



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, March 27, 2017

5:00 PM

Location:

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

Name

Absent

Commissioner Hal Walker, Chair

☐

Commissioner Brian McKiernan

☐

Commissioner Gayle E. Townsend

☐

Commissioner Ann Brandau-Murguia

☐

Commissioner James Walters

☐

I. Call to Order/Roll Call

II. Revisions to March 27, 2017 Agenda

III. Approval of standing committee minutes from December 12, 2016, and January 9, 2017

IV. Measurable Goals

V. Committee Agenda

Item No. 1 - UPDATE: SIDEWALK AND TRAILS MASTER PLAN

Synopsis: Update on the implementation of the 2012 Sidewalk and Trails Master Plan, submitted by Melissa Mundt, Assistant County Administrator.

For Information Only.

Tracking #: 171011

Item No. 2 - UPDATE: LAND BANK POLICY

Synopsis: Request the current Land Bank policy verbiage under Section 13 and elsewhere in the document be changed from "**Side-Lot**" to "**Yard Extension**," submitted by Chris Slaughter, Land Bank Manager.

Tracking #: 171047

Item No. 3 - COMMUNICATION: LAND BANK BUSINESS

Synopsis: Request consideration of the following Land Bank items, submitted by Charles Brockman, Management Analyst, Economic Development.

Transfers to Land Bank

Reference attachment for the 167 depicted properties

Applications

858 N. 52nd St. - Jose Lopez, yard extension
3137 Georgia Ave. - Abelardo G. Munoz, yard extension
144R Tiblow Ln. - Eugene O. Reynolds, yard extension
2050 N. Thompson St. - Alvin White, yard extension
2054 N. Thompson St. - Alvin White, yard extension
3021 N. 11th St. - Veronica Santillan, yard extension
828 Bunker Ave. - Gabriela Carrillo, yard extension
815 Parallel Ave. - Maria Mercado, yard extension
1506 Richmond Ave. - Isabel Salgado, yard extension
2621 N. 61st St. - Kayla Barnes, yard extension
5205 Woodend Ave. - Bruce Simpson, yard extension
1053 Garfield Ave. - Juan Martinez, yard extension
331 Troup Ave. - Joyce Ree, yard extension
945 Tenny Ave. - Jantha Phetsangharn, yard extension
1835 N. 12th St. - Maria Jacobo, yard extension
1731 N. 24th St. - Marketa Johnson, yard extension
1423 Walker Ave. - Miguel Cumplido, yard extension
1513 Greeley Ave. - Ocie Collins, yard extension
1735 N. 24th St. - Marketa Johnson, property acquisition
1425 Walker Ave. - Miguel Cumplido, property acquisition
1511 Greeley Ave. - Ocie Collins, property acquisition
1522 Greeley Ave. - Ocie Collins, property acquisition
1526 Greeley Ave. - Ocie Collins, property acquisition
1909 N. Thompson St. - Zion Economic Foundation, property acquisition
240 S. Bethany St. - Ali Dawod, property acquisition (garden with assistance from Catholic Charities)
3405 N. 30th St. - Zion Travelers Missionary Church, property acquisition

3413 N. 30th St. - Zion Travelers Missionary Church, property acquisition
3417 N. 30th St. - Zion Travelers Missionary Church, property acquisition
3421 N. 30th St. - Zion Travelers Missionary Church, property acquisition
3425 N. 30th St. - Zion Travelers Missionary Church, property acquisition
2819 S. 8th St. - Construction Services Unlimited, LLC - rehab (Land Bank Rehab Program)
631 Freeman Ave. - Construction Services Unlimited, LLC - rehab (Land Bank Rehab Program)

Transfers from Land Bank

1050 Splitlog Ave. - CHWC (This property will be transferred to CHWC for Splitlog Farms)
631 Linda Ln. - City of Bonner Springs
637 Linda Ln. - City of Bonner Springs
529 Stephen Ln. - City of Bonner Springs
535 Stephen Ln. - City of Bonner Springs
(City of Bonner Springs requesting properties for their future multi-use trail system up Spring Creek. These properties are not developable and are within the 100-year floodplain of Spring Creek.)

Donations to Land Bank

341 N. 14th St. - Estate of George Breidenthal
13050 Canaan Center Dr. - Canaan Development, Inc. (City of Bonner Springs is requesting that Land Bank take property for vault and hold for the potential continued development of Canaan Center.)

Tracking #: 171048

VI. Public Agenda

VII. Adjourn

NEIGHBORHOOD AND COMMUNITY DEVELOPMENT

STANDING COMMITTEE MINUTES

Monday, December 12, 2016

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, December 12, 2016, at 5:10 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Co-Chairman; Commissioners Townsend (via phone), Murguia, and Walters. Commissioner Walker, Chairman, was absent. The following officials were also in attendance: Melissa Mundt, Joe Connor and Gordon Criswell, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Misty Brown, Deputy Chief Counsel; Kathleen VonAchen, Chief Financial Officer, Doug Bailey, Sergeant-at-Arms.

Co-Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above.

Approval of standing committee minutes from October 10, 2016. **On motion of Commissioner Walters, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 16779...LAND BANK BUSINESS

Synopsis: Request approval of the following applications, transfers, and donation, submitted by Charles Brockman, Management Analyst, Economic Development.

Charles Brockman, Management Analyst, Economic Development, said we'll start out with our four applications.

Applications

2110 N. 5th St. - Steven McCord, yard extension

369 S. Baltimore St. - Amy Three 5 LLC, yard extension

He is asking for 2110 N. 5th Land Bank property.

Yard Extension – Amy Three S LLC
 369 S Baltimore St.

- Applicant owns property at 371 S Baltimore St.
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 369 S Baltimore St: \$320.00 / 0.071
- Potential Taxes: \$6.32 (*approximate*)
- Appraised Value / Acreage of 371 S Baltimore Ave: \$16,930.00 / 0.069
- Total combined Appraised Value / Acreage: \$17,250.00 / 0.140

He's current on taxes. No open codes cases. Potential taxes \$3.56 for that. **Commissioner Murguia** said I don't mean to interrupt you. Does anyone have any objections? I'd move for approval. **Mr. Brockman** said I don't have any objections.

Co-Chairman McKiernan said I certainly don't have any concerns about any of the items that are on tonight's agenda. Have all of these been approved by the Land Bank Advisory Board? **Mr. Brockman** said yes. **Co-Chairman McKiernan** asked have all of the items on tonight's agenda been previously approved by the Land Bank Advisory Board? **Mr. Brockman** said all of the applications; those are the ones we are looking at.

Co-Chairman McKiernan asked would your motion be for those first four items or for all the items on the agenda. **Commissioner Murguia** said for all the items on the agenda.

Transfers to Land Bank
 1420 Tauromee - Unified Government
 3081 Cissna St. - Unified Government
 3006 N. 9th St. - Unified Government
 2514 N. 91st St. - Unified Government
 2745 N. 91st St. - Unified Government

Transfer from Land Bank
3006 N. 9th St. - USD 500

Donation to Land Bank
1920 S. 38th St. - Jay Clay

Action: **Commissioner Murguia made a motion, seconded by Commissioner Townsend, to approve all the applications, the transfers and the donation.**

Roll call was taken and there were four “Ayes,” Walters, Murguia, Townsend, McKiernan.

Adjourn

Co-Chairman McKiernan adjourned the meeting at 5:14 p.m.

mbb

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, January 9, 2017**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, January 9, 2017, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Townsend, Murguia (arrived at 5:10) and Walters. The following officials were also in attendance: Melissa Mundt and Gordon Criswell, Assistant County Administrators; Ryan Carpenter, Senior Attorney; Chris Slaughter, Land Bank Manager; Charles Brockman, Economic Development; and Officer Doug Bailey, Sergeant-At-Arms.

Chairman Walker called the meeting to order. Roll call was taken and members were present as shown above.

Approval of standing committee minutes from November 14, 2016 meeting. **On motion of Commissioner McKiernan, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 16932...COMMUNICATION: LAND BANK BUSINESS

Synopsis: Request approval of the following applications and transfer, submitted by Chris Slaughter, Land Bank Manager.

Applications (5)

214 S. 18th St. – Prescott Real Estate, LLC, commercial development

1311 Nebraska Ave. – JAH Installation, LLC, parking

2706 Brown Ave. – Quindaro Development Corp., yard extension

1906 S. 41st St. – Greg Bequette, yard extension

3081 Cissna St. – Sheila Hansen, yard extension

WYANDOTTE COUNTY LAND BANK



NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE

JANUARY 9, 2017



WYANDOTTE COUNTY LAND BANK APPLICATIONS



• 5 Applications

- 214 S 18th St – Commercial Development
- 1311 Nebraska Ave - Parking
- 2706 Brown Ave – Yard Extension
- 1906 S 41st St – Yard Extension
- 3081 Cissna St – Yard Extension

January 9, 2017

Mr. Slaughter said we have five applications before you, kind of a variety, yard extensions, parking, and also commercial development which I'll touch on and then I will turn it over to Mr. B4rockman.



214 S. 18th, this is the property that is due west of Prescott Plaza. You can see there it's a pretty good size lot. I've heard that at one point it was a service station maybe a repair shop. That may have been a little before my time. I remember it being the landing spot for the tamale salesman guy. There was a guy that was always there selling tamales. That's what we're talking about tonight.

Commercial Development – Prescott Real Estate, LLC
214 S 18th St



There is kind of a street view and part of here is the westbound ramp into I-70. That's the lot we're talking about in question. What we're talking about is an agreement we have with Prescott Real Estate, LLC. You guys are unfamiliar with them. This is ARo Real Estate, Andrew Osman, who played a role with the development of Prescott Plaza, him and his company.

January 9, 2017

Commercial Development – Prescott Real Estate, LLC
214 S 18th St



- Applicant is a commercial developer out of Leawood, Kansas and was part of the Prescott Plaza development
- Appraised Value / Acreage of 214 S 18th St: \$30,810.00 / 0.379
- Construction of a single or multi-tenant retail building
- Developer part of Prescott Plaza development
 - Must secure ROW through KDOT (South)
 - Must get UG approval for vacated land (Homer Ave)

Some information on the site. It is appraised at \$30,810. It's little bit under four-tenths of an acre. Right now we're looking at it will be a single multi-tenant retail building there. It's still kind of in the design stages.

Again, he was part of the Prescott Plaza Development. Part of the agreement would also state there is a right-of-way area that's just a little bit south that KDOT controls and then there is going to be some vacant land or vacation of land on Homer Avenue that will also have to get approved through the UG Planning and Zoning process.

This was presented to the Advisory Board. They had some concerns initially. They felt that if all the traffic was going to go in and out on 18th St. that this could be an issue. That's not the case. This will come off on Homer. We did reach out and explain to them that wasn't the case. We asked them to email back any kind of other questions or concerns and we didn't receive any as of last Friday. Mr. Osman is here to answer any questions you guys may have or if he wants to come up and make a statement, he's more than happy to.

Commissioner McKiernan said once you addressed the concerns of the Advisory Board they were find with this project, correct? They addressed their concerns of entrances and exits.

Charles Brockman, Economic Development, said we spoke about the project at the Advisory Board meeting. Like Chris said he had emailed out to the Advisory Board that your concerns are noted, but it's not coming off on 18th. They wanted a traffic report if it was coming off 18th and it's not because they had a vacation on Homer. **Mr. Slaughter** said we did not receive any other response to that email that was sent out to them.

Commissioner McKiernan said unless any of the other commissioners would like to hear more about that I'm fine with it. Historically, it was a commercial development anyway, although traffic might be a little bit heavier today than it was then, this traffic into and off of that site certainly has been there in the past.

Commissioner Walters asked do we want to approve these individually? **Mr. Slaughter** said we can go on and finish the presentation.



January 9, 2017

Mr. Brockman said we have an applicant on 1311 Nebraska. Your concern, Commissioner McKiernan, we did go by and there were some insulation trucks and equipment and stuff there. It wasn't a bunch of debris that we could see. He's renting out 1200 N. 12th St. He owns the property there and this is where that debris was that you were talking about and this is the Land Bank property. Well, not debris, but his insulation trucks, equipment, and things like that.

Parking – JAH Installation, LLC 1311 Nebraska Ave	
• Applicant owns property at 1305 Nebraska Ave and is renting building at 1200 N 13 th St	
• Applicant is current on property taxes & has no open Code cases	
• Appraised Value / Acreage of 369 S Baltimore St: \$320.00 / 0.071	
• Potential New Taxes: \$6.32 (approximate)	
• Appraised Value / Acreage of 371 S Baltimore Ave: \$16,930.00 / 0.069	
• Total combined Appraised Value / Acreage: \$17,250.00 / 0.140	

He's current on his property taxes. No open code cases. The appraised value is \$320. Potential new tax is \$6.32 annually. **Mr. Slaughter** said that's a typo that should represent the Nebraska Avenue. **Commissioner McKiernan** said instead of S. Baltimore. Thank you. **Mr. Brockman** said the total combined appraised value is \$17,250.

Yard Extension – Quindaro Development Corporation 2706 Brown Ave



Quindaro Development Corporation owns this property here and here and this is the Land Bank property that they are requesting.

