



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, May 1, 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 May 1, 2017 Agenda

III. Approval of standing committee minutes from January 30, 2017.

IV. Measurable Goals

V. Committee Agenda

Item No. 1 - ORDINANCE: TREE BOARD'S DUTIES

Synopsis: An ordinance amending and updating the codes regarding the Tree Board's duties, trees allowed in the public right-of-way, and insurance requirements for tree trimmers, submitted by Ryan Haga, Assistant Counsel.

Tracking #: 171106

Item No. 2 - RECOMMENDATION: SECURITY STANDARDS FOR VACANT STRUCTURES

Synopsis: Recommended new standards for boarding and securing vacant properties, submitted by the SOAR vacant structures team.

Tracking #: 171100

Item No. 3 - ORDINANCE: BUILDING AND BUILDING REGULATIONS

Synopsis: An ordinance amending Chapter 8 – Buildings and Building Regulations, Article X – Owner Registration Statement, submitted by Wendy Green, Assistant Counsel.

Tracking #: 171105

Item No. 4 - COMMUNICATION: LAND BANK BUSINESS

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

Transfers to Land Bank

1718 S. 17th St. from Board of County Commissioners, request from owner of multiple properties in area

7219R Kaw Dr. from UG of WyCo/KCK, transfer to abate back taxes for potential sale

7239R Kaw Dr. from UG of WyCo/KCK transfer for potential sale

Applications

1031 Haskell Ave. - Pablo Perez, yard extension

268 N. 35th St. - Rosa Jasso, yard extension

1936 S. 41st St. - Greg Bequette, property acquisition

1930 S. 41st St. - Greg Bequette, property acquisition

1929 S. 42nd St. - Greg Bequette, property acquisition

1919 S. 42nd St. -Greg Bequette, property acquisition

1931 S. 41st St. - Greg Bequette, property acquisition

1915 S. 41st St. - Greg Bequette, property acquisition

1718 S. 17th St. - Julian Flores, property acquisition

1420 Tauromee Ave. - CHWC, Inc., single family construction

(The Land Bank Advisory Board voted to forward the applications for final approval.)

Transfers from Land Bank

645 Minnesota Ave. to UG

655 Minnesota Ave. to UG

907 N. 7th St. Tfwy. to UG

905 N. 7th St. Tfwy. to UG

(Properties were transferred to Land Bank to have delinquent taxes abated; that process has been completed.)

Donations to Land Bank
3127 Wavery Ave. from Thomas Devick
2905 N. 13th St. from Eh Tee Ta
Tracking #: 171103

VI. **Public Agenda**

VII. **Adjourn**

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, January 30, 2017**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, January 30, 2017, at 5:06 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Co-Chairman; Commissioners Walker (arrived at 5:08 p.m.), Walters, Philbrook, Bynum and Johnson. Commissioners Murguia and Townsend were absent. The following officials were also in attendance: Doug Bach, County Administrator; Misty Brown, Senior Attorney; Chris Slaughter, Land Bank Manager; Charles Brockman, Management Analyst, Economic Development; George Brajkovic, Economic Development Director; Debbie Pack, County Treasurer; Kathleen VonAchen, Chief Financial Officer; and Officer Bryan Rausch, Sergeant-At-Arms.

Co-Chairman McKiernan said just for the benefit for those of you who are here, we do have two substitute members on our Committee in addition to Commissioner Walters and myself who are routine members of this Committee. Commissioners Philbrook and Bynum will be substituting for other members of the Committee who are unable to be here, at least for the start of this meeting.

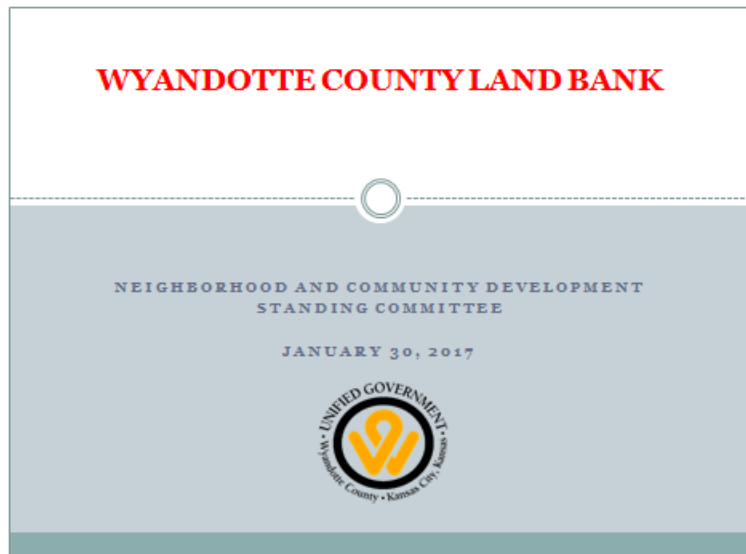
Co-Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above.

