

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chair Andrew Davis

Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 – Jermaine Howard

Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites

MINUTES

Monday, May 4, 2026

8:21 PM-11:43 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- None

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Greg Talkin (Director of Neighborhood Resource Center)
- Jim Neath (Chief Building Official)
- Minah Chapell (Executive Director of Livable Neighborhoods)
- Patrick Holton (Division Manager of Property Maintenance Compliance)
- Rachel Miskec (Manager, Neighborhood Resource Center)

- Jud Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)

Call to Order:

Commissioner Davis called the meeting to order at 8:21 PM.

Revisions to Agenda

No revisions to the agenda were reported.

Approval of Previous Minutes: (Discussion Begins 3:21:16)

Commissioner Bynum moved to approve the minutes from the June 30, 2025, and March 2, 2026, meetings. The motion was seconded by Commissioner Howard.

Vote: Motion carried 5/0

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

Committee Agenda:

Item No. 4.1 – UPDATE: K-STATE EXTENSION SERVICES OVERVIEW (Discussion Begins 3:21:54)

Denise Dias, Wyandotte County Extension Director, presented an overview of K-State Extension services and programs. The presentation covered:

- Extension history and governance structure
- Horticulture and urban agriculture programs, including Master Gardener programs supporting five community gardens
- 4-H youth development programs with growing participation
- Family and consumer sciences programs, including mental health training, VITA tax assistance, and nutrition education
- Community vitality initiatives, including leadership development and grant writing workshops

Ms. Dias reported that the VITA program returned over \$500,000 to Wyandotte County residents in 2024, with expansion to a second site anticipated to increase returns. She noted funding challenges with flat or decreased funding from federal and county sources.

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

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

Item No. 4.2 – UPDATE: NEIGHBORHOOD RESOURCE CENTER (NRC) (Discussion Begins 3:49:45)

Greg Talkin, NRC Director, presented departmental operations covering four divisions:

- Administrative Division: Handles business licenses, occupational tax, permits intake, and special events coordination.
- Building Inspection Division: Manages building permits, plan reviews, rental licensing, and inspections. Recent improvements include streamlined Development Review Committee processes and temporary certificate of occupancy authority for the Chief Building Inspector.
- Property Maintenance Compliance: Handles private property code enforcement, problem property cases, demolition programs, and property securing. The division has implemented administrative citations versus court summons for improved enforcement efficiency.
- Livable Neighborhoods: Engages with 41 registered neighborhood groups and coordinates with seven contracted Neighborhood and Business Revitalization organizations.

Key statistics presented:

- Rental licenses continue increasing annually
- Building permits show growth, particularly single-family permits in early 2026
- Inoperable vehicle complaints significantly increased in 2025

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

For the record, Commissioner Bynum stated, “To follow up on that, I’m not suggesting in any way that the commissioners would or should be involved in the RFQ process. What I’m requesting is would it be possible for us to receive the RFQ when it’s published next week? I

would like to know can we have it to look at it and see what's being requested in the RFQ process? So, I'm requesting that now on the record, if somebody would ensure at minimum the members of this committee receive that document when it's published." Wendy Green, Deputy Chief Counsel, confirmed this was permissible.

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

Item No. 4.3 – LAND BANK OPTIONS – NO-OPPOSITION (GROUPED FOR APPROVAL) (Discussion Begins 4:28:45)

Michael Sutton, Redevelopment Coordinator, presented Land Bank Options without opposition:

Item #	Name	Type	Address	Parcel
A 1	Juan Cisneros	Single Family Home	2110 N 51ST ST	917814
A 2	Mill Creek Builders Inc	Single Family Home	2024 N 76TH TER	011613
A 3	Mill Creek Builders Inc	Single Family Home	5667 PARKVIEW AVE	027251
A 5	Mill Creek Builders Inc	Single Family Home	900 N 47TH TER	916408
			4220 ORVILLE AVE	059619
			4218 ORVILLE AVE	059616
A 6	Mill Creek Builders Inc	Single Family Home	1411 N 32ND ST	063575
			1531 N 34TH ST	064065
			1603 N 23RD ST	066106
A 7	RA Engineering Corp	Single Family Home	6214 TROUP AVE	004042
A 9	HBA Development	Single Family Home	3052 N 21ST ST	162474
			3048 N 21ST ST	162476
			3055 N 21ST ST	162455
			3053 N 21ST ST	162454
			3051 N 21ST ST	162453
A 10	Blair Whaley	Single Family Home	2921 S 53RD ST	028397
A 12	DLR Construction LLC	Single Family Home	112 S 17TH ST	066310
A 13	Juan Cisneros	Single Family Home	1244 OSAGE AVE	072354
			1242 OSAGE AVE	072353
			1238 OSAGE AVE	072352

