

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