Co-Chairman McKiernan said there are no revisions to tonight's Agenda. It stands as it was sent out about a week ago.

Committee Agenda:

Item No. 1 – 17941...LAND BANK BUSINESS

Synopsis: Request approval of the following application and transfers, submitted by Charles Brockman, Management Analyst, Economic Development. The Land Bank Advisory Board has recommended approval.



Application

226 N. Early St. - Ricardo Balderrama, property acquisition

Charles Brockman, Management Analyst, Economic Development, said we have one application tonight. We have two transfers to the Land Bank and two from the Land Bank. After the presentation, I'll turn it over to the Land Bank manager and he'll give his annual report.

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Starting with 226 N. Early is a property acquisition. You're familiar with this, Commissioner McKiernan. **Co-Chairman McKiernan** said oh yes, I am.



Mr. Brockman said it's Ricardo Balderrama. He lives right here. He's purchasing this property there. He's current on his property taxes. There's no open cases and he owns 839 Tenny right there. The appraised value and the acreage of that 226 N. Early is \$1,710. It's 0.141 of an acre. The potential taxes are \$34.40 on that.

Co-Chairman McKiernan said the potential taxes are dwarfed by the positive impact that that property will have on the surrounding neighborhood once it is taken care of. Just simply

taking care of that property will make such a difference because it is on a corner lot on a reasonably well traveled street. We're going to get extra benefit from having a new owner of this lot.

Co-Chairman McKiernan said that's our only application. Do we want to consider all of these separate or take everything as one vote? Separately. **Mr. Brockman** said separately. **Co-Chairman McKiernan** said alright.



Mr. Brockman said we do need to mention, Commissioner, that the Advisory Board had some concerns about that property. However, Land Bank feels like this is a worthy property to sell. **Co-Chairman McKiernan** asked what were the concerns. **Mr. Brockman** said the concern was that the Advisory Board thought that they were going to be — he wants to make sure that this owner knows that it's only this property and not this property as well. **Co-Chairman McKiernan** asked have we communicated that with the owner. **Mr. Brockman** said yes, we have communicated and he sent us a letter stating that he's going to take care of the property and everything will be okay.

They didn't give us a go on it, but we believe that we can move forward because of the letter that he sent. **Co-Chairman McKiernan** said fine. I have no problem with that.

Action: Commissioner Walters made a motion, seconded by Commissioner Philbrook, to approve. Roll call was taken and there were six “Ayes,” Walters, Johnson, Bynum, Philbrook, McKiernan, Walker.

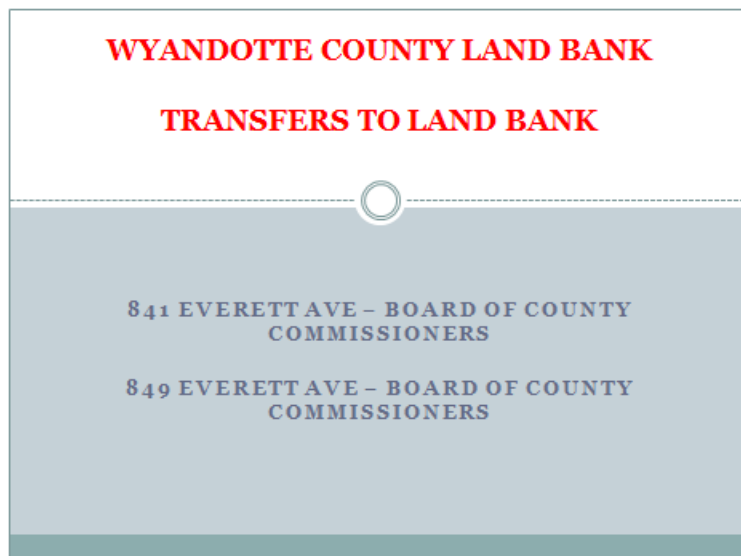
Co-Chairman McKiernan said that brings us to transfers to the Land Bank.