Item #	Name	Type	Address	Parcel
A 15	T&M Construction LLC	Single Family Home	2602 N 64TH TER	002520
			2506 N 62ND ST	001113
A 16	T&M Construction LLC	Single Family Home	6742 YECKER AVE	019340
B 1	Joshua Harden	Multi-Family	2101 N 77TH ST	928610
B 2	Northstar Construction KC	Multi-Family	831 S MILL ST	073741
			829 S MILL ST	073742
B 5	Pure Development	Multi-Family	125 QUINDARO BLVD	094558
			123 QUINDARO BLVD	094557
			121 QUINDARO BLVD	094556
			119 QUINDARO BLVD	094555
			117 QUINDARO BLVD	094554
			115 QUINDARO BLVD	094553
			113 H QUINDARO BLVD	094552
			113 QUINDARO BLVD	094551
			111 QUINDARO BLVD	094545
			109 QUINDARO BLVD	094544
			107 QUINDARO BLVD	094543
			2096 N WATER ST	094547
			136 STEWART AVE	094561
			140 STEWART AVE	094560
			142 STEWART AVE	094559
			202 STEWART AVE	094565
			204 STEWART AVE	094566
			206 STEWART AVE	094567
			208 STEWART AVE	094568
			212 STEWART AVE	094569
			214 STEWART AVE	094570
			217 QUINDARO	094576

Item #	Name	Type	Address	Parcel
			BLVD	
			215 QUINDARO BLVD	094577
			213 QUINDARO BLVD	094578

Item Nos. A1 – A3, A5 – A7, A9 – A10, A12 – A13, and A15 - A16:

Mr. Sutton presented Item Nos. A1 – A3, A5 – A7, A9 – A10, A12 – A13, and A15 - A16.

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

- **Mariah Caldwell (Kansas City, Kansas) (Comment Begins 4:36:15)**
- **Candy Leonard Caldwell (Wyandotte County) (Comment Begins 4:39:52)**

The Chairman closed the public hearing.

Commissioner Howard moved to approve the consent Items Nos. A1 – A3, A5 – A7, A10, A12 – A13, and A15 - A16. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

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

Commissioner Bynum moved to hold Item No. A9 over to the next meeting to allow time for a neighborhood meeting. The motion was seconded by Commissioner Howard.

Vote: Motion carried 5/0

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

Item Nos B1 - B2 and B5:

Mr. Sutton presented Item Nos. B1 - B2, and B5.

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

- **Darnell Busch (Kansas City, Kansas) (Comment Begins 4:58:56)**
- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 5:02:15)**
- **Rochelle Donald (Kansas City, Kansas) (Comment Begins 5:05:32)**

The Chairman closed the public hearing.

Commissioner Stites moved to approve the Item Nos. B1 - B2 and B5. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

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

Item No. 4.4 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)
(Discussion Begins 5:31:43)

Mr. Sutton presented Land Bank Options with opposition.

Item	Name	Type	Address	Parcel
WO A 8	FMJ Properties LLC	Single Family Home	2646 N 21ST PL	160161
Opposition –OCP - OCP will not support your request for the parcel located at 2646 N. 21st Place until this matter is further investigated by the UG Land Bank for clarification regarding the acquisition.				
WO B 3	Urban Haven LLC	Multi-Family	1126 EVERETT AVE	080132
			1124 EVERETT AVE	080133
			1406 N 11TH ST	080137
Opposition – Strugglers Hill - After careful consideration and discussion, Struggler's Hill-Roots residents are not in a position to support multiple-lot development proposals at this time. While remaining open to thoughtful, community-aligned growth in the future, residents have expressed significant concerns about the potential impact large-scale development could have under the current conditions. Specifically, neighbors are worried about rising property taxes, increasing prices, ongoing tariffs, the economic uncertainty created by the current war, and the potential for a recession. Taken together, these factors create a level of instability that makes it difficult for residents to feel confident about approving multiple developments simultaneously. At this time, residents believe that smaller, incremental approaches are more				

