



Unified Government of Wyandotte County and Kansas City, Kansas

**Neighborhood & Community Development
Standing Committee**

Fifth 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*

AGENDA

Monday, August 31, 2026

Immediately upon adjournment of the earlier committee, or 5:00 PM

- 1. Call to Order/Roll Call**
- 2. Revisions to Agenda**
- 3. Approval of standing committee minutes**

3.1 MINUTES

Synopsis: Minutes from the regular meetings on June 29 and August 3, 2026.

Tracking #: MINUTES

4. Committee Agenda

4.1 LAND BANK OPTIONS - NO OPPOSITION

Synopsis: This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Item #	Name	Type	Address	Parcel
A 1	Weston Sparks	Single Family Home	711 RUBY DR	904925
A 2	Andre Johnson	Single Family Home	2811 HIAWATHA ST	158735
A 3	LaFrances Nyakatura	Single Family Home	6236 FREEMAN AVE	004311
A 4	Mary Niedens	Single Family Home	1854 S EARLY ST	155051
A 5	Total Remodeling LLC	Single Family Home	3051 N 31ST ST	099261
			3047 N 31ST ST	099260
			3059 N 31ST ST	099262

			3063 N 31ST ST	099263
			3065 N 31ST ST	099264
			3042 N 30TH ST	099259
A 6	Byron Smith	Single Family Home	1212 N 63RD TER	016115
A 7	Emilio Garcia	Single Family Home	1852 S EARLY ST	155050
A 8	T&M General Construction LLC	Single Family Home	1016 GRANDVIEW BLVD	080560
			1024 GRANDVIEW BLVD	080559
			1026 GRANDVIEW BLVD	080558
			1030 GRANDVIEW BLVD	080557
			1221 BARNETT AVE	080970
A 9	Strong Tower Concepts, LLC	Single Family Home	2712 N 5TH ST	095823
			2710 N 5TH ST	095824
			2714 N 5TH ST	095822
			2800 N 5TH ST	095819
			2801 N 5TH ST	095809
			2803 N 5TH ST	095810
A10	Strong Tower Concepts, LLC	Single Family Homes	2503 N HALLOCK ST	094941
			2508 N HALLOCK ST	109629
			2418 N HALLOCK ST	109628
			2508 N 5TH ST	094920
B 1	Pillar KC	Multi-Family	2831 GLENROSE LN	130504
			2825 GLENROSE LN	130503
			2819 GLENROSE LN	130502
			2813 GLENROSE LN	130501

Tracking #: 21843

4.2 LAND BANK PROPERTY TRANSFERS - NO OPPOSITION

Synopsis: This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Item	Name	Type	Address	Parcel
PT 1	Juan Silva Cisneros	Garden	3115 N 23RD ST	124635
PT 3	Migdalia Salazar	Garden	2900 BROWN AVE	164937
PT 4	John Gawith	Yard Extension	5204 MIAMI	053052
PT 5	Jose Antonio Gutierrez-Hernandez	Yard Extension	1846 N 26TH ST	075508
PT 6	Heather Knearem	Yard Extension	332 N 34TH ST	056656
PT 7	Kaw Roofing & Sheet Metal, Inc	Yard Extension	2115 N 13TH ST	157211
PT 8	LaWanda Newtown-Henderson	Yard Extension	2003 S 98TH ST	939818
PT 9	Rosalba Carrillo	Yard Extension	244 SANTA FE RD	960422
PT 12	Gabriel Cruz Avila	Yard Extension	1926 N 25TH ST	208314
PT 13	Nicolas Menjivar	Yard Extension	3551 FREEMAN AVE	064034
PT 14	Alan Gordon	Donation	6140 FREEMAN AVE	004300

Tracking #: 21845

4.3 LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION

Synopsis: This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. These applications will be discussed individually during the meeting.

Item	Name	Type	Address	Parcel
WO PT 2	Melissa Jimenez Mejia	Garden	23 S 18 TH ST	103737
Comments: Need more information from the applicant. Where does applicant live? Does not appear that they live next door. - Prescott Neighborhood Group				

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Tracking #: 21846

4.4 LAND BANK EXTENSION REQUEST

Synopsis: This item includes all Land Bank applications that have requested an additional extension on their option agreement. Per Land Bank policy, any additional extension beyond two years must be approved by the Land Bank Board of Trustees.

Item	Name	Type	Address	Parcel
X 1	Josh Waits	Single Family Home	1830 S 10TH ST	127604
X 2	Norlito Castillo	Single Family Home	925 ANN AVE	080652

Tracking #: 21847

5. Public Agenda

6. Adjourn

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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, June 29, 2026

8:02 PM-9:37 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- Commissioner Bynum

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- Rodney Lucas (Interim Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Jud Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)

Call to Order:

Commissioner Davis called the meeting to order at 8:02 PM.

Revisions to Agenda

No revisions to the agenda were reported.

Michael Sutton noted one change to agenda Item 4.3: Item B3, located at 2901 Lake Avenue, was requested to be removed per the County Administrator's Office.

Approval of Previous Minutes: (Discussion Begins 2:48:22)

Commissioner Stites moved to approve the minutes from the June 2, August 4, and September 29, 2025, meetings. The motion was seconded by Commissioner Howard.

Vote: Motion carried 4/0

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

Committee Agenda:

Item No. 4.1 – PRESENTATION: LAND BANK ANNUAL UPDATE (Discussion Begins 2:48:45)

Commissioner Davis introduced the first agenda item, noting that a periodic update is a feature of the new land bank policy. Commissioner Davis emphasized the importance of assessing the progress of the land bank program, noting that there are over 4,000 land bank parcels and that significant changes have been made to responsibly dispose of those parcels.

Land Bank Inventory Overview (presented by Michael Sutton, Redevelopment Coordinator and Judd Knapp, Land Bank Manager):

Current Inventory:

- Approximately 4,262 land bank lots throughout the county, including locations in Bonner Springs and Edwardsville.
- A breakdown by district was provided showing land bank lots, signed option agreements, completed yard extensions, gardens, and canceled option agreements.