Transfers to Land Bank

841 Everett Ave. – Board of County Commissioners

849 Everett Ave. - Board of County Commissioners

(Properties to be put on hold list for Prairie Fire Lofts - Section 42 Low Income Housing Tax Credit.)



Mr. Brockman said we have 841 Everett Ave. and 849 Everett Ave. This is within the Prairie Fire Lofts LIHTC Project. We have two City properties that we want to transfer to accumulate property.

Co-Chairman McKiernan asked am I correct that these are currently in the name of the Board of County Commissioners. This is part of the routine process we’ve been working on for about a year to get all of those properties now cleaned up and into the Land Bank. **Mr. Brockman** said correct. **Co-Chairman McKiernan** asked so it’s consistent with that process. **Mr. Brockman** said yes. **Co-Chairman McKiernan** asked it just happens to be within that development area. **Mr. Brockman** said yes.

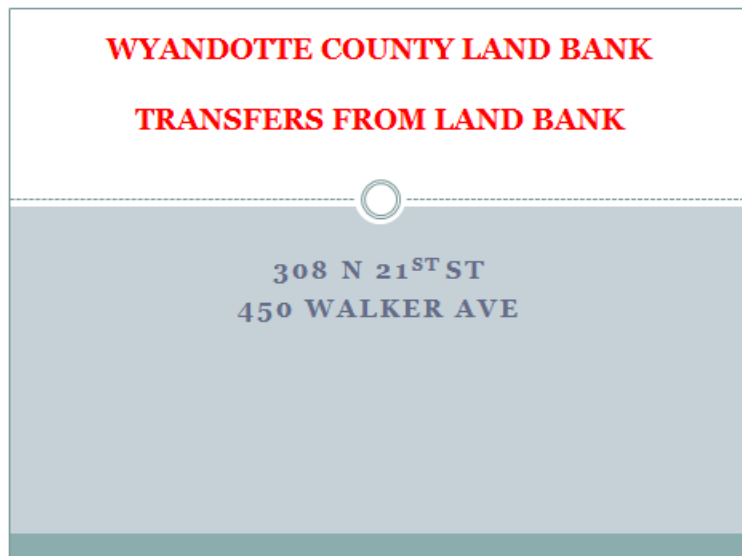
Action: Commissioner Walters made a motion, seconded by Commissioner Philbrook, to approve. Roll call was taken and there were six “Ayes,” Walters, Johnson, Bynum, Philbrook, McKiernan, Walker.

Transfers from Land Bank

308 N. 21st St. – UG

(This was approved by the Land Bank Board of Trustees in November 2016 to be transferred to the Land Bank. Back taxes have been abated and need to transfer to UG Community Development Department for rehab and future sale.)

450 Walker – Mt. Zion Economic Foundation, construct a duplex



Mr. Brockman said 308 N. 21st St. and 450 Walker Avenue. These are transfers from the Land Bank.

Transfer from Land Bank – 308 N 21st St



Here is the property right there.

Transfer from Land Bank – 308 N 21st St

- 308 N 21st St
 - Mortgage Foreclosure Transfer
 - Approved Nov 2016 to be transferred to LB
 - The Transfer is to CD for rehab and future sale

This was a mortgage foreclosure previously. It was approved November 2016 to be transferred to the Land Bank. Now we want to transfer it to CD so they can rehab it for a future sale.

Co-Chairman McKiernan asked from Land Bank to Community Development? **Chris Slaughter, Land Bank Manager**, said yes. The reason it came to Land Bank was to abate the taxes that were on it. Now we're just going to send it back to them to control during their process. **Co-Chairman McKiernan** said again, a valuable acquisition. A rehab on that block would be a great improvement.