Yard Extension – Quindaro Development Corporation 2706 Brown Ave

- Applicant owns property at 2720 & 2726 Brown Ave
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of 2706 Brown Ave: \$5,940.00 / 0.160
- Potential New Taxes: \$114.58 (approximate)
- Appraised Value / Acreage of 2 prop on Brown Ave: \$201,090.00 / 2.020
- Total combined Appraised Value / Acreage: \$207,030.00 / 2.180

January 9, 2017

They own those two properties. They are both current on their taxes. No open code cases. The appraised value is \$5,940. Potential new taxes is \$114.58. The appraised value of both properties on Brown is \$201,090 with a combined \$207,030 with 2.18 acres.

Commissioner McKiernan said now it's listed on our sheet as a yard extension, but it looks like the vacant property that is to the east of the applicant's property that looks like it's asphalt. Is that a parking lot? **Mr. Brockman** said I have not drove by that property. **Commissioner McKiernan** said if it's next to a parking lot, is it going to become a parking lot? In other words, is it not a yard extension? **Mr. Slaughter** said their representative is here.

Artis Jones, Member of the Quindaro Development Corporation, said that is going to be an extension of our parking lot and future development.

Commissioner McKiernan said does that have any bearing on this application? Technically it's not a yard, it's a parking lot. Do we make a distinction? Does that matter? **Mr. Slaughter** said we would ask them, and we'll be up front with them when we close on the property, that he needs to follow all the current code guidelines. We'll have to check with Planning and all that to get all that, but we'll make sure that they're aware of that.



Mr. Brockman said the applicant owns the property here and that's the Land Bank requested property.

Yard Extension – Greg Bequette
1906 S 41st St

- Applicant owns property at 1914 S 41st St
- Applicant is current on property taxes & has no open Code cases
- Appraised Value/ Acreage of : \$2,140.00 / 0.432
- Potential New Taxes: \$42.28 (approximate)
- Appraised Value/ Acreage of: 1914 S 41st St: \$66,800.00 / 0.810
- Total combined Appraised Value / Acreage: \$68,940.00 / 1.242

They are current on their property taxes. No open code cases. It is valued at \$2,140. The new tax would be \$42 estimated. Combined total appraised at \$68,940 and it would be 1.2 acres.



This applicant is requesting 3081 Cissna. These are the applicants properties.

Yard Extension – Shelia Hansen
3081 Cissna St



- Applicant owns property at 3065 & 3071 Cissna St
- Applicant is current on property taxes & has no open Code cases
- Appraised Value / Acreage of : \$550.00 / 0.190
- Potential New Taxes: \$10.87 (approximate)
- Appraised Value / Acreage of: 2 prop on Cissna St: \$33,700.00 / 0.468
- Total combined Appraised Value / Acreage: \$34,250.00 / 0.658

They own two others. They are current on their property tax and has no open code cases. The appraised value of the land is \$550. Potential new taxes is \$10.87. Combined it would be \$34,250.



Mr. Brockman said Chris explained to the Advisory Board and so we're moving it forward as final approval.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Walters, to approve all applications as submitted.** Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

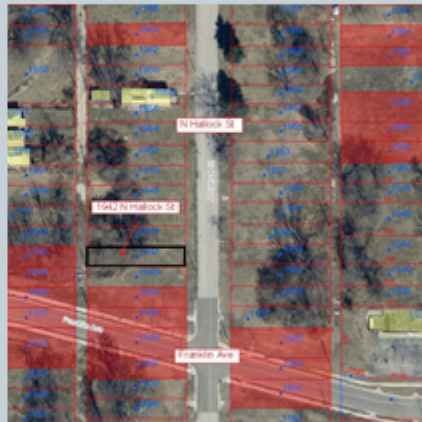
Transfer to Land Bank
1942 N. Hallock St. from Unified Government
(Property was part of a 2008 probate case and was set over to Land Bank or City.)

WYANDOTTE COUNTY LAND BANK TRANSFERS TO LAND BANK

1942 N HALLOCK ST

Transfer to Land Bank – 1942 N Hallock St

- Court order transfer from 2008 Probate case
- Clerk's office discovered it and sent to Land Bank



January 9, 2017

Mr. Brockman said this is 1942 N. Hallock and there is a court order transfer from a 2008 probate case. The Clerk was made aware of it and then they contacted us. It can either go to the city or the Land Bank property and we chose the Land Bank.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Townsend, to approve as submitted.** Roll call was taken and there were five “Ayes,” Walters, Murguia, Townsend, McKiernan, Walker.

Transfers from Land Bank

725 N. 74th St. to Unified Government

(Deed property, that was approved by the Commission Nov. 2016 for sale, to the UG to complete process.)

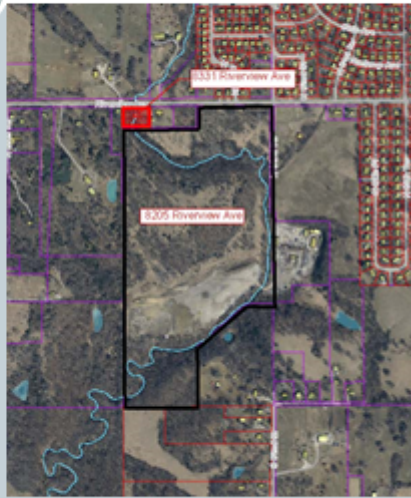
8331 Riverview Ave. to Unified Government

(Property to be used in conjunction with a Public Works’ project at 8205 Riverview Ave.)



Transfer from Land Bank – 8331 Riverview Ave

- To UG for 8205 Riverview Ave (egress)



Mr. Brockman said these are transfers from the Land Bank, 8331 Riverview and 725 N. 74th St. This is a UG for 8205 Riverview Ave. to be used as a egress and to a future Public Works site.

Transfer from Land Bank – 725 N 74th St

- Pending sale for UG (Nov 2016)



January 9, 2017

This is a pending sale that was brought before you the first portion of it through Economic Development in November and we're just following up continuing the process for the project.

Commissioner Murguia said on the future egress site that the UG wants, how do we determine if that's the highest and best use for that property? How does the UG determine that? **Mr. Brockman** said we did have an application before and for that exact property and they were going to put a barn there, like a green house and a barn. We found out that the Public Works Department was having a project there and we submitted that to them and spoke with them and this to us is the best use for that. **Commissioner Murguia** said the Public Works project? **Mr. Brockman** said yes an entryway into the property. **Commissioner Murguia** said that looks like houses right there. Are those houses? **Mr. Slaughter** said, Commissioner, there's a creek that runs right in the middle of it. It's severely, heavily wooded so anything, even when we were presented about this greenhouse or barn there was going to have to be some clearing that was going to be done. As far as getting hits and interest on the opportunity space sites, one of our most popular sites, but we just felt that it would be better served to just help us assist this other property for the project there that Public Works is doing. **Commissioner Murguia** asked how many acres is that? **Mr. Slaughter** said I want to say it's just maybe a little bit over an acre. I can email you the exact acreage. **Commissioner Murguia** said it's just over an acre. **Mr. Slaughter** said I don't have the exact number. It's the red one. **Commissioner Murguia** said thank you. I'm good.

Commissioner Walker asked is this the project we've heard about for years for Public Works. **Mr. Slaughter** said we weren't given the specifics on the nature of the project just that there was a project there and this would help assist them.

Commissioner McKiernan said the UG already has 8205. **Mr. Slaughter** said correct. That's already UG. **Commissioner McKiernan** said so the big square is already UG property. **Mr. Slaughter** said correct. **Commissioner McKiernan** said we're just going to add 8205. **Mr. Slaughter** said we're just taking it out of Land Bank and moving it to the UG.

Chairman Walker made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken and there were five “Ayes,” Walters, Murguia, Townsend, McKiernan, Walker.

Adjourn

Chairman Walker adjourned the meeting at 5:15 p.m.

tk



Staff Request for Commission Action

Tracking No. 171011

Full Commission Meeting Date:

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 3/27/2017
--

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
03/06/2017	Melissa Mundt	x5017	mmundt@wycokck.org	Urban Planning & Land Use

Item Description:

Staff from Public Works, Planning and Parks and Recreation, in conjunction with Healthy Communities Wyandotte 20/20/20 movement* will present an update on the implementation of the 2012 Sidewalk and Trails Master Plan. Staff has been reviewing the plan and is seeking guidance on prioritizing next steps related to sidewalk and trail infrastructure beyond the levee trails and bike lanes on streets. This direction will be used to help inform the development of the 2019-2023 CMIP.

*The 20/20/20 movement is a community wide campaign to construct 20 miles of bike lanes, 20 miles of recreational trails, and 20 miles of 'high priority' sidewalks by the year 2020.

Action Requested:

Provide staff input related to next steps for implementing the 2012 Sidewalk and Trails Master Plan.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Staff Request for Commission Action

Tracking No. 171047

Full Commission Meeting Date: April 6, 2017

Committee: Neighborhood & Community Development

Date of Standing Committee Action: March 27, 2017

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
03/15/2017	Chris Slaughter	x8977	cslaughter@wycokck.org	Land Bank

Item Description:

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

Land Bank Policy Update - the Land Bank Manager is requesting to change the current policy under Section 13 and elsewhere in the document

*The recommended change is to the phrase "**Side-Lot**" to "**Yard Extension**".*

Action Requested:

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

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Land Bank Policy - Update

**WYANDOTTE COUNTY LAND BANK
(WCLB)**

**ADMINISTRATIVE POLICY
AND
PROCEDURE GUIDELINES**

**APPROVED 03/26/15
UPDATED 09/29/16**

Wyandotte County Land Bank
Administrative Policy and Procedure Guidelines
As approved and adopted by the Board of Trustees
on March 26, 2015

These policy and procedure guidelines are a consolidation and codification of all prior policies and procedures of the Wyandotte County Land Bank and supersede all such prior policies and procedures.

Section 1. Authority and Role

- 1.1 Establishment.** The Wyandotte County Land Bank (WCLB) was established by the Unified Government of Wyandotte County/Kansas City, Kansas (UG) by the power vested in it by K.S.A. 19-26,103 et. seq.
- 1.2 Governance.** The WCLB is governed by a Board of Trustees (BOT) comprised of the Mayor/Chief Executive and the UG Commissioners. The WCLB manager is charged with its administration.
- 1.3 Land Bank Advisory Board.** A Land Bank Advisory Board (LBAB) shall be available to advise the BOT and WCLB manager on matters relating to the business and affairs of the WCLB, and to suggest or be available for consultation with regard to projects, proposals and/or activities which the WCLB may undertake. The membership of the LBAB shall consist of eight representatives designated by the Executive Board of the Liveable Neighborhoods Task Force and, subject to the modification and approval of the County Administrator, representatives from the following UG Departments: Administration, Community Development, Delinquent Real Estate, Economic Development, GeoSpatial Services, Neighborhood Resource Center, Treasury, and Urban Planning and Land Use. The LBAB shall serve solely in an advisory capacity.
- 1.4 Governing Authority.** The core governing documents of the WCLB are the applicable state statutes and the UG Code of Ordinances. The policies and procedures set out in this document constitute guidelines only and the Board of Trustees reserves discretion to deviate therefrom when it deems appropriate.
- 1.5 Purpose.** The purpose of the WCLB is to return tax delinquent and distressed property to productive use that benefits the community.

Section 2. Priorities for Property Use

- 2.1 Government Use.** The first priority for use of real property of the WCLB is to make available its properties to local governments for public use and ownership.
- 2.2 Housing.** The first priority for use of real property of the WCLB for nongovernmental purposes is the production or rehabilitation of property for housing.
- 2.3 Other Purposes.** When there is no governmental purpose or use for a property, nor a feasible use for housing, the WCLB may consider permitting the property to be used for other community improvement purposes. These uses should be consistent with the following priorities:
- a. Neighborhood revitalization;
 - b. The return of property to productive tax-paying status;
 - c. Land assemblage for economic development;
 - d. Long-term “banking” of properties for future strategic uses; and/or
 - e. The provision of financial resources for operating functions of the WCLB.
- 2.4 Neighborhood Consultation.** The WCLB encourages every applicant seeking to acquire property from the WCLB to demonstrate prior consultation with neighborhood associations and non-profit entities operating in the geographical area of the property.
- 2.5 City-Wide Master Plan.** The WCLB shall encourage the development and use of properties in a manner consistent with the UG City-Wide Master Plans and other government-approved plans.

Section 3. Priorities for Identity of Transferees.

- 3.1 Priority Transferees.** Except where limited by the terms of the acquisition of a property, the WCLB may, at its discretion, give priority to:
- a. Government entities;
 - b. Non-profits that will hold title to the property on a long-term basis or hold title to the property for the purposes of subsequent reconveyance to private third parties for housing or other public purposes;
 - c. Other individuals and entities seeking to obtain the property for housing;
 - d. Non-profit institutions such as academic and religious institutions;

- e. Entities that are a partnership, limited liability corporation or joint venture comprised of a private non-profit corporation and a private for-profit entity; and
- f. Individuals who own and occupy residential property for purposes of a ~~side lot~~yard extension disposition program.

3.2 Transferee Qualifications. All applicants seeking to acquire property from the WCLB, or to enter into transaction agreements with the WCLB, may be required to provide as part of their application information regarding, but not limited to:

- a. The legal status of the applicant, its organizational and financial structure;
- b. Its prior experience in developing and managing housing;
- c. The financial health and resources of the applicant; and/or
- d. Adequate plans for development.