Inventory Trend (2012–2026):

- Judd Knapp presented a line graph showing inventory over time from 2012 to 2026, with bar graphs reflecting the number of new parcels received.
- New parcels being received are decreasing because fewer parcels are being acquired from tax sales, resulting in an overall decrease in inventory.

Land Bank Sales — Record Set in 2025:

- A record 209 sales were completed in 2025, the highest number ever recorded.
- Judd Knapp noted that the addition of Michael Sutton to the team contributed significantly to this achievement.
- Under the previous policy (2019–2024), buildable lots were not eligible for yard extensions; yard extensions were only for unbuildable properties.
- The new 2025 policy opened yard extensions to allow gardens, contributing to the record 209 sales figure.

New Construction on Land Bank Lots (Completed Options):

- 267 completed options from 2021 onward, with an upward trend.
- In 2025: 81 completed options.
- As of the meeting date in 2026: 75 completed options already recorded, with the full year still remaining — on pace to break the 2025 record.
- Total estimated appraised value added through homes built on land bank lots: \$666 million.

Signed Options:

- Currently 478 signed option agreements active; these represent applicants who have signed agreements and begun their one-year clock.

Property Transfers (Yard Extensions and Gardens):

- In 2025: 128 property transfers completed.
- Compared to only 3 in 2023 — a dramatic increase attributed to the new policy.

Land Bank Holds:

- Three (3) active land bank holds:
 1. Quinn Daily Ruins area — UG hold
 2. USD 500 area — just west of Sumner High School
 3. Tremont Project — subject of the next agenda item

Large Land Bank Projects in the Northeast:

- Judd Knapp presented a map of large land bank projects in the Northeast totaling approximately 1,000 units (not all of which will be built).
- This map was described as dramatically different from five years ago when little was on it and was characterized as a testament to UG's work in lowering the cost to build and creating a housing market.

CJR Project (North of Quindaro):

- Michael Sutton reported that the CJR project, which is anticipated to bring between 400–500 homes, has recently begun pulling their first 50 building permits. Construction is expected to begin soon.
- The project and the land bank's work were featured in several local media outlets, which Sutton noted has driven additional interest in the land bank and land bank development.

Top 10 Builders in 2025 (Completed Options): Judd provided the following list:

1. A-In Engineering — 14 completed options
2. CHWC / Build White Goes — 12 completed options
3. Wall Tide Forms — 8 completed options
4. GM Framing — 5 completed options
5. Habitat for Humanity — 4 completed options
6. Bright Solutions — 3 completed options 7–10. Remaining builders with lower volumes (not individually named on record)

Mowing Program:

- Judd noted that the mowing program is managed in-house, with Megan Smith overseeing the program.
- Judd thanked the Commission for increasing mowing frequency from once a month to twice a month, which has significantly reduced the volume of complaints received.
- Two contractors are utilized — Zone 1 (primarily the Northeast, where lots are closer together) and Zone 2 (all other areas, where lots are more spread out).
- Contractors use an app to identify lots requiring mowing, view lot boundaries, submit completed surveys, and submit photos, which are then used internally to process payments.
- Not all lots are mowed — heavily wooded or landlocked lots are removed from the mowing list. Of approximately 4,000 lots in inventory, approximately under 3,000 are actively mowed.

- From 2025 to 2026, the lot mowing count was reduced by 665 lots, representing approximately \$200,000 in mowing cost reduction, attributable to sales, yard extensions, gardens, and signed option agreements (which transfer maintenance responsibility to the builder).

Mowing Budget:

- Current mowing budget: approximately \$700,000
- Estimated 2026 mowing costs based on activity to date: approximately \$800,000 — representing a \$100,000 budget shortfall
- Judd Knapp noted this would require either a budget ask or the sale of approximately 300 additional lots.
- If mowing frequency were increased to once per week, estimated cost would approximately double to \$1.6 million.

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

- **Eva Garcia Meza (Kansas City, Kansas) (Comment Begins 2:59:30)**
- **Darnell Bush (Kansas City, Kansas) (Comment Begins 3:01:40)**
- **D.W. Young (Kansas City, Kansas) (Comment Begins 3:03:37)**

The Chairman closed the public hearing.

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

Item No. 4.2 – LAND BANK HOLD UPDATE - TREMONT PROJECT (Discussion Begins 3:13:30)

Commissioner Davis introduced the Tremont Project hold update and invited Pam Smart, Mount Carmel Redevelopment Corporation (MCRC), and the Mount Carmel team to present.

Mount Carmel Redevelopment Corporation (MCRC) Overview:

Pam Smart, Mount Carmel Redevelopment Corporation, provided the following organizational overview:

- MCRC is a 501(c)(3) nonprofit founded in 1994.
- Located in Northeast Wyandotte County.
- Focus areas: social service delivery and community development.
- To date, MCRC has over \$25 million in new construction in the ground.

Current Projects Completed by MCRC:

MCRC has been working in a project area for the last 10–12 years, bounded by:

- 11th Street to the east
- 13th Street to the west
- Garfield Avenue to the south
- Parallel Parkway to the north

Projects completed include:

- **Breedenthal Youth and Family Community Center** — a 45,000-square-foot facility now owned by the Boys and Girls Club
- **New Mount Carmel Church** — constructed and managed by MCRC on behalf of Mount Carmel Church
- **Single Family Housing** — 18 homes currently up and sold; 10 additional homes under construction (4 currently going up, expected to be completed within 3 months, with Mosaic as the contractor)
- **Six Duplexes (Rental Housing)** — MCRC is considering partnering with a Women's Shelter to fill these units
- **61-Unit Senior Housing Facility** — built with tax credits; MCRC is in the process of transitioning from 99% investor-owned to 100% MCRC-owned

Tremont Project Description:

The Tremont Project is a 46-acre development area bounded by:

- Fifth Street to the east
- Seventh Street to the west
- Quindaro Boulevard to the north
- Parallel Parkway to the south

MCRC has proposed to serve as the master developer for the Tremont Project, responsible for infrastructure and preparing the property for other development partners.