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Transfer from Land Bank – 450 Walker Ave

- 450 Walker Ave
 - *The Transfer is to Mt. Zion Development Foundation*
 - *Construction of a new duplex*

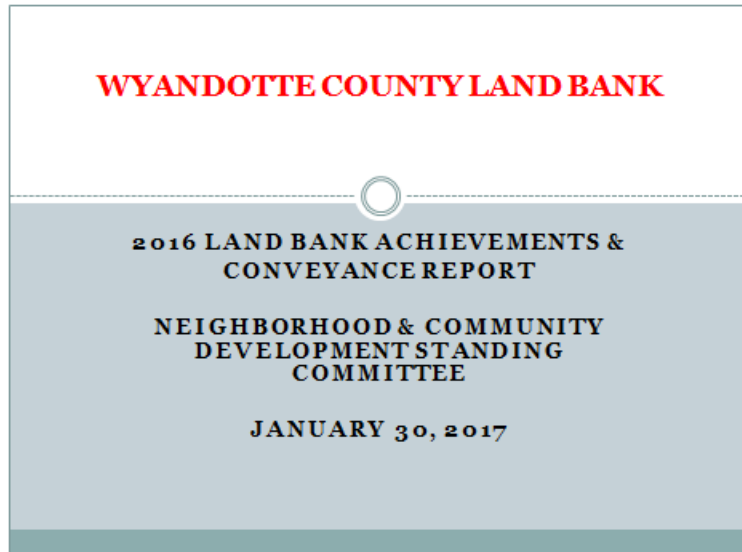
Mt. Zion Economic Foundation is wanting to acquire it to build a duplex on that property. The Reverend is here if there are any questions. **Co-Chairman McKiernan** said, Reverend, if you would like to say anything about the acquisition of this property we would certainly welcome it. You don't have to unless you choose to. **Reverend C.L. Bachus, Pastor, Mt. Zion Economic Foundation**, said I just won't.

Co-Chairman McKiernan said we have two transfers.

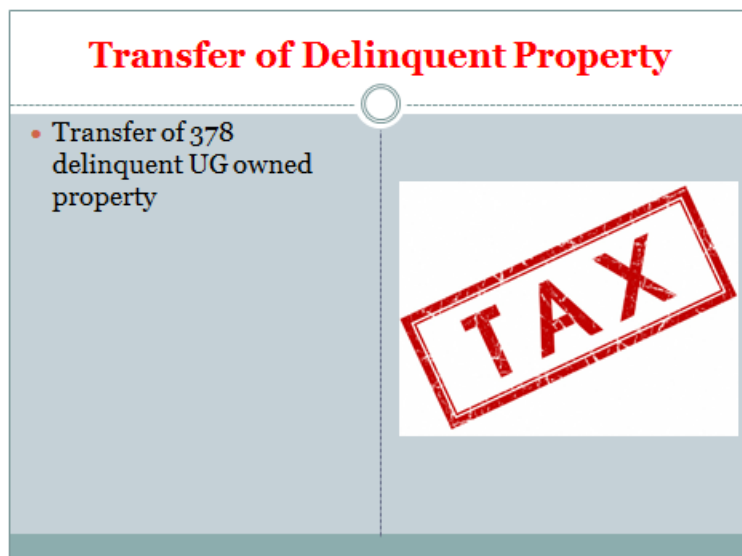
Action: **Commissioner Walters made a motion, seconded by Commissioner Walker, to approve both transfers.** Roll call was taken and there were six "Ayes," Walters, Johnson, Bynum, Philbrook, McKiernan, Walker.

Item No. 2 – 17942...PRESENTATION: 2016 LAND BANK CONVEYANCE REPORT & ACHIEVEMENTS

Synopsis: Presentation of the 2016 Wyandotte County Land Bank Conveyance Report & Achievements, per K.S.A. 19-26, 105, and 2016 Land Bank activities, submitted by Chris Slaughter, Land Bank Manager.



Chris Slaughter, Land Bank Manager, said some of the highlights of the year.



As we talked about just a moment ago, we've so far done a total of 378 delinquent UG owned properties that have been transferred into the Land Bank, taxes abated.

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Blight & Delinquency

- Presentation about the study of Blight & Delinquency in Argentine Neighborhood



We had the Blight and Delinquency Project with the intern from UMKC. I will note this property is not in our county. I just did a Google.

From those findings, as you know, eventually we're going to develop a criteria for the type of property we have. If you remember, we did the vault as an example of property that we just want to kind of lock up and throw away. Some that are developable, some that are maybe in mass together can be for a larger development.

1101 S 5th St

- Former Midwest Cold Storage property
- New owners will be demoing the property



One of the properties we took in the tax sale was the old Midwest Cold Storage. We are hoping to close this week on that property. The new owners will be demoing the property. It's been a

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good experience for us as we kind of do the transition into structures and rehabs and all that kind of stuff. It's going to be a win-win for the County we believe.