3.3 Reserved Discretion. The WCLB reserves full and complete discretion to decline applications and proposed transaction agreements from individuals and entities that meet, among others, any of the following criteria:

- a. Failure to perform in prior transactions with the WCLB;
- b. Ownership of properties that became delinquent in ad valorem tax payments and remain delinquent in ad valorem tax payments during their ownership;
- c. Parties that are barred from transactions with local government entities;
- d. Inability to demonstrate sufficient experience and/or capacity to perform in accordance with the requirements of the WCLB;
- e. Ownership of properties that have a history of violations of state and/or local laws, codes or ordinances; and/or
- f. Properties that have been used by the transferee or a family member of the transferee as his or her personal residence at any time during the twelve (12) months immediately preceding the submission of application (except in rental cases).

Section 4. Priorities Concerning Neighborhood and Community Development.

4.1 Neighborhood and Community Development. The WCLB reserves the right to consider the impact of a property transfer on short and long-term neighborhood and community development plans. In doing so, the WCLB may prioritize the following in any order it deems appropriate:

- a. The preservation of existing stable and viable neighborhoods;
- b. Neighborhoods in which a proposed disposition will assist in halting a slowly occurring decline or deterioration;

- c. Neighborhoods that have recently experienced or are continuing to experience a rapid decline or deterioration;
- d. Geographic areas that are predominately non-viable for purposes of residential or commercial development; and/or
- e. Potential impact on areas targeted by a strategic development plan.

Section 5. Conveyances to the WCLB

- 5.1 Sources of Property Inventory.** Sources of real property inventory of the WCLB include, but are not limited to, the following:
- a. Transfers from local governments;
 - b. Acquisitions at tax foreclosure sales;
 - c. Donations from private entities;
 - d. Market purchases;
 - e. Conduit transfers contemplating the simultaneous acquisition and disposition of property;
 - f. Other transactions such as land banking agreements.
- 5.2 Policies Governing the Acquisition of Properties.** In determining which, if any, properties might be acquired, the WCLB may give consideration to the following circumstances and factors:
- a. Proposals and requests by individuals or entities in which specific properties are identified for ultimate acquisition and redevelopment.
 - b. Residential properties that are occupied or are available for immediate occupancy without need for substantial rehabilitation.
 - c. Improved properties that are the subject of an existing order for demolition of the improvements and/or meet the criteria for demolition of improvements.
 - d. Vacant properties that are appropriate for the side lotyard extension disposition program.
 - e. Properties for which reutilization would be in support of strategic neighborhood stabilization and revitalization plans.
 - f. Properties that would form a part of a land assemblage development plan.
 - g. Properties that will generate operating resources for the functions of the WCLB.
 - h. Properties that would allow for the creation or expansion of community, garden, green, and/or recreational space.
- 5.3 Transaction Agreements.** In most cases involving conduit transfers and land banking agreements, a transaction agreement must be approved in advance by the BOT and executed by the WCLB and the grantor of the property. In the case of conduit transfers, such a

transaction will generally be in the form of an acquisition and disposition agreement prepared in accordance with these policies. In the case of a land banking relationship, such a transaction agreement will generally be in the form of a land banking agreement prepared in accordance with these policies. These transaction agreements shall be in form and content as deemed by the WCLB to be in the best interest of the WCLB, and shall include to the extent feasible specification of all documents and instruments contemplated by the transaction as well as the rights, duties and obligations of the parties.

- 5.4 Transactions Requiring Board of Trustees Approval.** WCLB BOT approval shall be required prior to any conduit transfer, land banking agreement, or any acquisition of property with improvements.
- 5.5 Title Assurance.** Generally, the WCLB requires all property acquired to have marketable title. In some instances, the WCLB may require a policy of title insurance or other assurances prior to acquiring a property.
- 5.6 Environmental Concerns.** The WCLB reserves full and complete discretion to require in all transactions that satisfactory evidence or assurances be provided that the property is not affected by or subject to environmental contamination.
- 5.7 Set Off Program.** Property that has been placed in the State of Kansas Set Off Program may be deemed ineligible for conveyance to the WCLB.

Section 6. Establishing Hold Areas

- 6.1 Hold Areas.** The WCLB shall work with the UG Economic Development Department and the WCLB BOT to identify geographical areas that are contemplated for development. After approval by the BOT, any Land Bank parcels in such areas shall be held for designated partnering developers and may not be available for other interested parties.

Section 7. Conveyances from the WCLB

- 7.1 Covenants, Conditions and Restrictions.** All conveyances by the WCLB to third parties shall include such covenants, conditions and restrictions as the WCLB deems, in its sole discretion, necessary and appropriate to ensure the use, rehabilitation and redevelopment of the property in a manner consistent with the public purposes of the WCLB.

- 7.2 Deed Without Warranty.** All conveyances by the WCLB to third parties shall be by quitclaim deed.
- 7.3 Conveyances requiring Board of Trustees Approval.** With the exception of conveyances of property within a hold area to previously-approved, WCLB BOT-designated partnering developers, all transfers of WCLB property shall require the approval of the BOT.
- 7.4 Conveyance Reports to the Board of Trustees.** All transfers unilaterally authorized and completed by the WCLB manager shall be reported in writing to the Board of Trustees at the immediately following Neighborhood and Community Development Standing Committee meeting.
- 7.5 Conveyance Time Allowance.** All Land Bank property shall be conveyed and deed recorded within 180 days of Award and approval of the Land Bank Board of Trustees. Any property not conveyed within the above time period, and without a written extension from the Land Bank manager, will have Award voided and property returned to Land Bank Inventory.

Section 8. Collaboration with Not-For-Profit Entities

- 8.1 Transactions with Not-For-Profit Entities.** The WCLB is willing to enter into conduit transfers with not-for-profit corporate entities as outlined in this section. After executing an agreement with the WCLB, these not-for-profit corporate entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the WCLB for waiver of taxes, and “buy back” these properties for development and/or rehabilitation.
- 8.2 Documentation of Lot Purchase.** The collaboration applicant must document the purchase process extensively. This documentation should include, at minimum, the following information per parcel:
- a. The total purchase price for the property, including the net proceeds paid or payable to the seller
 - b. The total amount spent to acquire the property (e.g. legal counsel, administrative costs).
 - c. The development or rehabilitation costs impacting the anticipated final sale price.
 - d. The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.
- 8.3 Maximum Costs.** The total of these costs should exceed the maximum allowable lot cost (i.e., the cost that will permit rehabilitation or

development) before the WCLB may consider the waiver of back taxes in part or in total.

- 8.4 WCLB Discretion.** Some properties may present unusual or extenuating circumstances to the developer due to lack of funding for housing production or related costs. The WCLB reserves the right to evaluate and consider these properties case-by-case.

Section 9. Collaboration with For-Profit Entities

- 9.1 Transactions with For-Profit Entities.** The WCLB is willing to enter into conduit transfers with for-profit entities as outlined in this section. The corporate entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the WCLB for waiver of taxes, and “buy back” these properties for use for development and/or rehabilitation.
- 9.2 Eligibility.** Eligibility for this option will be based on numerous criteria. Among others, these shall include geographical location of the property. The corporate entity must first identify and consult with any active non-profit entities that may have an interest in developing the property. If such interest exists, it may be required that the for-profit and non-profit forge an agreement for joint development.
- 9.3 Documentation of Lot Purchase.** The applicant must document the purchase process extensively. This documentation should include, at a minimum, the following information per parcel:
- a. The total purchase price for the property, including the net proceeds paid or payable to the seller.
 - b. The total amount spent to acquire the property (e.g. legal counsel, administrative costs, etc.).
 - c. The development costs impacting the final sale price.
 - d. The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.
- 9.4 Maximum Costs.** The total of these costs should exceed the maximum allowable lot cost (i.e., the cost that will permit rehabilitation or development before the WCLB may consider the waiver of back taxes in total or in part).
- 9.5 WCLB Discretion.** Some properties may present unusual or extenuating circumstances to the developer due to lack of funding for housing production or related costs. The WCLB reserves the right to evaluate and consider these properties case-by-case.

Section 10. Property for Community Improvements

- 10.1 Community Improvement Property.** The WCLB is willing to accept donations of property to be transferred to a non-revenue generating, non tax-producing use that is for community improvement or other public purposes. Additionally, the WCLB is permitted to assemble tracts or parcels of property for community improvement or other public purposes.
- 10.2 Eligibility.** Properties can be conveyed to the WCLB for waiver of delinquent taxes and then reconveyed by the WCLB to be utilized for community improvement purposes including, but not limited to, community gardens, parking for non-profit functions such as a school or cultural center, or playground for after-school or day care. The application must demonstrate that no alternative tax-generating use is available for the property, and that the proposed community improvements are consistent with the area redevelopment plans and community revitalization.
- 10.3 Transferee.** The application must identify and be signed by the ultimate transferee from the WCLB. The transferee should be a governmental entity, a not-for-profit property entity, or, in rare cases, a for-profit entity that is capable of holding and maintaining the property in the anticipated conditions and for the anticipated purposes.
- 10.4 Covenants, Conditions and Restrictions.** The WCLB, in the conveyance of the property to the transferee, may require covenants, conditions and restrictions as necessary to ensure that the property is used for the contemplated community improvement or other public purposes.

Section 11. Conduit Transfers – Reasonable Equity Policy

- 11.1 Purpose.** In order to prevent benefits accruing to owners of property that is tax delinquent by virtue of the exercise of the tax waiver power of the WCLB, the WCLB establishes this reasonable equity policy guideline.
- 11.2 Definitions.** The reasonable equity policy is based on the value of the property and the equity of its owner. While any valuation is subjective, it can be reasonably estimated.
- a. “Fair Market Value” shall be determined by staff according to the County Appraiser’s valuation, in conjunction with the average sale price in a given community. The WCLB staff or WCLB BOT shall have full authority to require a professional

appraisal for proposals that have significant variances in valuation and entail transactions in which the owner received consideration in excess of nominal compensation.

- b. “Net Equity” shall mean the current fair market value, as determined by WCLB staff or the WCLB BOT, less the total amount of all liens and encumbrances (tax liens, associated interest and penalties, special assessments, mortgages, judgments, etc.).

- 11.3 Less than \$2,000 Net Equity.** To ensure that an owner does not receive unwarranted benefit, the WCLB will not consider transactions in which the owner’s net equity is less than \$2,000 and the owner receives more than nominal compensation for the sale of his property. Nominal compensation is hereby defined as \$2,000.
- 11.4 Equity in Excess of \$2,000.** To ensure that the owner does not receive an unwarranted benefit, the WCLB will not consider transactions in which the owner receives an amount greater than 75% of net equity.
- 11.5 Speculation.** To ensure that speculators do not seek to take advantage of the WCLB, staff shall closely review instances in which the owner is receiving money far in excess of his investment while consistently ignoring his tax responsibility. Particular attention shall be given to properties purchased in the past three years.
- 11.6 Excessive Sale Price.** In communities that are experiencing internal and surrounding redevelopment, it is unacceptable for an owner to seek a profit in excess of 75% of his net equity. Such an owner may believe that the market will bear more than is offered and would therefore be unwilling to sell the property for a reasonable amount. In such an instance, it would likely fall to the Delinquent Real Estate Department to sell the property at a tax sale.
- 11.7 Non-Conforming Situations.** To ensure flexibility and protect the interests of the WCLB and the public, the WCLB BOT reserves the right to modify, change, or deviate from this policy, if a situation clearly warrants such action.
- 11.8 Strategic Importance.** To preserve the integrity of the WCLB’s mission, all properties petitioned to the WCLB Board must pass the test of strategic importance. The WCLB may receive proposals that may pass other criteria but which may not be crucial to the redevelopment of a neighborhood. Staff must be able to assure the WCLB BOT that the transaction is not simply allowable but a crucial component of the comprehensive redevelopment of a neighborhood.

Such a transaction must be evaluated in terms of neighborhood redevelopment and ensure a long-term tax benefit to the Unified Government.

Section 12. Agreements For Temporary Use of Land

- 12.1 Adopt-a-lot.** The WCLB may enter agreements for residents and organizations to participate in an adopt-a-lot program designed to encourage and support recreation including community-based greening and gardening of available vacant lots.
- a. Agreements shall expire on December 31 of the agreement year and be renewable on March 1 of the next year provided the lot has not been sold.
 - b. The lot will be available to be sold during the term of the agreement with the purchaser obtaining possession at the expiration of the adopt-a-lot agreement.
 - c. There will be no fee.
 - d. The agreements shall specify that the lot must be kept clean, the grass mowed, or otherwise maintained in compliance with applicable ordinances of the UG and other requirements made specific.
 - e. Participants must sign liability release waivers or add the UG to their insurance policies.
 - f. The agreements will not permit building on the lots (including fences).

