

**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 5<sup>th</sup> 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. 18<sup>th</sup> St. – Prescott Real Estate, LLC, commercial development

1311 Nebraska Ave. – JAH Installation, LLC, parking

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

1906 S. 41<sup>st</sup> 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 18<sup>th</sup> St – Commercial Development
- 1311 Nebraska Ave - Parking
- 2706 Brown Ave – Yard Extension
- 1906 S 41<sup>st</sup> St – Yard Extension
- 3081 Cissna St – Yard Extension

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**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. 18<sup>th</sup>, 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 18<sup>th</sup> 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.

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**Commercial Development – Prescott Real Estate, LLC**  
**214 S 18<sup>th</sup> St**

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- Applicant is a commercial developer out of Leawood, Kansas and was part of the Prescott Plaza development
- Appraised Value / Acreage of 214 S 18<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup>. They wanted a traffic report if it was coming off 18<sup>th</sup> 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.



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**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. 12<sup>th</sup> 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<br>1311 Nebraska Ave                                                 |  |
|------------------------------------------------------------------------------------------------------|--|
|                                                                                                      |  |
| • Applicant owns property at 1305 Nebraska Ave and is renting building at 1200 N 13 <sup>th</sup> 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

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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 41<sup>st</sup> St**

- Applicant owns property at 1914 S 41<sup>st</sup> 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 41<sup>st</sup> 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

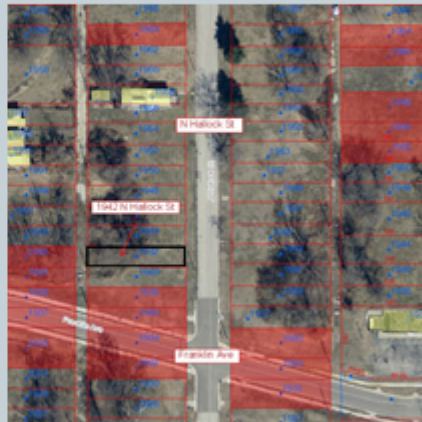
(Property was part of a 2008 probate case and was set over to Land Bank or City.)

## 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



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**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. 74<sup>th</sup> St. to Unified Government

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

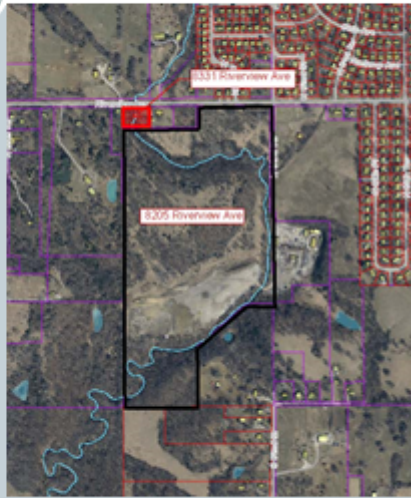
8331 Riverview Ave. to Unified Government

(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. 74<sup>th</sup> 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 74<sup>th</sup> St

- Pending sale for UG (Nov 2016)



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