The project is divided into two parts:

Project One — North Side (Neighborhood Infill and Infrastructure Revitalization):

- Approximately 50 lots in the northern portion
- Densely populated area with significant infill housing opportunity
- Identified three demonstration blocks (North Sixth Street Block 1, North Sixth Street Block 2, and Lafayette and Tremont Block 3) for the first 18 homes
- Infrastructure costs for all three areas: \$758,960

Project Two — South Side (Mixed-Use Transformation Redevelopment):

- 500 units of multifamily and senior housing
- 175,000 square feet of commercial development
- Includes retail on Fifth Street and Seventh Street, restaurant pads, parks, and community spaces
- 216 land bank properties in this area

Property Status within Project Area (from color-coded map):

- Green: Empty land bank lots
- Red: Abandoned properties
- Pink: Occupied but uninhabitable condition
- Blue: Currently owned and well-maintained properties

Rationale for Tremont Project Selection:

Smart stated the Tremont area was chosen due to workforce access, housing demand, the opportunity for reinvestment and neighborhood stabilization, and the potential to catapult Northeast Wyandotte County into its most significant transformation in over 30 years.

Mowing and Community Engagement:

Smart reported that MCRC has invested over \$10,000 in mowing equipment and is using private funds to hire community members to perform more thorough lot maintenance — not just mowing, but also cutting down trees, removing trash and debris, clearing blocked sidewalks, and preparing sites. MCRC is prioritizing hiring residents from the Tremont area to foster community pride and economic mobility. Smart stated MCRC has 50 volunteers scheduled to participate in a community cleanup in approximately two weeks and that area resident Miss Jones has agreed to refer community members for paid work.

Total MCRC Investment to Date:

MCRC has invested over \$550,000 in the Tremont Project, covering:

- Redevelopment planning
- Neighborhood and community meetings

- Housing assessment tool
- Infrastructure analysis
- Environmental reviews
- Property maintenance
- Identification of funding sources, including two grants/loans
- Identification of three commercial development partners (healthcare, childcare, and a bank)
- Identification of three residential builders
- Identification of demonstration blocks for 18 homes
- Utility verification
- Engineering, architectural, and legal services

RHID Approval: Smart acknowledged and expressed gratitude for the committee's RHID approval, stating that the project would struggle without the ability to access RHID funding for infrastructure and vertical construction. Smart expressed hope that infrastructure and vertical construction can begin by end of summer or early fall 2026.

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

- **Eva Garcia Meza (Kansas City, Kansas) (Comment Begins 3:29:00)**
- **Greg Kindle (Kansas City, Kansas) (Comment Begins 3:30:56)**

The Chairman closed the public hearing.

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

Item No. 4.3 – LAND BANK OPTIONS – WITHOUT OPPOSITION (Discussion Begins 3:40:37)

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

Item	Name	Type	Address	Parcel
A 1	Juan Cisneros	Single Family Home	6117 FARROW AVE	32008
A 2	Kayla Barr	Single Family Home	8824 Kansas Ave	934114
A 3	Magaly Duran	Single Family Home	1608 N 61ST TER	4520
A 4	Magaly Duran	Single Family Home	3300 BROWN AVE	165170
A 5	Luis Rocha	Single Family Home	1149 Ann Ave	80829
A 7	Alyvia Simmons	Single Family Home	2806 MERRIAM LN	149911
A 8	T&M General	Single Family Home	2829 S 8TH ST	136558

	Construction LLC			
			2815 S 8TH ST	136509
A 9	Matos Group, LLC	Single Family Home	217 N 35TH ST	56719
A10	Powell Enterprises	Single Family Home	824 OHIO AVE	119024
A13	Tye Zehner	Single Family Home	6831 Webster Ave	19331
A14	Craig Sparks	Single Family Home	3510 LUST DR	79403
			3530 LUST DR	79439
A15	Benjamin Walker	Single Family Home	1111 SHAWNEE AVE	72011
			1113 SHAWNEE AVE	72012
A16	RA ENGINEERING CORP	Single Family Home	7648 ROSWELL AVE	12317
A17	RA Engineering Corp	Single Family Home	805 Sandusky Ave	90453
			830 SANDUSKY AVE	90443
A18	RA ENGINEERING CORP	Single Family Home	6153 PARKVIEW AVE	31828
A19	RA ENGINEERING CORP	Single Family Home	816 N 12TH ST	80900
			818 N 12TH ST	80899
			814 N 12TH ST	80901
			815 N 12TH ST	80902
A20	PILLAR KC LLC	Single Family Home	747 SEMINARY ST	902318
A21	PILLAR KC LLC	Single Family Home	2233 S MILL ST	137258
A22	PILLAR KC LLC	Single Family Home	10740 MILLER LN	148906
A23	Chantelle Sims	Single Family Home	3610 HASKELL AVE	216806
B 1	Matos Group LLC	Multi-Family	2927 N 12TH ST	106508
			2931 N 12TH ST	106506
			2935 N 12TH ST	106507
			2943 N 12TH ST	106502
			2945 N 12TH ST	106501
			2918 N BETHANY ST	106517
B 2	Juan Cisneros	Multi-Family	1231 N 48TH TER	47572
B 3	Roger Avalos	Multi-Family	2901 Lake Ave	902208
C 1	RA Engineering Corp	Commercial	1129 N 49TH ST	47595

Item Nos. A1 – A10, and A13 – A23:

Mr. Sutton presented Item Nos. A1 – A10, and A13 – A23.

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

Commissioner Howard moved to approve the consent Items Nos. A1 – A10, A13 – A23. The motion was seconded by Commissioner Stites.