Section 13. ~~Side Lot~~Yard Extension Disposition Program

- 13.1 ~~Side Lot~~Yard Extension Transfers.** Individual parcels of property may be acquired by the WCLB and transferred to individuals in accordance with the following policies. The transfer of any given parcel of property in the Side Lotyard extension Disposition Program is subject to override by higher priorities as established by the WCLB.
- 13.2 Qualified Properties.** Parcels of property eligible for inclusion in the Side Lotyard extension Disposition Program shall meet the following minimum criteria:
- a. The property shall be vacant unimproved real property;
 - b. The property shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side;
 - c. The property shall consist of no more than one lot capable of development. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development; and
 - d. No more than one lot may be transferred per contiguous lot.

13.3 Side LotYard Extension Transferees.

- a. All transferees must own the contiguous property, and priority is given to transferees who personally occupy the contiguous property.
- b. The transferee must not own any real property (including both the contiguous lot and all other property in the County) that is subject to any unremediated violations of state and/or local laws, codes or ordinances.
- c. The transferee must not own any real property (including both the contiguous lot and all other property in the County) that is tax delinquent.
- d. The transferee must not have been the prior owner of any real property in the County that was offered for sale as a result of tax foreclosure proceedings unless the WCLB approved the anticipated disposition prior to the effective date of completion of such tax foreclosure proceedings.

13.4 Lot Consolidation. As a condition of transfer of a lot, the transferee must enter into an agreement that the lot transferred will be consolidated with the legal description of the contiguous lot, and not subject subdivision or partition within an agreed period of time following the date of transfer.

Section 14. Land Banking Program

14.1 Scope. As set forth in these policies and procedures, the land banking program consists of transactions in which a grantor transfers real property to the WCLB and the property is held by the WCLB pending a transfer back to the original grantor, to a grantee identified in a banking agreement, or to a third party selected by the WCLB.

14.2 Goals. The goals of this land banking program include but are not limited to the acquisition of real property for or on behalf of a governmental entity or not-for-profit corporation in order to:

- a. Permit advance acquisition of potential development sites in anticipation of rapidly rising land prices;
- b. Facilitate pre-development planning, financing, and structuring;
- c. Minimize or eliminate violations of housing and building codes and public nuisances on properties to be developed; and/or
- d. Hold parcels of land for future strategic governmental purposes such as housing development, opens spaces and green spaces.

14.2 Land Banking Optional. The WCLB is not required to enter into a banking agreement with any person or entity, and at all times retains full discretion and authority to decline to enter into a banking agreement. These policies are applicable only to real property of the WCLB which is acquired in accordance with an executed banking agreement and are not otherwise applicable to real property acquired by the WCLB pursuant to any other agreements or procedures.

14.3 Definitions. As used in these policies, the following terms shall have the definitions set forth:

- a. **"Banking Agreement"** shall mean a written agreement between a grantor and the WCLB which identifies the property, the length of the banking term, the potential grantee or grantees, the range of permissible uses of the property following transfer by the WCLB, the permitted encumbrances on the property, the rights and duties of the parties, the responsibility of the grantor for the holding costs, the possible advance funding of holding costs, the forms of the instruments of conveyance and such other matters as may be appropriate.
- b. **"Grantor"** shall mean the party that transfers or causes to be transferred to the WCLB a tract of property pursuant to a banking agreement.
- c. **"Grantee"** shall mean the party or parties identified in a banking agreement as the party or parties to whom the property is to be transferred from the WCLB.
- d. **"Holding Costs"** shall mean any and all costs, expenses, and expenditures incurred by the WCLB, whether as direct disbursements, as pro rata costs, or as administrative costs, that are attributable to the ownership and maintenance of a tract of property. The WCLB shall maintain records of the monthly holding costs for each property.
- e. **"Property"** shall mean the real property and improvements (if any) located thereon identified in a banking agreement and transferred to the WCLB pursuant to a banking agreement, together with all right, title and interest in appurtenances, benefits and easements related thereto.

14.4 Eligible Property. Property which is eligible for a banking agreement must either be (a) unimproved real property or (b) real property with unoccupied single-family residences.

- a. In the event that a tract of property contains improvements which are to be demolished or removed, such property may qualify as eligible property for a banking agreement so long as adequate and sufficient funds are placed in escrow at the time of the banking agreement closing so as to assure that all

improvements will be demolished and removed within sixty (60) day of closing.

- b. Property that is ineligible for a banking agreement includes all other forms of improved real property, all real property which is occupied, and all real property that has been identified as containing hazardous substances and materials.

14.5 Eligible Grantors and Grantees. Parties eligible to be a grantor or a grantee are governmental entities and not-for-profit corporations defined as tax-exempt entities by the Internal Revenue Code. A limited partnership entity is eligible to be a grantor or grantee so long as a governmental entity or not-for-profit corporation has a controlling interest in such entity.

14.6 Title.

Unless and except to the extent expressly authorized in a banking agreement, property transferred to the WCLB pursuant to a banking agreement shall be fee simple title free and clear of all liens and encumbrances. The issuance of a policy of marketable title in favor of the UG may be required at the closing pursuant to the banking agreement containing such exceptions as are approved by the WCLB.

- a. Governmental liens may exist at the time of closing only if such liens are expressly acceptable to the WCLB.
- b. A mortgage or other security instrument may encumber property at the time of transfer to the WCLB provided that that the obligations secured by such instruments do not require monthly or periodic payments by the WCLB to the mortgagee. Under no circumstances will the WCLB have direct liability to a mortgage pursuant to a security instrument. It is anticipated that each banking agreement that contemplates the transfer of property to the WCLB encumbered by a security instrument will require a separate written agreement between the mortgagee and the WCLB which provides, among other things, that:
 - 1. The mortgagee expressly consents to the transfer to the WCLB;
 - 2. The mortgagee expressly subordinates its interests to covenants, conditions and restrictions as may be required by the WCLB; and
 - 3. Prior to the exercise of mortgagee rights under the security instrument, the mortgagee will request, on behalf of the grantor, the conveyance of the property to the grantor and pay to the WCLB the holding costs attributable to the property.
- c. At the time of closing pursuant to a banking agreement, all ad valorem taxes which are due and payable on the property must

be paid in full. An exception to this requirement of no outstanding ad valorem tax liens may be granted:

1. When the grantor is acquiring the property from a third party and immediately conveying the property to the WCLB pursuant to a banking agreement, and
2. The acquisition of the property by the grantor from the third party otherwise complies with the reasonable equity policy of the WCLB.

14.7 Length of Banking Term. A banking agreement may permit a maximum banking term of thirty-six (36) months for transactions in which the grantor is a not-for-profit entity, and sixty (60) months for transactions in which the grantor is a governmental entity.

14.8 Transfers at Request of Grantor. A banking agreement shall authorize a grantor to request a transfer of the property by the WCLB to a grantee at any time within the banking term.

- a. A conveyance by the WCLB to the grantee identified pursuant to a banking agreement shall occur within thirty (30) days of receipt of a written request for a transfer.
- b. As a condition precedent to the transfer by the WCLB, the full amount of holding costs incurred by the WCLB attributable to the property shall be paid to the WCLB. The WCLB shall provide to the grantor in accordance with section 13.13 a statement of the holding costs attributable to the property.
- c. At the time of the transfer by the WCLB to the grantee, the WCLB shall impose such restrictions and conditions on the use and development of the property in accordance with section 13.12 hereof and the applicable banking agreement.
- d. Conveyance by the WCLB to a grantee shall be by quitclaim deed.

14.9 Transfer at Request of WCLB. At any time and at all times during the term of a banking agreement, the WCLB shall have the right, in its sole discretion, to request in writing that the grantor or its designee accept a transfer of the property from the WCLB.

- a. A transfer by the WCLB pursuant to this section shall be subject to the same terms and conditions as set forth in section 13.8.
- b. In the event that the grantor (or its designee) is unwilling or unable to accept a transfer of the property from the WCLB, and reimburse the WCLB in full for the holding costs, then the WCLB shall have the right to terminate in writing the banking agreement. The property shall then become an asset of the WCLB and subject to use, control and disposition by the WCLB

in its sole discretion subject only to the provisions of applicable statutes and ordinances.

14.10 Banking Agreement Closing. Within a time period specified in a fully executed banking agreement, a closing of the transfer of the property to the WCLB shall occur. At such closing, the fully executed instrument of conveyance and other closing documents shall be delivered by the appropriate party to the appropriate parties. The appropriate documents shall be immediately recorded, and a title insurance policy shall be issued. All costs of closing shall be borne by the grantor.

14.11 Holding Costs. Holding costs shall be paid as a condition precedent to a transfer of property from the WCLB. Either the grantor or the grantee can request in writing at any time a statement of the holding costs, which statement will be provided by the WCLB within fifteen (15) business days of receipt of the request. The WCLB shall also have the right to request in writing that the grantor or grantee reimburse on written demand the WCLB for holding costs. In the event that the WCLB is not timely reimbursed for its holding costs in response to its written request for reimbursement, the WCLB may request a transfer pursuant to section 13.9.

14.12 Public Purpose Restrictions. All property held by the WCLB and transferred by the WCLB pursuant to a banking agreement shall be subject to covenants and conditions providing that the property is to be used for the following goals:

- a. The production or rehabilitation of housing for persons with low incomes;
- b. The production or rehabilitation of housing for persons with low or moderate incomes;
- c. Community improvements; and/or
- d. Other public purposes.

Each banking agreement will specify the range of permissible uses and the manner in which such use restrictions is secured. Such restrictions and conditions may be imposed either in the form of contractual obligations, deed covenants, rights of reacquisition, or any combination thereof.



Staff Request for Commission Action

Tracking No. 171048

Full Commission Meeting Date: April 6, 2017

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 03/27/17

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
03/15/2017	Chris Slaughter	x8977	cslaughter@wycokck.org	Land Bank

Item Description:

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

Item (1) - Transfers to Land Bank (167)

Item (2) - Applications (32)

Item (3) - Transfers from Land Bank (5)

Item (4) - Donations To Land Bank (2)

Action Requested:

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

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Transfers to Land Bank , Land Bank Applications, Transfers from Land Bank, Land Bank Donation Requests

TRANSFERS TO LAND BANK

Owner	Property Address			Comments
BD OF COUNTY COMMISSIONERS	535	STEPHEN	LN	Future multi-use trail system/Spring Creek
BD OF COUNTY COMMISSIONERS	1425	WALKER	AVE	Applicant M. Cumplido also applied for 1423 Walker
CITY OF KANSAS CITY KS	3472	N 26TH	ST	Will be added to Land Bank Vault
UNIFIED GOVERNMENT WY CO/KCK	2807	N 103RD	TER	Per the December 2014 N/CD Standing Committee, property controlled by the Unified Government (UG, City of KCK, and Board of County Commissioners) that are delinquent; will be transferred to the Land Bank to have delinquent property taxes abated.
UNIFIED GOVERNMENT WY CO/KCK	2814	N 103RD	TER	
UNIFIED GOVERNMENT WY CO/KCK(BPU)	5525	N 115TH	ST	
UNIFIED GOVERNMENT WY CO/KCK(BPU)	3329	N 123RD	ST	
UNIFIED GOVERNMENT WY CO/KCK	1237	N 129TH	TER	
CITY OF KANSAS CITY KS	2065	N 18TH	ST	
UNIFIED GOVERNMENT WY CO/KCK(BPU)	1501	S 59TH	ST	
UNIFIED GOVERNMENT WY CO/KCK	1928	N 5TH	ST	
UNIFIED GOVERNMENT WY CO/KCK	3728	N 63RD	ST	
UNIFIED GOVERNMENT WY CO/KCK	426	N 78TH	ST	
UNIFIED GOVERNMENT WY CO/KCK	825	N 78TH	ST	
UNIFIED GOVERNMENT WY CO/KCK	815	N 78TH	ST	
UNIFIED GOVERNMENT WY CO/KCK	725	N 78TH	ST	
UNIFIED GOVERNMENT WY CO/KCK	617	N 78TH	ST	
UNIFIED GOVERNMENT WY CO/KCK(BPU)	5003	N 93RD	ST	
UNIFIED GOVERNMENT WY CO/KCK	1704	N 94TH	ST	
UNIFIED GOVERNMENT WY CO/KCK	3042	N 99TH	ST	
UNIFIED GOVERNMENT WY CO/KCK	3030	N 99TH	ST	
UNIFIED GOVERNMENT WY CO/KCK	2938	N 99TH	ST	
BD OF COUNTY COMMISSIONERS	274	N 9TH	ST	
UNIFIED GOVERNMENT WY CO/KCK	810	ANN	AVE	
UNIFIED GOVERNMENT WY CO/KCK	800	ANN	AVE	
UNIFIED GOVERNMENT WY CO/KCK	743	BARNETT	AVE	
UNIFIED GOVERNMENT WY CO/KCK	10300 R	CABELA	DR	
UNIFIED GOVERNMENT WY CO/KCK	4520 H	EATON	ST	
CITY OF KANSAS CITY KS	520	EVERETT	AVE	
CITY OF KANSAS CITY KS	1601	FAIRFAX	TRFY	
UNIFIED GOVERNMENT WY CO/KCK(BPU)	3111	FIBERGLASS	RD	
CITY OF KANSAS CITY KANSAS	101	FUNSTON	RD	
UNIFIED GOVERNMENT WY CO/KCK	103 R	GARNETT	AVE	
BD OF COUNTY COMMISSIONERS	734	HALL OF FAME	DR	
UNIFIED GOVERNMENT WY CO/KCK	2101	KANSAS	AVE	
UNIFIED GOVERNMENT WY CO/KCK	10039	LEAVENWORTH	RD	
UNIFIED GOVERNMENT WY CO/KCK	9913	LEAVENWORTH	RD	
UNIFIED GOVERNMENT WY CO/KCK	9822	LEAVENWORTH	RD	
UNIFIED GOVERNMENT WY CO/KCK	9810	LEAVENWORTH	RD	
UNIFIED GOVERNMENT WY CO/KCK	9744	LEAVENWORTH	RD	
UNIFIED GOVERNMENT WY CO/KCK	9738	LEAVENWORTH	RD	

