

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