Vote: Motion carried 4/0

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

Item Nos. B1- B2 and C1:

Mr. Sutton presented Item Nos. B1- B2 and C1.

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

Commissioner Pacheco moved to approve the consent Items Nos. B1- B2 and C1. The motion was seconded by Commissioner Howard.

Vote: Motion carried 4/0

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

**Item No. 4.4 – LAND BANK PROPERTY TRANSFERS - WITHOUT OPPOSITION
(Discussion Begins 3:47:05)**

Michael Sutton, Redevelopment Coordinator, presented Land Bank Property Transfers without opposition:

Item	Name	Type	Address	Parcel
PT 1	Dayton Loomis	Garden	1620 N 32ND ST	910721
PT 2	Jamar Caldwell	Garden	2646 N 21ST PL	160161
PT 3	Beatrice Michel	Garden	1938 TROUP AVE	68787
PT 4	MELANIE HERNANDEZ	Yard Extension	961 PACIFIC AVE	69269
PT 6	Darío Barojas	Yard Extension	2716 N 8TH ST	131806
PT 7	Juan Cisneros	Yard Extension	806 QUINDARO BLVD	131833
PT 8	Rodolfo Rodriguez	Yard Extension	335 N VALLEY ST	102522

PT10	Lillie Elder	Yard Extension	9335 GEORGIA AVE	938324
PT11	Sharon A. Turner	Yard Extension	2535 ALDEN ST	158210
PT12	Lokesh Nagpal	Yard Extension	1034 Garfield Ave	95620
PT13	Norma lisa Herrera-chavira	Yard Extension	807 N 10th ST	80627
PT14	Boland Waters LLC	Yard Extension	14 S James St	141324
PT15	Roberto Hernandez	Yard Extension	1865 N 29th St	195478
PT16	Yuniel Ramos	Hold Request	1709 N 26TH ST	68552
PT17	Pamela Martin	Yard Extension	2606 S 8TH ST	137043

Item No. PT16:

Mr. Sutton presented Item No. PT16.

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

Commissioner Stites moved to hold Item No. PT16 for 30 days. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

Item Nos. PT1 – PT4, PT6 – PT8, and PT10 – PT17:

Mr. Sutton presented Item Nos. PT1 – PT4, PT6 – PT8, and PT10 – PT17.

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

Commissioner Stites moved to approve the consent Item Nos. PT1 – PT4, PT6 – PT8, and PT10 – PT17. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

Item No. 4.5 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)
(Discussion Begins 3:54:08)

Mr. Sutton presented Land Bank Options with opposition.

Item	Name	Type	Address	Parcel
WO A11	DARLING ORALIA MOREIRA	Single Family Home	2055 N 22ND ST	159624
			2057 N 22ND ST	159623
WO A12	DARLING ORALIA MOREIRA PEREZ	Single Family Home	2400 GREELEY AVE	159802
WO A24	Candace McRae	Single Family Home	727 Oakland Ave	81844
WO A25	Strong Tower Concepts, LLC	Single Family Home	2712 N 5TH ST	95823
			2710 N 5TH ST	95824
			2714 N 5TH ST	95822
			2800 N 5TH ST	95819
			2801 N 5TH ST	95809
			2803 N 5TH ST	95810
WO A26	Strong Tower Concepts, LLC	Single Family Homes	2503 N HALLOCK ST	94941
			2508 N HALLOCK ST	109629
			2418 N HALLOCK ST	109628
			2508 N 5TH ST	94920
WO A27	Thompson Street Partners LLC	Single Family Home	333 QUINDARO BLVD	94701
			336 QUINDARO BLVD	94702

Item Nos. WO A11 and WO A12:

Mr. Sutton presented Item Nos. WO A11 and WO A12 with opposition. Applicant was present and made remarks.

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

- **Aime Banuelos (Kansas City, Kansas) (Comment Begins 3:55:43)**

The Chairman closed the public hearing.

Commissioner Davis moved to hold to contact the OCP Neighborhood Group on Item Nos. WO A11 and WO A12. The motion was seconded by Commissioner Stites.

Vote: Motion carried 4/0

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

Item No. WO A24:

Mr. Sutton presented Item No. WO A24 with opposition.

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

Commissioner Stites moved to deny Item No. WO A24. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

Item Nos. WO A25 and WO A26:

Mr. Sutton presented Item Nos. WO A25 and WO A26 with opposition.

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

- **Tyler Hiatt (Kansas City, Missouri) (Comment Begins 4:07:21)**
- **Beverly Easterwood (Kansas City, Kansas) (Comment Begins 4:11:00)**
- **Darnell Bush (Kansas City, Kansas) (Comment Begins 4:12:54)**

The Chairman closed the public hearing.

Commissioner Davis moved to hold over Item Nos. WO A25 and WO A26 to the next meeting. The motion was seconded by Commissioner Howard.

Vote: Motion carried 4/0

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

Item No. 4.6 - LAND BANK PROPERTY TRANSFERS — WITH OPPOSITION (FOR DISCUSSION) (Discussion Begins 4:19:20)

Mr. Sutton presented Property Transfers without opposition:

Item	Name	Type	Address	Parcel
WO PT 9	Sheila Gutto	Yard Extension	3080 N 21ST ST	162469

Item No. WO PT9:

Mr. Sutton presented Item No. WO PT9.

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

Commissioner Davis moved to hold Item No. WO PT9 for 30 days to allow time to meet with the Neighborhood Group. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 4/0

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

Adjournment: (Discussion Begins 4:21:07)

Commissioner Howard moved to adjourn the meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 4/0

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

The meeting was adjourned at 9:37 PM.