UNIFIED GOVERNMENT WY CO/KCK	9636	LEAVENWORTH	RD
UNIFIED GOVERNMENT WY CO/KCK	9726	LEAVENWORTH	RD
UNIFIED GOVERNMENT WY CO/KCK	9624	LEAVENWORTH	RD
UNIFIED GOVERNMENT WY CO/KCK	9800	LEAVENWORTH	RD
UNIFIED GOVERNMENT WY CO/KCK	9708	LEAVENWORTH	RD
UNIFIED GOVERNMENT WY CO/KCK	9720	LEAVENWORTH	RD
UNIFIED GOVERNMENT WY CO/KCK	9612	LEAVENWORTH	RD
UNIFIED GOVERNMENT WY CO/KCK	9702	LEAVENWORTH	RD
UNIFIED GOVERNMENT WY CO/KCK	9648	LEAVENWORTH	RD
UNIFIED GOVERNMENT WY CO/KCK	9600	LEAVENWORTH	RD
UNIFIED GOVERNMENT WY CO/KCK	9750	LEAVENWORTH	RD
BD OF COUNTY COMMISSIONERS	3509	LUST	DR
UNIFIED GOVERNMENT WY CO/KCK	2100 R	METROPOLITAN	AVE
UNIFIED GOVERNMENT WY CO/KCK	736	MINNESOTA	AVE
UNIFIED GOVERNMENT WY CO/KCK	424	MINNESOTA	AVE
UNIFIED GOVERNMENT WY CO/KCK	4010	NEARMAN	DR
UNIFIED GOVERNMENT WY CO/KCK	516	OAKLAND	AVE
UNIFIED GOVERNMENT WY CO/KCK	510	OAKLAND	AVE
UNIFIED GOVERNMENT WY CO/KCK	4220	ORVILLE	AVE
UNIFIED GOVERNMENT WY CO/KCK	2225	PACIFIC	AVE
UNIFIED GOVERNMENT WY CO/KCK	2229	PACIFIC	AVE
UNIFIED GOVERNMENT WY CO/KCK(BPU)	11720	PARALLEL	PKWY
UNIFIED GOVERNMENT WY CO/KCK	4801	SPEAKER	RD
UNIFIED GOVERNMENT WY CO/KCK	9020	STATE	AVE
UNIFIED GOVERNMENT WY CO/KCK	1320	STEWART	AVE
UNIFIED GOVERNMENT WY CO/KCK	7805	TAUROMEE	AVE
UNIFIED GOVERNMENT WY CO/KCK	651	VILLAGE WEST	PKWY
UNIFIED GOVERNMENT WY CO/KCK	1800	VILLAGE WEST	PKWY
UNIFIED GOVERNMENT WY CO/KCK	1061	WALKER	AVE
UNIFIED GOVERNMENT WY CO/KCK	5621	WALNUT	ST
CITY OF KANSAS CITY KS	528	WASHINGTON	BLVD
UNIFIED GOVERNMENT WY CO/KCK			
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		
CITY OF KANSAS CITY KS	ROW		

Per the December 2014 N/CD Standing Committee, property controlled by the Unified Government (UG, City of KCK, and Board of County Commissioners) that are delinquent; will be transferred to the Land Bank to have delinquent property taxes abated.

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	NOTES
JOSE LOPEZ	5210 ARMSTRONG AVE	858 N 52ND ST	YARD EXTENSION	
ABELARDO G. MUNOZ	3133 GEORGIA AVE	3137 GEORGIA AVE	YARD EXTENSION	
EUGENE O. REYNOLDS	144 TIBLOW LN	144 R TIBLOW LN	YARD EXTENSION	
ALVIN WHITE	2044 N Thompson St	2050 N THOMPSON ST	YARD EXTENSION	
ALVIN WHITE	2044 N Thompson St	2054 N THOMPSON ST	YARD EXTENSION	
VERONICA SANTILLAN	3019 N 11TH ST	3021 N 11TH ST	YARD EXTENSION	
GABRIELA CARRILLO	830 BUNKER AVE	828 BUNKER AVE	YARD EXTENSION	
MARIA MERCADO	821 PARALLEL AVE	815 PARALLEL AVE	YARD EXTENSION	
ISABEL SALGADO	1514 RICHMOND AVE	1506 RICHMOND AVE	YARD EXTENSION	
KAYLA BARNES	2617 N 61ST ST	2621 N 61ST ST	YARD EXTENSION	
BRUCE SIMPSON	5202 CREST DR	5205 WOODEND AVE	YARD EXTENSION	
JUAN MARTINEZ	1915 N 11TH ST	1053 GARFIELD AVE	YARD EXTENSION	
JOYCE REE	329 TROUP AVE	331 TROUP AVE	YARD EXTENSION	
JANTHA PHETSANGHARN	947 TENNY AVE	945 TENNY AVE	YARD EXTENSION	
MARIA JACOBO	1833 N 12TH ST	1835 N 12TH ST	YARD EXTENSION	
MARKETA JOHNSON	2235 WOOD AVE	1731 N 24TH ST	YARD EXTENSION	
MIGUEL CUMPLIDO	1415 WALKER AVE	1423 WALKER AVE	YARD EXTENSION	
OCIE COLLINS	1521 GREELEY AVE	1513 GREELEY AVE	YARD EXTENSION	
MARKETA JOHNSON	2235 WOOD AVE	1735 N 24TH ST	PROPERTY ACQUISITION	
MIGUEL CUMPLIDO	1415 WALKER AVE	1425 WALKER AVE	PROPERTY ACQUISITION	
OCIE COLLINS	1521 GREELEY AVE	1511 GREELEY AVE	PROPERTY ACQUISITION	
OCIE COLLINS	1521 GREELEY AVE	1522 GREELEY AVE	PROPERTY ACQUISITION	
OCIE COLLINS	1521 GREELEY AVE	1526 GREELEY AVE	PROPERTY ACQUISITION	
ZION ECONOMIC FOUNDATION	1913 N THOMPSON ST	1909 N THOMPSON ST	PROPERTY ACQUISITION	

ALI DAWOD	N/A	240 S BETHANY ST	PROPERTY ACQUISITION	Garden with assistance from Catholic Charities
ZION TRAVELERS MISSIONARY CHURCH	3400 N 29TH ST	3405 N 30TH ST	PROPERTY ACQUISITION	
ZION TRAVELERS MISSIONARY CHURCH	3400 N 29TH ST	3413 N 30TH ST	PROPERTY ACQUISITION	
ZION TRAVELERS MISSIONARY CHURCH	3400 N 29TH ST	3417 N 30TH ST	PROPERTY ACQUISITION	
ZION TRAVELERS MISSIONARY CHURCH	3400 N 29TH ST	3421 N 30TH ST	PROPERTY ACQUISITION	
ZION TRAVELERS MISSIONARY CHURCH	3400 N 29TH ST	3425 N 30TH ST	PROPERTY ACQUISITION	
CONSTRUCTION SERVICES UNLIMITED, LLC	N/A	2819 S 8TH ST	REHAB	Land Bank Rehab Program
CONSTRUCTION SERVICES UNLIMITED, LLC	N/A	631 FREEMAN AVE	REHAB	Land Bank Rehab Program
LAND BANK ADVISORY BOARD RECOMMENDATION				

1/27/17
#3

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.



Date 01/27-17

Sign here

JOSE A LOPEZ

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 858 N 52nd KS 66102

Parcel ID Number: 057511

Land Bank's Listed Price: \$_____

Applicant Information (Please Print)

Buyer Information

Name: JOSE A LOPEZ

Company/Organization: _____

Address: 5210 ARMSTRONG KOF 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 5210 AIRMSTONG

Do you live in the adjacent structure above? Yes No

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes No
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes No

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Realon Date 01/27-17
Sign here

Jose Alvaroz

#4

1/27/17

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

ABELARDO GONZALEZ MUÑOZ Date 01-26-2017

Sign here

ABELARDO GONZALEZ MUÑOZ

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 3137 Georgia Ave

Parcel ID Number: 194623

Land Bank's Listed Price: \$_____

Applicant Information (Please Print)

Buyer Information

Name: ABELARDO GONZALEZ MUÑOZ

Company/Organization: N/A

Address: 3133 GEORGIA AVE KANSAS CITY KS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 3133 GEORGIA AVE KANSAS CITY MO 66104

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ~~X~~
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ~~X~~

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required) ABELARDO GONZALEZ MUÑOZ

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Abelardo Gonzalez Monzo Date 01-26-2017

ABELARDO GONZALEZ MUÑOZ
Print Name

1/31/17 ✓
#5

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Eugene O. Reynolds
Sign here

Date 1/25/17

Eugene O. Reynolds
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 144 R Tiblow Ln

Parcel ID Number: 188206

Land Bank's Listed Price: \$ _____

Applicant Information (Please Print)

Buyer Information

Name: Eugene O. Reynolds

Company/Organization: _____

Address: P.O. Box 151 144 Tiblow Ln Bonner Springs Ks 66012

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 144 Tiblow Ln

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Eugene O. Reynolds Date 2/25/17
Sign here

Eugene O. Reynolds
Print Name

2/2/17 *W*

#10

Side Lot Program Application

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

Basic Eligibility Requirements

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

Key Considerations

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

Initials Required

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

aw (Applicants Initials)

Necessary Attachments

Please include the following with your application:

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

Property Information

Address of Property: 2050 N. THOMPSON

Parcel Number: 109731

Property Owner Information

Applicant Name: Alvin L. White

Business Name: N/A

Mailing Address/P.O. Box: 2044 N Thompson St

City: Kansas City State: KS Zip: 66101

Phone: _____ Phone (other): _____

Email address: _____

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

Signature (Required)

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

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

Alvin L White Alvin L White 2/1/17
Applicant Signature Printed Name Date

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

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

Please fill out all sections completely and return to:

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

2/2/17
#7

Side Lot Program Application

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

Basic Eligibility Requirements

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

Key Considerations

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

Initials Required

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

aw (Applicants Initials)

Necessary Attachments

Please include the following with your application:

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

Property Information

Address of Property: 2054 N. THOMPSON
Parcel Number: 109730

Property Owner Information

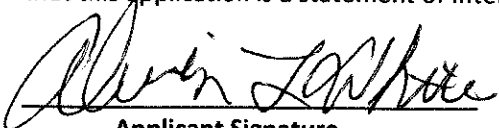
Applicant Name: ALVIN L. WHITE
Business Name: _____
Mailing Address/P.O. Box: 2044 N Thompson St
City: KANSAS CITY State: KS Zip: 66101
Phone: _____ Phone (other): _____
Email address: _____

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

Signature (Required)

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

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

 Alvin L White 2/1/17
Applicant Signature Printed Name Date

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

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

Please fill out all sections completely and return to:

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

2/7/17 BV

#9

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

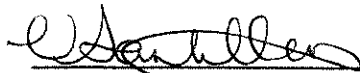
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.



Sign here

Veronica Santillan

Print Name

Date 02/07/17

2/7/17 BV

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 3019 3021 N. 11th St KCKS
66104

Parcel ID Number: 210104

Land Bank's Listed Price: \$ _____

Applicant Information (Please Print)

Name: Veronica Santillan

Company/Organization: _____

Address: 3019 N. 11th St KCKS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: _____

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Veronica Santillan

Sign here

Date 02/07/17

Veronica Santillan

Print Name

Rec 2/9/17 CSS

#15

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Gabriela Carrillo

Date 2-9-17

Sign here

Gabriela Carrillo

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 828 Bunker Ave

Parcel ID Number: 070212

Land Bank's Listed Price: \$ _____

Applicant Information (Please Print)

Name: Gabriela Carrillo

Company/Organization: _____

Address: 830 Bunker Ave Kansas City KS 66101

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own _____

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Gabriela Carrillo

Sign here

Date 2-9-17

Gabriela Carrillo

Print Name

Rec 2/15/17
OBS
#17

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Maria Mercado Date 2-15-17

Sign here

David Mercado

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 815 Parallel Ave KCK 66101

Parcel ID Number: _____

Land Bank's Listed Price: \$ _____

Applicant Information (Please Print)

Name: Maria Mercado

Company/Organization: _____

Address: ~~815 Parallel Ave~~ 821 Parallel Ave KCK 66101

Phone Number(s) _____

E-mail(s): _____

Address of the adjacent structure you own: ~~815 Parallel Ave~~ 821 Parallel Ave

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Maria Mercado Date 2-15-17
Sign here

Maria Mercado
Print Name

2/17/17
CB
#20

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Isabel Salgado Date 02-17-2017
Sign here Isabel Salgado
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1506 Richmond^{ave} KCK 66104

Parcel ID Number: 098504

Applicant Information (Please Print)

Name: Isabel Salgado

Company/Organization: _____

Mailing Address: 1514 Richmond^{ave} KCK 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1514 Richmond^{ave} KCK 66104

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Isabel Salgado Date 02-16-2017
Sign here

Isabel Salgado
Print Name

2/21/17
BV
#21

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Kayla Barnes

Date 2/20/17

Sign Here

Kayla Barnes

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2621 N 61ST Ter Kansas City KS 66104

Parcel ID Number: 000899

Applicant Information (Please Print)

Name: Kayla Barnes

Company/Organization: _____

Mailing Address: 2617 N 61ST Ter KC KS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2617 N 61ST Ter

Do you live in the adjacent structure above? Yes X No _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Kayla Barnes Date 2/20/17
Sign here

Kayla Barnes
Print Name

2/21/17
BV

#22

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.