Item	Name	Type	Address	Parcel
appropriate for safeguarding affordability and stability within the neighborhood.				
WO B 4	Beauty For Ashes Developers	Multi-Family	1027 OAKLAND AVE	080205
			1029 OAKLAND AVE	080206
			1031 OAKLAND AVE	080207
			1410 N 10TH ST	080235
			1006 EVERETT AVE	080234
			1008 EVERETT AVE	080233
			1010 EVERETT AVE	080232
			1012 EVERETT AVE	080231
Opposition – Strugglers Hill - After careful consideration and discussion, Struggler's Hill-Roots residents are not in a position to support multiple-lot development proposals at this time. While remaining open to thoughtful, community-aligned growth in the future, residents have expressed significant concerns about the potential impact large-scale development could have under the current conditions. Specifically, neighbors are worried about rising property taxes, increasing prices, ongoing tariffs, the economic uncertainty created by the current war, and the potential for a recession. Taken together, these factors create a level of instability that makes it difficult for residents to feel confident about approving multiple developments simultaneously. At this time, residents believe that smaller, incremental approaches are more appropriate for safeguarding affordability and stability within the neighborhood.				

Item No. WO A8

Mr. Sutton presented Item No WO A8 with opposition. Applicant was present and made remarks.

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

- **Camille Caldwell (Kansas City, Kansas) (Comment Begins 5:35:05)**
- **Jamar Caldwell (Kansas City, Kansas) (Comment Begins 5:37:34)**
- **Candy Leonard Caldwell (Wyandotte County) (Comment Begins 5:39:30)**
- **Fran Sutton (Kansas City, Kansas) (Comment Begins 5:41:40)**
- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 5:47:23)**

The Chairman closed the public hearing.

There was no vote. The item was withdrawn by the applicant.

Item No. WO B3

Mr. Sutton presented Item No. WO B3 with opposition.

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

- **Rochelle Donald (Kansas City, Kansas) (Comment Begins 6:13:23)**

The Chairman closed the public hearing.

Commissioner Davis moved to approve the Item No. WO B3. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 4/1

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

Item No. WO B4

Mr. Sutton presented Item No. WO B4 with opposition.

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

- **Rochelle Donald (Kansas City, Kansas) (Comment Begins 6:24:06**
- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 6:27:05)**

The Chairman closed the public hearing.

Commissioner Pacheco moved to approve Item No. WO B4. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/1

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

Item No. 4.5 - LAND BANK PROPERTY TRANSFERS – NO OPPOSITION (GROUPED FOR APPROVAL) (Discussion Begins 5:17:23)

Mr. Sutton presented the Property Transfers without opposition:

Item	Name	Type	Address	Parcel
PT 1	Dayton Loomis	Garden	1210 PACIFIC AVE	067097
PT 2	Mable Lowery	Garden	2501 N 34TH ST	910628
PT 3	Shirley Wainwright	Garden	361 CLEVELAND AVE	094310
PT 4	Kaw Roofing & Sheet Metal, Inc	Yard Extension	2113 N 13TH ST	157222
PT 5	Lorenzo Garcia	Yard Extension	3201 CLEVELAND AVE	101982
PT 6	Dawn Perez	Yard Extension	3117 DELAVAN AVE	165032
PT 7	Luis M. Rodriguez	Yard Extension	2231 GARFIELD AVE	068938
PT 9	Ibett Perez	Yard Extension	2407 LAFAYETTE AVE	160027
PT 10	Melissa Lubbers-Billiot	Yard Extension	5118 DOUGLAS AVE	050257
PT 11	William Wyrick	Yard Extension	985 ARGENTINE BLVD	072981
PT 12	Alma Vazquez Flores	Yard Extension	412 N 10TH ST	090206
PT 13	Fred Taylor Jr.	Yard Extension	704 GARFIELD AVE	095136
PT 14	Celina Merino	Yard Extension	1711 METROPOLITAN AVE	160411
PT 15	Paul Sparks	Yard Extension	714 ORVILLE AVE	118828
PT 16	Transfer to UG	Property Transfer	2416 S 51ST ST	915601

Item Nos. PT1 – PT7 and PT9 - PT16:

Mr. Sutton presented Item Nos. PT1 – PT7 and PT9 - PT16.

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

- **Eva Garcia Meza (Kansas City, Kansas) (Comment Begins 5:21:06)**
- **Darnell Busch (Kansas City, Kansas) (Comment Begins 5:24:01)**
- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 5:26:17)**

The Chairman closed the public hearing.

Commissioner Howard moved to approve the Item Nos. PT1 – PT7 and PT8 - PT16. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

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

Adjournment: (Discussion Begins 6:40:18)

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

Vote: Motion carried 5/0

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

The meeting was adjourned at 11:43 PM.