ML

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, August 3, 2026

7:07 PM-9:26 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- Commissioner Bynum

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Alan Howze (Interim County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Kay Sharp (Community Development Director)
- Alyssa Marcy (Long Range Planner)
- Mike Farley (Legal Counsel)
- Jim Neath (Chief Building Inspector)
- Jud Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)

- John Droppelmann (Deputy Chief/Fire Marshal Kansas City, Kansas, Fire Department)

Call to Order:

Commissioner Davis called the meeting to order at 7:07 PM.

Revisions to Agenda

No revisions to the agenda were reported.

Approval of Previous Minutes: (Discussion Begins 2:06:22)

Commissioner Howard moved to approve the minutes from the May 4 and June 1, 2026, meetings. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 4/0

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

Committee Agenda:

Item No. 4.1 – RESOLUTIONS: APPROVAL OF FISCAL YEAR 2026 ANNUAL ACTION, AMENDMENTS TO 2025 ANNUAL PLAN AND DESIGNATION OF MT. CARMEL REDEVELOPMENT CORPORATION (Discussion Begins 2:06:55)

Director Kay Sharp presented the Fiscal Year 2026 Annual Action Plan.

Key points:

- Plan Context: The Fiscal Year 2026 Annual Action Plan represents the fifth and final year of the 2022–2026 Consolidated Plan.
- HUD Funding Categories: In order to receive HUD funding, the Unified Government must submit a five-year Consolidated Plan. The three categories of HUD funding received are:
 - A. Community Development Block Grant (CDBG): Expected Fiscal Year 2026 entitlement of \$2,143,397
 - B. Home Investment Partnership Program (HOME): Expected Fiscal Year 2026 entitlement of \$660,434.66
 - C. Emergency Solutions Grant (ESG): Expected Fiscal Year 2026 entitlement of \$187,400

- Substantial Amendments: The fifth year of the Consolidated Plan requires the submission of substantial amendments for any changes to the plan. Two substantial amendments were being brought forward that evening.
- Plan Activities: The Annual Action Plan outlines anticipated uses of funds for the next fiscal year and incorporates any program income received as well as unspent dollars from previous years. Planned activities include:
 - A. Planning and administration (capped at 20% of total CDBG entitlement per HUD regulations)
 - B. Public services (capped at 15% of annual CDBG allotment per HUD regulations)
 - C. Infrastructure and public facility improvements
 - D. Spot blight rehabilitation
 - E. Neighborhood engagement capacity
 - F. Micro enterprise and small business assistance
 - G. Home Enhancement Program (whole-house rehabilitation to bring homes up to code, funded through HOME)
 - H. ESG projects in partnership with subrecipient organizations: Village Initiative, Catholic Charities, Cross Lines, and Friends of Yates
- Public Hearing Process: HUD requires two public hearings prior to plan submission. The first hearing was held on May 5, 2026 (no attendees). The second hearing was held on June 18, 2026 (12 attendees). As a result of the second hearing, four email suggestions were received, all of which were already incorporated into the plan.
- 30-Day Public Comment Period: Following the two public hearings, a 30-day public comment period was required. After that period, per the citizen action plan, the subcommittee must approve the plan before it goes to the full Commission for approval, and only then can it be submitted to HUD.
- HUD Submission Deadline: The Annual Action Plan must be submitted to HUD no later than 11:59 PM on August 16, 2026.

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

- **Eva Garcia Meza (Kansas City, Kansas) (Comment Begins 2:15:50)**
- **Karen Schibi (Kansas City, Kansas) (Comment Begins 2:18:19)**

The Chairman closed the public hearing.

Commissioner Pacheco moved to approve the resolution authorizing submission of the Fiscal Year 2026 Annual Action Plan to HUD and to fast-track the item to the August 6, 2026, full Commission meeting. The motion was seconded by Commissioner Howard.

Vote: Motion carried 4/0

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

Commissioner Pacheco moved to approve the resolution authorizing substantial amendments to the 2025 Annual Action Plan and 2022 – 2026 Consolidated Plan and to fast-track the item to the August 6, 2026, full Commission meeting. The motion was seconded by Commissioner Howard.

Vote: Motion carried 4/0

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

Commissioner Davis moved to approve the resolution designating Mount Carmel Redevelopment Corporation as a Community-Based Development Organization (CBDO), with the amendment correcting the language in the resolution from “Community Housing Development Organization” to “Community-Based Development Organization,” and to fast-track the item to the August 6, 2026, full Commission meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 4/0

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

Item No. 4.2 – PRESENTATION: UPDATE ON SB 418 LEGISLATION AFFECTING ZONING (Discussion Begins 2:53:21)

Alyssa Marcy, Long-Range Planner, introduced the item, noting that Senate Bill 418 (SB 418), known as the Buy Right Housing Development Act, was passed by the Kansas Legislature in spring 2026 and officially took effect July 1, 2026. The bill aligns with several existing local policies, including PlanKCK, the Community Health Improvement Plan, and the Community for All Ages initiative.

Mike Farley, Legal Counsel, provided a detailed overview of the five sections of SB 418:

Section 1 — Buy Right Housing Development:

- Creates a special category for single-family homes, duplexes, townhomes, and Accessory Dwelling Units (ADUs) that already meet zoning requirements and are not subject to listed exemptions (e.g., historic districts, floodplains).
- Imposes a 30-day review deadline from application submission to approval for qualifying projects that do not require a plat.
- Imposes a 60-day deadline if the development requires a plat.
- Imposes a 90-day deadline if the development has more than 40 units and requires a plat.
- Provides the ability for municipalities to establish an internal appeals process prior to appeals being taken to district court.
- The Unified Government's current planning Commission meeting schedule (monthly meetings with roughly three-week noticing requirements) will need to be adjusted to meet the 60- and 90-day deadlines under SB 418.
- ADUs are currently minimally addressed in the Unified Government's zoning code (only allowed as new construction using narrow lot design guidelines), making a new ADU ordinance necessary.