Date 21 FEB 2017

Sign here

Bruce Simpson

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 5205 WOODS END

Parcel ID Number: 028331

Applicant Information (Please Print)

Name: BIZUE SIMPSON AND DEBORAH SIMPSON

Company/Organization: _____

Mailing Address: 5202 CREST DR KC, KS 64116

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 5202 CREST DR

Do you live in the adjacent structure above? Yes ☒ No ☐

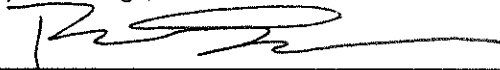
Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.



Sign here

Date 21 FEB 2017

BIZUE SIMPSON

Print Name

2/21/17
BV
#23

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Juan Martinez
Sign here

Date 2-20-17

Juan Martinez
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1053 Garfield Ave.

Parcel ID Number: _____

Applicant Information (Please Print)

Name: Juan Martinez - And Consuelo T. Martinez

Company/Organization: _____

Mailing Address: 1915 N 11 Th St. Kansas City KS. 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1915 N 11 Th St Kansas City KS 66104

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Juan Martinez
Sign here

Date 2-20-17

Juan Martinez
Print Name

2/21/17
BV
#24

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

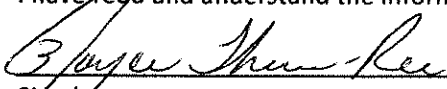
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.


Sign here

Date 02/14/17

Joyce Theus-Ree
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 331 Troup Ave Kc Ks 66101

Parcel ID Number: 110109

Land Bank's Listed Price: \$ N/A

Applicant Information (Please Print)

Name: Joyce Theus-Ree

Company/Organization: _____

Address: 327 Troup Ave Kc, Ks 66101

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 327 Troup Ave Kc Ks 66101

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Joyce Theus-Ree Date 2/14/17
Sign here

Joyce Theus-Ree
Print Name

2/22/17

#25

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Jantha Phutsangtharn Date _____

Sign here

Jantha Phutsangtharn

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 945 Tenny Ave.

Parcel ID Number: _____

Land Bank's Listed Price: \$ 480.00

Applicant Information (Please Print)

Name: Jantha Phetsangharn

Company/Organization: N/A

Address: 947 Tenny Ave

Phone Number(s): _____

E-mail(s): N/A

Address of the adjacent structure you own: _____

Do you live in the adjacent structure above? Yes ___ No ___

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Jantha Phetsangharn Date 2/8/17
Sign here

JANTHA Phetsangharn
Print Name

#28 Received 9/16/16
2/28/17 #81

Side Lot Program Application

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

Basic Eligibility Requirements

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

Key Considerations

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

Initials Required

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

MG (Applicants Initials)

Necessary Attachments

Please include the following with your application:

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

Property Information

Address of Property: 1835 N 12 Street

Parcel Number: _____

Property Owner Information

Applicant Name: Maria Guerra Jacobo

Business Name: _____

Mailing Address/P.O. Box: 1831 N 12 Street

City: Kansas City KS State: _____ Zip: 66104

Phone: _____ Phone (other): _____

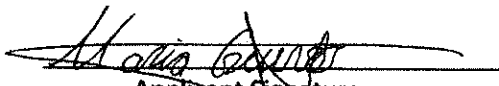
Email address: _____

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

Signature (Required)

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

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


Applicant Signature

Maria Guerra
Printed Name

09/15/16
Date

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

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

Please fill out all sections completely and return to:

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

2/24/17 BV
#26

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Sign here

Print Name

Date

2-25-17

Marketa Johnson

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase:

1731 N 24th Street

Parcel ID Number:

Applicant Information (Please Print)

Name:

Marketa Johnson

Company/Organization:

Mailing Address:

2235 Wood Ave

Phone Number(s):

E-mail(s):

Address of the adjacent structure you own:

Do you live in the adjacent structure above?

Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?

Please explain a "yes" answer on a separate attachment.

Yes ☐ No ☒

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes ☐ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Sign here

Marketa Johnson

Print Name

Date

2/25/17

Rec 2/17/17
#19

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

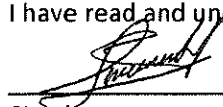
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.


Date 2/15/17
Sign here
Print Name Miguel Hernandez Cumplido

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1423 Walker Ave KC, KS 66104

Parcel ID Number: 209594

Applicant Information (Please Print)

Name: Miguel Hernandez Cumplido

Company/Organization: _____

Mailing Address: 1415 Walker Ave Kansas city, KS 66104

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.

Yes _____ No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge and will remain confidential.

Sign here

Date 2/15/17

Print Name

Miguel Hernandez Cumplido

2/9/17 RV
#11

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

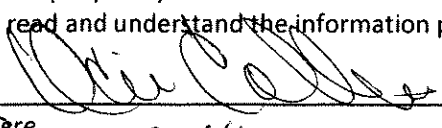
Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Signature


Deire Collins

Print Name

Date

2/8/17

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1513 Greeley Ave

Parcel ID Number: 116053 Land Bank's Listed Price: \$

Applicant Information (Please Print)

Name: Ocie Collins

Company/Organization: _____

Address: 1521 Greeley Ave KCKS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: N/A

Do you live in the adjacent structure above? Yes ___ No ___

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes X No _____

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Date 2/8/17
Sign here

Ocie Collins

2/24/17 BV
#27

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Sign here

Print Name

Date

2/25/17

Marissa Johnson

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1735 N 24th Street

Parcel ID Number: _____

Applicant Information (Please Print)

Name: Marketa Johnson

Company/Organization: _____

Mailing Address: 2235 Wood Ave

Phone Number: _____

E-mail(s): _____

Address of the adjacent structure you own: _____

Do you live in the adjacent structure above? Yes ☒ No ☐

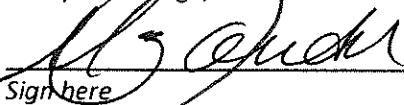
Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.


Sign here

Date 2/25/17

Marketa Johnson
Print Name

Rec 2/17/17 CB
#18

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Sign here

Miguel Hernandez Complido

Date 2/15/17

Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1425 Walker Ave KC, KS 66104

Parcel ID Number: 209595

Applicant Information (Please Print)

Name: Miguel Hernandez Cumplido

Company/Organization: _____

Mailing Address: 1415 Walker Ave KC, KS 66104

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.

Yes _____ No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge and will remain confidential.

Sign here

Date 2/15/17

Print Name

Miguel Hernandez Cumplido

2/9/17 BV
#14

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Sign here.

Print Name

Date

2/8/17

Ocie Collins

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1511 Greeley Ave

Parcel ID Number: 115968 Land Bank's Listed Price: \$

Applicant Information (Please Print)

Name: Ocie Collins

Company/Organization: _____

Address: 1521 Greeley Ave KCKS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: N/A

Do you live in the adjacent structure above? Yes ☐ No ☒

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes X No _____

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Sign here Date 2/8/17

Ocie Collins

2/9/17 PAV
#13

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

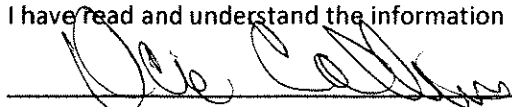
Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Signature


Ocie Collins

Print Name

Date 2/8/17

Land Bank Property You Wish to Purchase: 1522 Greeley Ave
Parcel ID Number: 115959 Land Bank's Listed Price: \$

Name: Ocie Collins

Address: 1521 Greeley Ave KCKS 66104

E-mail(s): _____

Address of the adjacent structure you own: N/A

Do you live in the adjacent structure above? Yes ☐ No ☒

Yes _____ No X

Yes X No

Signature (Required)

of my knowledge, and will remain confidential.

 Date 2/8/17

Sign here

Darë Collins
Print Name

2/17/17

#12

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

 Date 2/8/17

Signature Ocie Collins
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1526 Greeley Ave

Parcel ID Number: 115958 Land Bank's Listed Price: \$

Applicant Information (Please Print)

Name: Ocie Collins

Company/Organization: _____

Address: 1521 Greeley Ave RCKS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: N/A

Do you live in the adjacent structure above? Yes ☐ No ☒

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes X No _____

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

of my knowledge, and will remain confidential.

 Date 2/8/17

Sign here

Ocie Collins

2/13/17
BM
#16

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Rev C. L. Bachus - Lion's Economic Foundation Date 2-8-2017

Sign here

C. L. BACHUS

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1909 N. Thompson St

Parcel ID Number: 110827 Land Bank's Listed Price: \$

Applicant Information (Please Print)

Name: Rev C.L. Bachus

Company/Organization: Zion's Economic Foundation

Address: 417 Richmond Ave

Phone Number(s):

E-mail(s):

Address of the adjacent structure you own:

Do you live in the adjacent structure above? Yes ☐ No ☒

Please Respond to the Following Questions:

1. Have you failed to pay property taxes on time to any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒
2. Have you ever received a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Rev C.L. Bachus - Zion's Economic Foundation Date 2-8-2017
Sign here

C.L. BACHUS
Print Name

3/8/17 Bm

#30

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

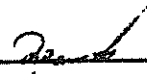
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the Wyandotte County Land Bank.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

 Date 3/8/17
Sign here

Ali Dawood
Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 240 S. Bethany Street

Parcel ID Number: 070106 Kansas City, KS 66102

Applicant Information (Please Print)

Name: Ali Dawood

Company/Organization: _____

Mailing Address: 800 White Ave Kansas Mo

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?

Please explain a "yes" answer on a separate attachment.

Yes _____ No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

 Date 3-8-17
Sign here

Ali Dawood
Print Name

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

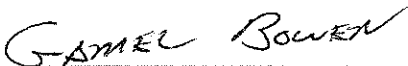
Signature (Required)

I have read and understand the information provided above and contained in this application.



Date 3-8-17

Sign here



Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 3405 N 30TH ST

Parcel ID Number: 164208

Applicant Information (Please Print)

Name: GAMER BOWEN

Company/Organization: ZION TRAVELERS MISSIONARY BAPT CHURCH

Mailing Address: 3400 N 29TH ST KANSAS CITY, KS 66104-3970

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?

Please explain a "yes" answer on a separate attachment.

Yes _____ No X

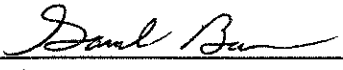
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

 Date 3-8-17
Sign here

GAMER BOWEN
Print Name

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.



Date 3-8-17

Sign here

GAMER BOWEN

Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 3413 N 30th ST

Parcel ID Number: 164210

Applicant Information (Please Print)

Name: GAMEL BOWEN

Company/Organization: ZION TRAVELERS MISSIONARY BAPT. CHURCH

Mailing Address: 3400 N 29th ST KANSAS CITY, KS 66104-3970

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?

Please explain a "yes" answer on a separate attachment.

Yes _____ No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

 Date ²⁰¹³ 153 3-8-17
Sign here

GAMEL BOWEN
Print Name

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

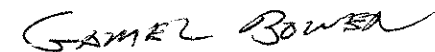
Signature (Required)

I have read and understand the information provided above and contained in this application.



Date 3-8-17

Sign here



Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 3417 N 30th ST

Parcel ID Number: 164211

Applicant Information (Please Print)

Name: GAMEL BOWEN

Company/Organization: ZION TRAVELERS MISSIONARY BAPT. CHURCH

Mailing Address: 3400 N 29th ST KANSAS CITY, KS 66104-3970

Phone Number(s):

E-mail(s):

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

 Date 3-8-17
Sign here

GAMEL BOWEN
Print Name

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

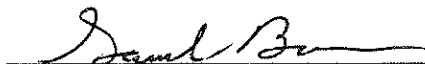
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

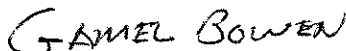
Signature (Required)

I have read and understand the information provided above and contained in this application.



Sign here

Date 3-8-17



Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 3421 N 30TH ST

Parcel ID Number: 164212

Applicant Information (Please Print)

Name: GAMEL BOWEN

Company/Organization: ZION TRAVELERS MISSIONARY BAPT. CHURCH

Mailing Address: 3400 N. 29TH ST KANSAS CITY, KS 66104-3970

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?

Please explain a "yes" answer on a separate attachment.

Yes _____ No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Gamel Bowen

Sign here

Date 3-8-17

GAMEL BOWEN

Print Name

3/10/17 BM

#35

Application to Purchase a Vacant Land Bank Property

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

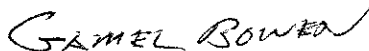
Signature (Required)

I have read and understand the information provided above and contained in this application.



