600.00
05/24/16	Trinity AME Church	428 Quindaro Blvd	094722	Development	\$480.00
05/24/16	Jacquetta Nobel	810 Quindaro Blvd	131835	Yard Extension	\$100.00
05/26/16	Rex Davis	2748 S 8th Pl	138610	Yard Extension	\$850.00
05/27/16	Mt. Carmel Church of God in Christ	1950 N 11th St	097992	Development	\$0.00
05/27/16	Mt. Carmel Church of God in Christ	1934 N 12th St	097946	Development	\$0.00
05/27/16	Mt. Carmel Church of God in Christ	1929 N 13th St	098905	Development	\$0.00
05/27/16	Mt. Carmel Church of God in Christ	1931 N 13th St	098904	Development	\$0.00
05/27/16	Mt. Carmel Church of God in Christ	1937 N 13th St	098903	Development	\$0.00
05/27/16	Mt. Carmel Church of God in Christ	1939 N 13th St	098902	Development	\$0.00
05/27/16	Mt. Carmel Church of God in Christ	1927 N Bethany St	097980	Development	\$0.00
05/27/16	Mt. Carmel Church of God in Christ	1124 Garfield Ave	097962	Development	\$0.00
05/27/16	Mt. Carmel Church of God in Christ	1138 Garfield Ave	097960	Development	\$0.00
05/27/16	Mt. Carmel Church of God in Christ	1200 Garfield Ave	097948	Development	\$0.00
05/27/16	Mt. Carmel Church of God in Christ	1140 Garfield Ave	098131	Development	\$0.00

05/27/16	Mt. Carmel Church of God in Christ	1139 Troup Ave	097953	Development	\$0.00
06/03/16	Ester Reed	1605 N 51st St	047363	Improvement	\$200.00
06/03/16	Ester Reed	1611 N 51st St	047362	Improvement	\$200.00
06/07/16	Rogelio Cedillo	2605 N 11th St	157483	Yard Extension	\$150.00
06/07/16	Benjamin Caruthers	407 Cleveland Ave	094382	Yard Extension	\$150.00
06/08/16	June Gutierrez	2811 S 37th St	079519	Yard Extension	\$150.00
06/14/16	Jose Gomez	1504 New Jersey Ave	209519	Yard Extension	\$150.00
07/08/16	Leslie Galloway	6918 Sloan Ave	034644	Improvement	\$1,050.00
07/12/16	RZ Properties, LLC	1218 Ann Ave	080029	Yard Extension	\$150.00
07/12/16	RZ Properties, LLC	1222 Ann Ave	080928	Garden	\$580.00
08/02/16	Moises Sanchez Argueta	1716 N 25th St	068546	Yard Extension	\$150.00
08/05/16	Residential Revival, LLC	3023 S 23rd Cir	130905	Rehab	\$15,000.00
08/09/16	Maria Fernandez	3014 N 17th St	115511	Yard Extension	\$150.00
08/16/16	CHWC	812 Waterway Dr	080809	Development	\$0.00
08/16/16	CHWC	1133 Armstrong Ave	080810	Development	\$0.00
08/16/16	CHWC	1135 Armstrong Ave	080811	Development	\$0.00
08/16/16	CHWC	1131 Armstrong Ave	082625	Development	\$0.00
10/04/16	Rising Star Baptist Church	1038 Walker Ave	081263	Yard Extension	\$0.00
10/12/16	Manuel Cardoza Soto	2710 Tennyson St	910638	Yard Extension	\$600.00
10/17/16	Jorge Vasquez	2 S 23rd St	059041	Yard Extension	\$150.00
10/18/16	Tyler Coey	308 N James St	141334	Parking	\$1,500.00
10/19/16	Javier Madrigal	5634 Roswell Ave	037128	Yard Extension	\$700.00
11/09/16	Gregory Ross	2947 N 12th St	106500	Yard Extension	\$375.00
11/14/16	Ryan Patton	2706 Hagemann St	150641	Yard Extension	\$690.00
11/17/16	Wolfe Construction, LLC	3832 Lloyd St	132625	Single Family Construction	\$500.00
11/17/16	Wolfe Construction, LLC	3836 Lloyd St	132626	Single Family Construction	\$500.00
11/17/16	Jose Solis	3814 N 37th St	167613	Yard Extension	\$150.00
11/17/16	Jose Solis	3816 N 37th St	167631	Yard Extension	\$250.00
11/17/16	Jose Solis	3820 N 37th St	167611	Yard Extension	\$500.00
11/17/16	Jose Solis	3826 N 37th St	167610	Yard Extension	\$500.00
11/30/16	Charles Nutsch	1024 Reynolds Ave	093884	Yard Extension	\$150.00
11/30/16	Robert Cole	1737 Waverly Ave	115999	Yard Extension	\$200.00
12/01/16	Guiding Star MBC	2269 Lathrop Ave	161914	Yard Extension	\$900.00
12/08/16	Charlotte Demming	2252 Lathrop Ave	162050	Yard Extension	\$500.00
12/08/16	H & H Enterprises, Inc	439 Barber Ave	155419	Development	\$0.00
12/09/16	SW Truck Repair, LLC	1023 S Boeke St	072710	Commercial Improvement	\$7,500.00
12/09/16	Antonia Avalos	1013 Splitlog Ave	092664	Yard Extension	\$250.00
12/16/16	Argentine Betterment Corporation	4714 Vista Dr	029040	Single Family Construction	\$0.00
12/22/16	ZJ Enterprises, LLC	2113 Pacific Ave	143917	Development	\$900.00
12/22/16	ZJ Enterprises, LLC	2029 Homer Ave	143910	Development	\$2,200.00
TOTALS					\$57,455.00

TOTALS FOR 2016	
Properties Conveyed (Returning to the Tax Roll)	61
# Properties Conveyed to CDC's & Neighborhood Groups at no charge	24
Total Properties Conveyed	85
Total Amount of Revenue generated from Land Bank properties in 2016	\$57,455.00