Section 2 — Third-Party Reviewer and Inspection Options:

- This section is opt-in for municipalities (unlike the remaining sections, which apply automatically).
- Allows municipalities to bring in third-party reviewers from within the department, from other municipalities with similarly credentialed staff, or from licensed professional engineers in Kansas.
- Inspectors can similarly be brought in from other municipalities or certified by the International Code Council (ICC).
- Mr. Farley noted this was likely intended for smaller communities that could be overwhelmed by new housing applications.

Section 3 — Single-Family Construction Standards:

- Applies to single-family homes with a habitable area of 2,500 square feet or less.
- Requires compliance with the 2018 International Residential Code (IRC), which the UG already has on the books (in an amended version, which is allowed by law).
- Allows a one-car garage (the UG's single-family districts already only require up to one covered parking space, so this is unlikely to cause conflict).
- Allows one side of architectural finish (a term new to Kansas statute; potential conflict with residential design guidelines in some area plans will need to be addressed).
- Establishes a minimum lot size of 3,000 square feet for homes of 2,500 square feet or less. The UG's most permissive residential district (R1-B) currently has a minimum lot

size of 5,000 square feet, meaning a zoning code amendment will be needed to achieve compliance.

Section 4 — Protest Petitions:

- For non-city or non-county-initiated rezonings to a "single-family residential district," written notice to neighboring properties and protest petition requirements will no longer apply.
- This means that when such rezonings come before the full Commission, only two vote thresholds will apply: a simple majority of six votes for normal approval (or remand), or eight votes to override the planning commission. The nine-vote threshold previously applicable via protest petition would no longer apply in these circumstances.

Section 5 — By Right Single-Family in Any Residential District:

- Any zoning district that allows any form of residential use is now also assumed to allow single-family homes by right, with certain performance standards still applicable.
- The UG is largely already in compliance with this section due to its existing telescoping use allowances (uses allowed in R1 are also allowed in R2, R2 in R3, etc.).
- One identified conflict: The C-0 (Non-Retail Commercial) district specifically prohibits single-family and duplex uses, which conflicts with SB 418. A zoning code amendment will be needed.

Alyssa Marcy, Long Range Planner, provided additional information specifically regarding Accessory Dwelling Units (ADUs):

- Current Status: ADUs are only permitted in KCK if built as new construction using the narrow lot design guidelines. The current code defines an ADU narrowly as a unit above a garage on the same lot as a primary residence. No other ADU types are currently permitted.
- Demand: Since SB 418 took effect on July 1, 2026, one planner received eight calls in one week from residents asking about ADU standards.
- Real-World Example: Ms. Marcy described a Rosedale home near her residence where the owners had converted a former barn to an ADU in conjunction with remodeling the property. When the property was listed for sale, staff was required to inform the real estate agent that the ADU conversion could not legally be used as such, as it did not meet the narrow lot design guidelines for new construction. The prospective buyers were an older couple needing a space for a relative with medical concerns.
- Draft ADU Ordinance: A draft ordinance has been prepared. Key elements include:
 - A. A broadened definition of an ADU: a secondary unit on the same lot as a primary unit that may have a separate kitchen, bathroom, and entrance.
 - B. Flexibility in ADU types: interior conversion (basement, attic), attached (addition, attached garage), detached (separate structure), or other conversion types.
 - C. Standards for height and other considerations, with an emphasis on flexibility given the prevalence of irregularly shaped and narrow parcels in KCK.

- Benefits of ADUs: Multi-generational living, financial stability (reduced cost of living, passive rental income), and aging in place. AARP data indicates that nearly 70% of adults age 50 and over would either live in or build an ADU to house a caregiver or live closer to family.

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

- **Eva Garcia Meza (Kansas City, Kansas) (Comment Begins 3:17:07)**
- **Karen Schibi (Kansas City, Kansas) (Comment Begins 3:19:50)**

The Chairman closed the public hearing.

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

Item No. 4.3 – PRESENTATION: NEW BUILDING, FIRE, AND PROPERTY MAINTENANCE CODE UPDATES (Discussion Begins 3:33:02)

Jim Neath, Chief Building Inspector, stated that the purpose of the item was to request the committee's input and authorization to proceed with the adoption of the new International Building Codes. The code update is intended to modernize construction and safety standards while ensuring clarity and consistent enforcement for builders, designers, community members, and inspection staff.

Proposed Code Adoptions:

- 2024 International Building Code (IBC): Applies to all buildings except detached one- and two-family dwellings and townhouses up to three stories (governed by the IRC). Key updates include:
 - A. Enhanced fire safety and stronger fire safety standards
 - B. Revised healthcare occupancy risk categories — hospitals and nursing homes are now classified as high risk, requiring enhanced structural design for wind and tornado resistance
 - C. New tornado loading provisions
 - D. New requirements for lithium battery protection (charging stations and storage)
 - E. Steel chapter reorganization (Chapter 22) to include stainless steel, cold form steel profiles, and metal building system requirements
 - F. Expanded fire safety requirements for storage occupancies
 - G. Multiple roof egress options required for occupied rooftop facilities (e.g., rooftop bars)
 - H. Requirements for adult changing stations in commercial building family restrooms

- I. Mandatory carbon monoxide detectors in all occupancies with carbon monoxide-producing devices or attached garages
- 2024 International Existing Building Code (IEBC): Encourages reuse of existing and historic buildings by simplifying renovation and upgrade processes with flexible standards, without requiring full compliance with IBC for new construction.
- International Plumbing Code (IPC): The UG will transition from the Uniform Plumbing Code (UPC) to the IPC. This is the first time the IPC will be adopted for commercial properties (it has been incorporated in the IRC since 2003). Minimal changes are expected; inspectors and engineers are already familiar with IPC standards.
- International Fuel Gas Code: Adopted for the first time. Previously incorporated in the UPC, it is not included in the IPC and must now be adopted separately.
- Codes Recommended Unchanged:
 - A. 2018 International Residential Code (IRC): The presenter noted that adopting a newer version would increase plan review times and make compliance with SB 418's 30-day review requirement more difficult.
 - B. 2018 International Energy Code: The presenter noted keeping up with sustainable energy provisions (rooftop photovoltaic, wind turbines) is beneficial as those are updated regularly.
- 2024 International Fire Code and Life Safety Code: The State of Kansas is transitioning from the 2006 IFC to the 2024 IFC and Life Safety Code. The UG cannot be less restrictive than the state. Staff is waiting to see the final state amendments before proceeding, to avoid comparing two different code sets simultaneously, which could cause significant delay in plan reviews.
- Storm Shelter Requirements: The presenter noted that following the 2003 tornado, the UG was among the first cities to require storm shelters in senior living facilities and subsequently required storm shelters in all new residential construction.