Date 3-8-17

Sign here



Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 3425 N 30th ST

Parcel ID Number: 164213

Applicant Information (Please Print)

Name: GAMEL BOWEN

Company/Organization: ZION TRAVELERS MISSIONARY BAPTIST CHURCH

Mailing Address: 3400 N 29th ST KANSAS CITY, KS 64104-3970

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?

Please explain a "yes" answer on a separate attachment.

Yes _____ No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

 Date 3-8-17
Sign here

GAMEL BOWEN
Print Name

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS



**WYANDOTTE COUNTY LAND BANK
PROPERTY PACKET**

2819 S. 8th St, Kansas City, KS 66103

ASKING PRICE: \$1,000.00

OFFERS DUE: MARCH 6, 2017 by 4:00 PM

Land Bank Property for Renovation Program

Use this application for the following projects:

- Renovation of existing residential or commercial structures

Note: Separate applications are available for the purchase of adjacent side lots for yard extensions and for the purchase of vacant properties for new construction

Property Packet:

Each listing will include an open house date, pictures of the property, Property Damage & Condition Report, application deadlines, Housing Standard Document and other information.

Purchase Price and Renovation Costs:

Structures are typically marketed for sale at a value determined by the WCLB staff based on the condition of the structure and the comparable sales in the area. Applicants are advised that their financial obligation to renovate a Land Bank property often exceeds the purchase price of the structure. The applicant may offer an amount less than the asking price, but the WCLB does not have to accept the offer.

Program Requirements and Policies:

- An application is required for all purchases of property. No sales contracts will be accepted. If an application is incomplete, you will be contacted by the WCLB; completed applications will be given priority.
- All applicants proposing to renovate a structure are required to view the Housing Quality Standards document and prepare a renovation plan, prior to submitting an application. The Housing Quality Standards document is included in this packet.
- Evidence of funding is required for all applications. Applicants are required to have the funds necessary to purchase and redevelop the property, prior to entering into negotiations with the Land Bank staff. Funds must be verified by a bank statement, line of credit, or pre-approval letter from a lending institution.
- Examples of experience are required for all applicants. Either the buyer or the buyer's contractor must have experience doing similar work. All contractors must possess licenses, required by the Unified Government's Neighborhood Resource Center (NRC), in order to obtain permits and perform work.
- Prior to renovation, the applicant is required to submit a copy of business insurance coverage for the structure.
- In cases of multiple applications, the WCLB will compare the offer price, renovation plan/completion timeframe, construction budget, financial capacity, track record of applicant, type of project, end use of property and other factors in the application selection process. If the result is a tie amongst applicants, precedence may go to the Wyandotte County residence.
- WCLB reserves the absolute right to accept or reject any and all applications and/or offers for purchase.
- All sales include restrictions and an agreement to finish the renovation plan before a deed, transferring the property, will be issued. All deeds transferred from the WCLB are prepared with the assistance of the UG's Legal Department. All contracts contain reversionary language, allowing the WCLB to regain possession of the property and to refuse to issue the deed if the buyer:

- fails to meet their Renovation/Redevelopment Plan,
- fails meet the timelines agreed to in this application, or
- violates the other restrictions described in the contract

NOTE: The reversionary right is to protect the WCLB in case the buyer fails to complete the project, as agreed. If the property is reverted, the buyer will not be reimbursed for any losses and will be ineligible to purchase any future Land Bank property.

- All work requires appropriate building permits. The buyer is solely responsible to coordinate and obtain the permits and approvals necessary to complete the project. All construction work must meet all the building requirements. If a zoning variance or rezoning is required, please note this on the application. If any necessary permit is not obtained or produced, the WCLB may start the reversionary process. Copies of all permits, pre and post renovation, are to be submitted to the WCLB office.
- The buyer may not sell the property prior to completion of the project and Final Inspection. If the buyer can not complete the project as contained in the application, contact the WCLB staff as soon as possible to discuss options.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property. The buyer agrees that all code violations must be remedied before the WCLB transfers ownership of the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.
- A title policy is not purchased by the WCLB; the buyer must arrange a title policy through a title company of their choosing.
- A processing fee of \$50.00 per parcel is due upon submitting the application; failure to pay this fee will result in the rejection of your application. The fee is non-refundable and is in addition to the purchase price. Cashier's checks or money orders should be made payable to the **Wyandotte County Land Bank**.
- The buyer must apply for permits and start construction within **30 days** of the initial closing.
- The WCLB will have monthly property inspections that are non-negotiable. Proper notification will be given by WCLB staff, failure to allow the WCLB staff access to the property may result in the reversion process.
- The buyer must finish the renovation within the **negotiated time frame** from the initial closing. If the project is not completed by the negotiated time frame, the WCLB may invoke its right of reversion and take possession of the property. It is the responsibility of the buyer to notify the WCLB on the progress of construction and upon the completion of the project.
- Any variation of the submitted Renovation Plan will require the prior written approval of the WCLB. Failure to complete the plan in its entirety and as submitted with the application may result in the reversion of the property and/or rejection of all future applications.

- Renovation is not considered complete until the WCLB/UG performs a final inspection. Thus, the buyer is required to contact the WCLB at the completion of the Renovation Plan and PRIOR TO OCCUPANCY. In addition, the buyer is required to submit pictures of the project showing the completed improvement.

Signature (Required)

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



Date 2-28-17

Sign here

CHAD CHRISTIANSEN

Print Name

1232 f+z

Application to Purchase Land Bank Property for Renovation

Land Bank Property Address: 2819 S 8th St

Parcel ID Number: 136556

Land Bank's Listed Price: \$1,000.00

Applicant's Offer Price: \$ 215.00

Applicant and Contractor Information (Please Print)

Buyer Information

Name: CHAD CHRISTIANSEN Company/Organization: CONSTRUCTION UNLIMITED SEUS

Mailing Address: 4719 N. FISK AVE KCMO 64151

Phone Number(s): _____ E-mail(s): _____

Contractor

Name: SAME AS ABOVE Company/Organization: _____

Mailing Address: _____

Phone Number(s): _____ E-mail(s): _____

Website: _____

Note: Additional contractors may be listed on a separate page. All contractors will need applicable licenses, as required by the UG's Building Code for which the property resides.

Applicant's Properties: On a separate attachment, please list all Wyandotte County properties, along with the acquisition date, owned by the applicant.

Note: The WCLB will perform a verification of the information and any falsified information may result in the rejection of the application.

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Project Information

Type of Project:

1. What is the intended use upon completion?:

☒ Single-family Residential
☐ Two-family Residential
☐ Multi-family Residential
☐ Commercial, Type: _____

2. What is your anticipated completion timeframe?

☐ 0 to 6 months
☒ 6 to 12 months *6-8 mos.*
☐ 12 + months

3. What is your estimated construction budget per square foot? \$ 40

Residential Projects:

4. Following construction, will the applicant occupy the building?

Yes _____ No ☒

5. If the applicant will not occupy the structure, what is the intended use?

☒ Rental property (check with Rental Licensing for further steps)
☒ Sell for homeownership

Commercial Projects:

6. Following construction, is an end user identified for the building?

☐ Yes, I (we) will operate our business out of the building
☐ Yes, I (we) have an end user identified
☒ No, I (we) will seek to rent the space to a tenant
☒ No, I (we) will seek to sell the building

Renovation/Redevelopment Plan

The following information must be attached to this document before your application will be processed. The application will not be considered complete until it is submitted with all attachments.

Renovation Plan

- Project Narrative - Please provide a written narrative of the project with a description of the work to be performed. Provide information on the buyer and renovation team, including at least two examples of past experiences on similar projects completed and any other information for the WCLB to consider in reviewing the application.
- Construction Budget - Provide a detailed breakdown of work. Be as specific as possible — the WCLB will give more weight to an application with more detail.

- Project Costs - Itemize costs for each part of the renovation, including where the buyer will perform work and any cost savings that are achieved from this work to help compare different proposals.
- Site Plan and Elevations - Buyers should meet with the Urban Planning and Zoning Department to identify any zoning or site development issues.

Proof of Funds

Documentation is required to verify the funding necessary to purchase the property and to complete the renovation. This typically includes:

- A letter, line of credit approval, and similar documents from a lending institution, approving any financing proposed for the project. The documents should contain the amount available, the term, and all requirements of the financing; it should state that the financing can be used for the proposed project. The amount of financing must equal or exceed the amount contained in the development project costs.
- Personal or business bank statements and a letter from the applicant, if the applicant proposes to use existing cash. The amount of the statements must equal or exceed the amount contained in the development project costs.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain any credit, criminal, or other information necessary to 1) Determine my ability, or the ability of the party that I represent, to complete the proposed project 2) Verify that the information supplied in this application is true to the best of my knowledge.

I have read and understand the information provided above and contained in this application. I hereby certify that the information I have provided for this application is true and correct.

 Date 2-28-17
Sign here

CHAD CHRISTENSEN
Print Name

HOUSING QUALITY STANDARDS CERTIFICATION FORM

The person signing this Certification hereby certifies and acknowledges that he/she has received a copy of the Wyandotte County Land Bank Housing Quality Standards and has read the same.


Signature

CHAD CHRISTIANSEN
Printed Name

CONSTRUCTION UNLIMITED SERVICES
Company Name

4719 N. FISK AVE. KC, MO 64151
Company Address

3-14-17
Date

Repair Proposal for

2819 S. 8th Street

I, Chad Christiansen, would like to be considered for the purchase of the house and adjacent lots, both North and South, at 2819 S 8th street KCK. I can have all the proposed bullet points completed within 8 months from acceptance. Our work will include but not be limited to:

Site Plan

- Removal of all debris, dead trees, brush, shed and concrete out front.
- Regrade yard to provide adequate drainage away from foundation, seed and straw.
- Prepare lot to North for future detached garage.
- Add various plants and mulch in appropriate areas.

Exterior

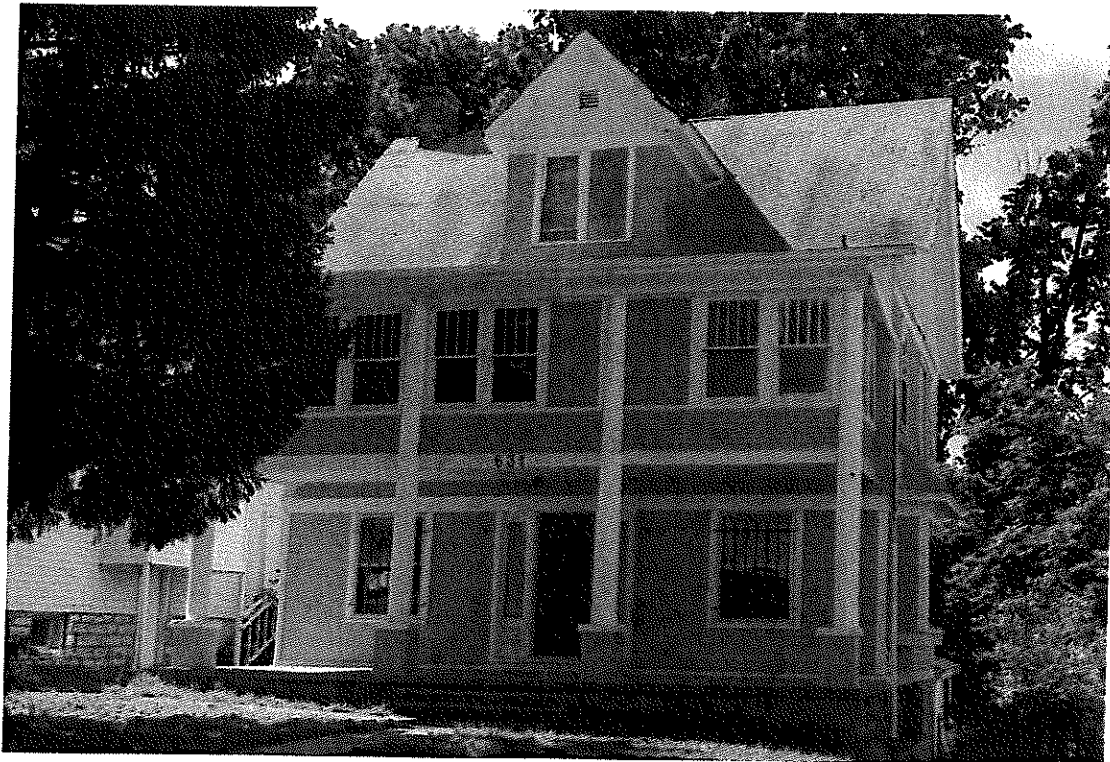
- Remove all windows and doors as well as all cedar shake siding.
- Reside with new smartside siding pre primed with house wrap wind barrier and painted.
- Install new vinyl windows and new front, South and rear doors.
- Install new 8x10 deck with appropriate stairs at new rear door.
- Repair all soffit and fascia as required.

Interior

- Demo entire interior to studs and subfloor.
- Jack and restructure entire main floor from basement.
- New 100A electric panel with full house rewire.
- Install new ¾ water supply from meter to interior with inside main shut off.
- Install used washer, dryer, hot water, stove, fridge, micro and hvac, all electric.
- Mediate any type of hazardous material, mold, lead or asbestos.
- Install new insulation in walls and blown insulation in attic.
- Install new sheetrock on ceilings and walls and texture as desired painted gray walls white trim.
- Install new/used cabinets in kitchen and bathroom with all associated sinks and hardware.
- Install new tile in kitchen and bathroom with new carpet in remainder of home.

I feel like this home would take the most amount of work per square foot due to structural damage and lack of partial demo like the other 2 we saw that day. Upside is the additional lots to get the space to add the garage in the future.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS



**WYANDOTTE COUNTY LAND BANK
PROPERTY PACKET**

631 Freeman Ave, Kansas City, KS 66101

ASKING PRICE: \$15,000.00

OFFERS DUE: MARCH 6, 2017 by 4:00 PM

Land Bank Property for Renovation Program

Use this application for the following projects:

- Renovation of existing residential or commercial structures

Note: Separate applications are available for the purchase of adjacent side lots for yard extensions and for the purchase of vacant properties for new construction

Property Packet:

Each listing will include an open house date, pictures of the property, Property Damage & Condition Report, application deadlines, Housing Standard Document and other information.

Purchase Price and Renovation Costs:

Structures are typically marketed for sale at a value determined by the WCLB staff based on the condition of the structure and the comparable sales in the area. Applicants are advised that their financial obligation to renovate a Land Bank property often exceeds the purchase price of the structure. The applicant may offer an amount less than the asking price, but the WCLB does not have to accept the offer.

Program Requirements and Policies:

- An application is required for all purchases of property. No sales contracts will be accepted. If an application is incomplete, you will be contacted by the WCLB; completed applications will be given priority.
- All applicants proposing to renovate a structure are required to view the Housing Quality Standards document and prepare a renovation plan, prior to submitting an application. The Housing Quality Standards document is included in this packet.
- Evidence of funding is required for all applications. Applicants are required to have the funds necessary to purchase and redevelop the property, prior to entering into negotiations with the Land Bank staff. Funds must be verified by a bank statement, line of credit, or pre-approval letter from a lending institution.
- Examples of experience are required for all applicants. Either the buyer or the buyer's contractor must have experience doing similar work. All contractors must possess licenses, required by the Unified Government's Neighborhood Resource Center (NRC), in order to obtain permits and perform work.
- Prior to renovation, the applicant is required to submit a copy of business insurance coverage for the structure.
- In cases of multiple applications, the WCLB will compare the offer price, renovation plan/completion timeframe, construction budget, financial capacity, track record of applicant, type of project, end use of property and other factors in the application selection process. If the result is a tie amongst applicants, precedence may go to the Wyandotte County residence.
- WCLB reserves the absolute right to accept or reject any and all applications and/or offers for purchase.
- All sales include restrictions and an agreement to finish the renovation plan before a deed, transferring the property, will be issued. All deeds transferred from the WCLB are prepared with the assistance of the UG's Legal Department. All contracts contain reversionary language, allowing the WCLB to regain possession of the property and to refuse to issue the deed if the buyer:

- fails to meet their Renovation/Redevelopment Plan,
- fails meet the timelines agreed to in this application, or
- violates the other restrictions described in the contract

NOTE: The reversionary right is to protect the WCLB in case the buyer fails to complete the project, as agreed. If the property is reverted, the buyer will not be reimbursed for any losses and will be ineligible to purchase any future Land Bank property.

- All work requires appropriate building permits. The buyer is solely responsible to coordinate and obtain the permits and approvals necessary to complete the project. All construction work must meet all the building requirements. If a zoning variance or rezoning is required, please note this on the application. If any necessary permit is not obtained or produced, the WCLB may start the reversionary process. Copies of all permits, pre and post renovation, are to be submitted to the WCLB office.
- The buyer may not sell the property prior to completion of the project and Final Inspection. If the buyer can not complete the project as contained in the application, contact the WCLB staff as soon as possible to discuss options.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property. The buyer agrees that all code violations must be remedied before the WCLB transfers ownership of the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.
- A title policy is not purchased by the WCLB; the buyer must arrange a title policy through a title company of their choosing.
- A processing fee of \$50.00 per parcel is due upon submitting the application; failure to pay this fee will result in the rejection of your application. The fee is non-refundable and is in addition to the purchase price. Cashier's checks or money orders should be made payable to the **Wyandotte County Land Bank**.
- The buyer must apply for permits and start construction within **30 days** of the initial closing.
- The WCLB will have monthly property inspections that are non-negotiable. Proper notification will be given by WCLB staff, failure to allow the WCLB staff access to the property may result in the reversion process.
- The buyer must finish the renovation within the **negotiated time frame** from the initial closing. If the project is not completed by the negotiated time frame, the WCLB may invoke its right of reversion and take possession of the property. It is the responsibility of the buyer to notify the WCLB on the progress of construction and upon the completion of the project.
- Any variation of the submitted Renovation Plan will require the prior written approval of the WCLB. Failure to complete the plan in its entirety and as submitted with the application may result in the reversion of the property and/or rejection of all future applications.

- Renovation is not considered complete until the WCLB/UG performs a final inspection. Thus, the buyer is required to contact the WCLB at the completion of the Renovation Plan and PRIOR TO OCCUPANCY. In addition, the buyer is required to submit pictures of the project showing the completed improvement.

Signature (Required)

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



Date 2-28-17

Sign here



Print Name

2288 f+2

Application to Purchase Land Bank Property for Renovation

Land Bank Property Address: 631 Freeman Ave

Parcel ID Number: 142708

Land Bank's Listed Price: \$15,000.00

Applicant's Offer Price: \$ 10.00

Applicant and Contractor Information (Please Print)

Buyer Information

Name: CHAD CHRISTIANSEN Company/Organization: CONSTRUCTION UNLIMITED SCUS.

Mailing Address: 4719 N. FISK AVE KC, MO 64151

Phone Number(s): _____ E-mail(s): _____

Contractor

Name: SAME AS ABOVE Company/Organization: _____

Mailing Address: _____

Phone Number(s): _____ E-mail(s): _____

Website: _____

Note: Additional contractors may be listed on a separate page. All contractors will need applicable licenses, as required by the UG's Building Code for which the property resides.

Applicant's Properties: On a separate attachment, please list all Wyandotte County properties, along with the acquisition date, owned by the applicant.

Note: The WCLB will perform a verification of the information and any falsified information may result in the rejection of the application.

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Project Information

Type of Project:

1. What is the intended use upon completion?
☐ Single-family Residential
☒ Multi-family Residential
☐ Commercial, Type: _____
2. What is your anticipated completion timeframe?
☐ 0 to 6 months
☐ 6 to 12 months
☒ 12 + months 18 mo. completion after parcel # 136556
3. What is your estimated construction budget per square foot? \$ 40

Residential Projects:

4. Following construction, will the applicant occupy the building?
Yes _____ No ☒
5. If the applicant will not occupy the structure, what is the intended use?
☒ Rental property (check with Rental Licensing for further steps)
☒ Sell for homeownership

Commercial Projects:

6. Following construction, is an end user identified for the building?
☐ Yes, I (we) will operate our business out of the building
☐ Yes, I (we) have an end user identified
☒ No, I (we) will seek to rent the space to a tenant
☒ No, I (we) will seek to sell the building

Renovation/Redevelopment Plan

The following information must be attached to this document before your application will be processed. The application will not be considered complete until it is submitted with all attachments.

Renovation Plan

- Project Narrative - Please provide a written narrative of the project with a description of the work to be performed. Provide information on the buyer and renovation team, including at least two examples of past experiences on similar projects completed and any other information for the WCLB to consider in reviewing the application.
- Construction Budget - Provide a detailed breakdown of work. Be as specific as possible — the WCLB will give more weight to an application with more detail.

- Project Costs - Itemize costs for each part of the renovation, including where the buyer will perform work and any cost savings that are achieved from this work to help compare different proposals.

Proof of Funds

Documentation is required to verify the funding necessary to purchase the property and to complete the renovation. This typically includes:

- A letter, line of credit approval, and similar documents from a lending institution, approving any financing proposed for the project. The documents should contain the amount available, the term, and all requirements of the financing; it should state that the financing can be used for the proposed project. The amount of financing must equal or exceed the amount contained in the development project costs.
- Personal or business bank statements and a letter from the applicant, if the applicant proposes to use existing cash. The amount of the statements must equal or exceed the amount contained in the development project costs.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain any credit, criminal, or other information necessary to 1) Determine my ability, or the ability of the party that I represent, to complete the proposed project 2) Verify that the information supplied in this application is true to the best of my knowledge.

I have read and understand the information provided above and contained in this application. I hereby certify that the information I have provided for this application is true and correct.

 _____ Date 2-28-17
Sign here

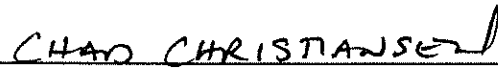
CHAD CHRISTIANSEN
Print Name

HOUSING QUALITY STANDARDS CERTIFICATION FORM

The person signing this Certification hereby certifies and acknowledges that he/she has received a copy of the Wyandotte County Land Bank Housing Quality Standards and has read the same.



Signature



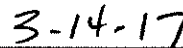
Printed Name



Company Name



Company Address



Date

Repair Proposal for

631 Freeman Ave.

I, Chad Christiansen, would like to be considered for the purchase of the house at 631 Freeman Ave KCK. I can have all the proposed bullet points completed within 18 months from acceptance pending acceptance on 2819 S 8th, otherwise our work would begin once 2819 is complete. Our work will include but not be limited to:

Site Plan

- Removal of all debris , dead trees, brush and tires to be disposed of properly.
- Add various plants and mulch in appropriate areas.

Exterior

- Remove windows and doors that are not salvageable and prepare for all new windows within next 5 years.
- Repair roof in various areas to make interior dry.
- Repair all soffit and fascia as required.

Interior

- Demo entire interior to studs and original wood floor.
- New 100A electric panel with full house rewire both units.
- Install new ¾ water supply from meter to interior with inside main shut off for both units.
- Install used washer, dryer, hot water(shared), stove, fridge, micro and hvac, all electric.
- Mediate any type of hazardous material, mold, lead or asbestos.
- Install new insulation in walls and blown insulation in attic.
- Install new sheetrock on ceilings and walls and texture as desired painted gray walls white trim.
- Install new/used cabinets in kitchen and bathroom with all associated sinks and hardware both units.
- Install new tile in kitchen and bathroom with new carpet in remainder of home.

I feel like this home would take the most amount of money per square foot due to size and lack of partial demo. I would like to turn this one into a duplex with a 3 bed 1 bath in the upper unit and a 2 bed 1 bath unit in lower section with possibly a one car garage for the lower unit. I think this is a beautiful home with a lot of life left in it.

TRANSFERS FROM LAND BANK

Recipient	Land Bank Address	Comments
CHWC	1050 SPLITLOG AVE	This property will be transferred to CHWC for Splitlog farms
CITY OF BONNER SPRINGS	631 LINDA LN	City of Bonner Springs requesting properties for their future Multi-Use Trail system up Spring Creek. These properties are not developable and are within the 100-Year Floodplain of Spring Creek
CITY OF BONNER SPRINGS	637 LINDA LN	
CITY OF BONNER SPRINGS	529 STEPHEN LN	
CITY OF BONNER SPRINGS	535 STEPHEN LN	

**PAGE LEFT
BLANK
INTENTIONALLY**

DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	Notes
Estate of George Breidenthal	116813	341 N 14TH STREET	Corner of 14th & Orville Ave
CANAAN DEVELOPMENT, INC	253206	13050 CANAAN CENTER DR	City of Bonner Springs is requesting that Land Bank take property for Vault and hold for the potential continued development of Canaan Center

**PAGE LEFT
BLANK
INTENTIONALLY**

WYANDOTTE COUNTY LAND BANK

Property Donation Application

Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met. The property must be free of liens, including a mortgage, utility lien, or judgment.

***NOTE:** The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.*

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: Estate of George Breidenthal

Mailing address: 748 Ann Ave. KCK, 66101 % John L. Peterson

City: _____ State: _____ Zip: _____

Daytime Phone #: 913-371-1930 #118 Alternate Phone #: 913-706-6279

Email address: pete°jlpetersonlaw.com

PROPERTY INFORMATION

Property address: 339 No. 14th Street (and vacant house behind it on Orville)

Parcel ID#: 116813

Structure Present: Yes ☒ No _____

Has this property recently gone through foreclosure? Yes _____ No ☒

Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes ☒ No _____

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: 

Date: 1/17/17

Attorney for the Estate
Please return to:

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

WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met. The property must be free of liens, including a mortgage, utility lien, or judgment.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: CANAAN DEVELOPMENT, INC.
Mailing address: Box 477
City: BONNER SPRINGS State: KS. Zip: 66602
Daytime Phone #: 913-302-1325 Alternate Phone #: _____
Email address: JIM.CANAAN@YAHOO.COM

PROPERTY INFORMATION

Property address: 13050 CANAAN CENTER DR. BONNER SPRINGS, KS.
Parcel ID#: 253206 66602
Structure Present: Yes _____ No ☒
Has this property recently gone through foreclosure? Yes _____ No ☒
Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes _____ No _____

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: _____ Date: 3/9/17

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



Terry L. Barlow