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

- **Karen Schibi (Kansas City, Kansas) (Comment Begins 3:47:27)**

The Chairman closed the public hearing.

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

Item No. 4.4 – LAND BANK OPTIONS – WITHOUT OPPOSITION (Discussion Begins 3:51:46)

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

Item #	Name	Type	Address	Parcel
A 1	José Alonso	Single Family Home	3236 N 42 nd TER	914027
A 2	Shelby Ortega	Single Family Home	3052 N 31ST ST	099280
A 3	Faith and Grace Home Improvement LLC	Single Family Home	800 N STEWART AVE	111583
			804 STEWART AVE	111584
			808 STEWART AVE	111585
			752 STEWART AVE	111544
			750 STEWART AVE	111545
			748 STEWART AVE	111546
A 4	Faith and Grace Home Improvement LLC	Single Family Home	1977 PARALLEL AVE	068992
			2009 N 22ND ST	068773
			2003 N 22ND ST	068774
			2001 N 22ND ST	068775
A 5	VRP Services LLC	Single Family Home	1047 RIVERVIEW AVE	093842
			1051 RIVERVIEW AVE	093843
			1053 RIVERVIEW AVE	093844
A 6	RA Engineering Corp	Single Family Home	4029 SILVER AVE	012413
A 7	Kosheral LLC	Single Family Home	2811 S 28TH ST	149834
A 8	Thompson Street Partners LLC	Single Family Home	2038 SPRINGFIELD AVE	109705
			2036 SPRINGFIELD AVE	109706
A 9	T&M General	Single Family	646 SEMINARY ST	139712

	Construction LLC	Home		
A 10	T&M General Construction LLC	Single Family Home	4600 LEAVENWORTH RD	172618
			3228 N 46TH ST	172406
A 11	T&M General Construction LLC	Single Family Home	2411 N 51ST ST	177766
A 12	Chevy Johnson	Single Family Home	3560 N 56TH TER	920621
A 13	Amy Rivas	Single Family Home	2921 N 56TH ST	037508
A 14	Chantelle Sims	Single Family Home	2937 DELAVAN AVE	164928
B 1	Thompson Street Partners LLC	Multi-Family	1959 N 12TH ST	097949
			1957 N 12TH ST	097950
C 1	North Star Construction KC LLC	Commercial	3119 STRONG AVE	166441
			1419 S 32ND ST	166404
C 2	Chantelle Sims	Commercial	1916 N 7TH ST	095217
			1914 N 7TH ST	095216
			1910 N 7TH ST	095215
			1908 N 7TH ST	095214

Item Nos. A1 – A14, B1, C1, and C2:

Mr. Sutton presented Item Nos. A1 – A14, B1, C1, and C2.

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

Commissioner Stites moved to approve all items as presented A1 – A14, B1, C1, and C2. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

**Item No. 4.5 – LAND BANK PROPERTY TRANSFERS - WITHOUT OPPOSITION
(Discussion Begins 3:57:35)**

Michael Sutton, Redevelopment Coordinator, presented Land Bank Property Transfers without opposition.

Item	Name	Type	Address	Parcel
PT 1	Rickie Hudson Jr	Garden	1009 WALKER AVE	081254
			1013 WALKER AVE	081253
			1015 WALKER AVE	081252
PT 2	Emerald Farms	Garden	1129 S 40TH ST	170566
			3912 ARGENTINE BLVD	170565
PT 3	Kimberly Irwin Murray	Yard Extension	110 S CHEROKEE ST	902320
PT 4	Evelyn Guzman	Yard Extension	858 ORVILLE AVE	090471
PT 5	Jaime Prado	Yard Extension	3435 BARNETT AVE	059417
PT 6	Leodan Prida Vazquez	Yard Extension	345 N VALLEY ST	102666
PT 8	Ricardo Balderrama	Yard Extension	230 N EARLY ST	119818
PT 9	Mary Harris	Yard Extension	338 N 32ND ST	057065
PT 10	Harvey Brothers Trucking & Wrecking Co Inc	Yard Extension	1206 NEW JERSEY AVE	209662

Item Nos. PT1 - PT6 and PT8 – PT10:

Mr. Sutton presented Item Nos. PT1 – PT6 and PT8 – PT10.

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

Commissioner Stites moved to approve all items as presented PT1 – PT6 and PT 8 – PT10. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

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

Item No. 4.6 - LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)
(Discussion Begins 3:59:57)

Mr. Sutton presented Land Bank Options with opposition.

Item	Name	Type	Address	Parcel
WO PT 11	Yuniel Ramos	Hold Request	1709 N 26TH ST	068552

Item Nos. WO PT11.

Mr. Sutton presented Item No. WO PT11 with opposition.

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

Commissioner Howard stated, “So in the past, we haven’t followed our policies, procedures. I know that to be true because we’ve admitted it on record. What I’m asking is if there is confusion now about this, about if they can do a hold on it or an extension on it. Where they’re asking for a hold, but in our policy, it says that we can extend it. Is that a difference? The extension versus a hold, an option versus a hold?”

Commissioner Davis moved to hold over Item No. WO PT11 to the next meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 4/0

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

Item No. 4.7 - LAND BANK EXTENSION REQUEST (Discussion Begins 4:17:19)

Mr. Sutton presented a Land Bank Extension Request:

X 1	Ashley Scott	Extension Request	5551 LEAVENWORTH RD	037513
			5563 LEAVENWORTH RD	037516
			3003 N 56TH ST	037511

Item No. X1:

Mr. Sutton presented Item No. X1. Applicant provided comments.

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

Commissioner Howard moved to grant a two-year extension on the option agreement for Item No. X1 . The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 4/0

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

Adjournment: (Discussion Begins 4:24:04)

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

Vote: Motion carried 4/0

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

The meeting was adjourned at 9:26 PM.

BJS



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Michael Sutton, Redevelopment Coordinator mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #4.1.

LAND BANK OPTIONS - NO OPPOSITION

BACKGROUND

Item #	Name	Type	Address	Parcel
A 1	Weston Sparks	Single Family Home	711 RUBY DR	904925
A 2	Andre Johnson	Single Family Home	2811 HIAWATHA ST	158735
A 3	LaFrances Nyakatura	Single Family Home	6236 FREEMAN AVE	004311
A 4	Mary Niedens	Single Family Home	1854 S EARLY ST	155051
A 5	Total Remodeling LLC	Single Family Home	3051 N 31ST ST	099261
			3047 N 31ST ST	099260
			3059 N 31ST ST	099262
			3063 N 31ST ST	099263
			3065 N 31ST ST	099264
			3042 N 30TH ST	099259
A 6	Byron Smith	Single Family Home	1212 N 63RD TER	016115
A 7	Emilio Garcia	Single Family Home	1852 S EARLY ST	155050
A 8	T&M General Construction LLC	Single Family Home	1016 GRANDVIEW BLVD	080560
			1024 GRANDVIEW BLVD	080559
			1026 GRANDVIEW BLVD	080558
			1030 GRANDVIEW BLVD	080557
			1221 BARNETT AVE	080970
A 9	Strong Tower Concepts, LLC	Single Family Home	2712 N 5TH ST	095823
			2710 N 5TH ST	095824

			2714 N 5TH ST	095822
			2800 N 5TH ST	095819
			2801 N 5TH ST	095809
			2803 N 5TH ST	095810
A10	Strong Tower Concepts, LLC	Single Family Homes	2503 N HALLOCK ST	094941
			2508 N HALLOCK ST	109629
			2418 N HALLOCK ST	109628
			2508 N 5TH ST	094920
B 1	Pillar KC	Multi-Family	2831 GLENROSE LN	130504
			2825 GLENROSE LN	130503
			2819 GLENROSE LN	130502
			2813 GLENROSE LN	130501

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Michael Sutton, Redevelopment Coordinator mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #4.2.

LAND BANK PROPERTY TRANSFERS - NO OPPOSITION

BACKGROUND

Item	Name	Type	Address	Parcel
PT 1	Juan Silva Cisneros	Garden	3115 N 23RD ST	124635
PT 3	Migdalia Salazar	Garden	2900 BROWN AVE	164937
PT 4	John Gawith	Yard Extension	5204 MIAMI	053052
PT 5	Jose Antonio Gutierrez-Hernandez	Yard Extension	1846 N 26TH ST	075508
PT 6	Heather Knearem	Yard Extension	332 N 34TH ST	056656
PT 7	Kaw Roofing & Sheet Metal, Inc	Yard Extension	2115 N 13TH ST	157211
PT 8	LaWanda Newtown-Henderson	Yard Extension	2003 S 98TH ST	939818
PT 9	Rosalba Carrillo	Yard Extension	244 SANTA FE RD	960422
PT 12	Gabriel Cruz Avila	Yard Extension	1926 N 25TH ST	208314
PT 13	Nicolas Menjivar	Yard Extension	3551 FREEMAN AVE	064034
PT 14	Alan Gordon	Donation	6140 FREEMAN AVE	004300

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT															
	Michael Sutton, Redevelopment Coordinator mjsutton@wycokck.org X5749	Land Bank Approvals															
AGENDA ITEM #4.3.																	
LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION																	
BACKGROUND																	
<table border="1"> <thead> <tr> <th>Item</th> <th>Name</th> <th>Type</th> <th>Address</th> <th>Parcel</th> </tr> </thead> <tbody> <tr> <td>WO PT 2</td> <td>Melissa Jimenez Mejia</td> <td>Yard Extension</td> <td>23 S 18TH ST</td> <td>103737</td> </tr> <tr> <td colspan="5"> Comments: Need more information from the applicant. Where does applicant live? Does not appear that they live next door. - Prescott Neighborhood Group </td> </tr> </tbody> </table>			Item	Name	Type	Address	Parcel	WO PT 2	Melissa Jimenez Mejia	Yard Extension	23 S 18 TH ST	103737	Comments: Need more information from the applicant. Where does applicant live? Does not appear that they live next door. - Prescott Neighborhood Group				
Item	Name	Type	Address	Parcel													
WO PT 2	Melissa Jimenez Mejia	Yard Extension	23 S 18 TH ST	103737													
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RECOMMENDATION																	
Approve																	
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS																	
N/A																	
LEGAL/ POLICY CONSIDERATIONS																	
ATTACHMENTS																	

Approved by Mayor/Administrator to add to agenda.



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT		
	Michael Sutton, Redevelopment Coordinator mjsutton@wycokck.org X5749	Land Bank Approvals		
AGENDA ITEM #4.4.				
LAND BANK EXTENSION REQUEST				
BACKGROUND				
Item	Name	Type	Address	Parcel
X 1	Josh Waits	Single Family Home	1830 S 10TH ST	127604
X 2	Norlito Castillo	Single Family Home	925 ANN AVE	080652
RECOMMENDATION				
Approve				
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS				
LEGAL/ POLICY CONSIDERATIONS				
ATTACHMENTS				

Approved by Mayor/Administrator to add to agenda.