8833 State Ave

- Sold property in late 2015
- Property has been remodeled
- 3 businesses renting space



This property here, 88th and State, 8833 State, it was actually sold back in 2015. Part of the agreement was the ongoing redevelopment of it. This was the building that had the old chiropractor in there. I believe she's still there. I don't mean to say old. **Commissioner Philbrook** said she is. **Mr. Slaughter** said she's still in there.

Since then, they've remodeled it outside, the interior. They've actually added a couple more tenants to it. They're actually looking forward to our next set of properties that we'll have available to rehab. It's been a really good, positive experience.

Co-Chairman McKiernan said remind me again. These were local redevelopers who acquired this property. This was a local crew that did this. **Mr. Slaughter** said correct, they were Wyandotte County.

3023 S 23rd Cir

- Donated house from Wells Fargo
- Residential Revival purchased
- Currently have contract to sell



3023 S. 23rd Circle – this was the property we got from Wells Fargo. Residential Revival purchased it from us. Here's a shot of the interior. They currently have it under contract to sell, so another property that was brought up to market value, which I believe, is some of you guy's goals is to bring these property values up and these neighborhoods up. They did an outstanding job. Again, they're looking for the next set of properties that we'll have available.

2016 Land Bank Conveyance

- Total Property Conveyed in 2016 – 85
- Total Property Conveyed returning to Tax Rolls – 61
- Total Amount of Revenue generated from Land Bank Conveyances - \$57,455.00
- Inventory
 - (Jan 1st – 2191)
 - (Dec 31st – 2464) Net increase of 273 properties

Now we'll just talk about the conveyance for 2016. We conveyed 85 properties, 61 of those will return to the tax rolls. Basically, what that means is 24 went to non-profits or to some of our local partners. We generated over \$57,000, just the revenue from those 85 properties, or I should say the 61 properties.

I always like throwing this in here. We had a net increase of 273 properties. If you remember, we had about 300 and some of those go in just from the UG transfers. The inventory was going to go up, it was just by how much.

Land Bank Applications - 2016	
• Applications received –	109
• Applications awarded –	62 (56.881%)
• Applications rejected –	47 (43.119%)

One final slide here. Those are the number of applications we received. About 57% of those were awarded and the rest were rejected. Generally, when we say rejected, the taxes were not paid currently. They had current code violations that still never were brought up-to-date. They wanted the property because they just wanted to hold on to it or they wanted it because they were going to then sell it and make some money off it. We just said that that's probably not a way we want to handle that. That's generally what those rejections mean. Mainly the codes and the taxes are primarily what we reject an application on unless they then later came back and remedy that, pay the taxes or get the codes under control.

Co-Chairman McKiernan said routinely you do a background, a check to make sure that any properties that that potential new owner — the potential person who gets something conveyed from the Land Bank, who had purchased from the Land Bank, is current on taxes on other properties, has no code violations on other properties, so that they don't simply spread that behavior on to one more that they happen to get from you. **Mr. Slaughter** said correct. Sometimes it involves doing a little bit more research on different names. Sometimes they may be a company and we have to do a little digging based on who they list as an applicant. The

actual name of the person — we may go and try to find some stuff, do some calls, double check. We generally try to find that out because the policy does state if you're delinquent or have code violations, you're not eligible to participate.

We send them a nice letter asking them to get compliant. Then, if they do, we bring the application to this Board.

Co-Chairman McKiernan said from my perspective, I'd say the transfer of that Kansas City Cold Storage building for demo and redevelopment, and the transfer of that one property right off Merriam Lane for redevelopment, I think that's really opening the door for us to successfully handle structures that could come through, or properties with structures, that could come through the Land Bank and be redeveloped, which ultimately is our goal. **Mr. Slaughter** said it is. We hope to be sitting here next year telling you about some of those successes of houses or possible commercial properties that we gathered, whether through donation, through the tax sale. Then, eventually sooner rather than next year, we'll probably roll out how that program will operate and how we figure we can be very successful at that. We're very excited about these opportunities.

Commissioner Philbrook said very subject question, and so you're not going to be quartered into little pieces if you answer it wrong. There is no wrong answer.

How do you feel the Land Bank acquisition and us getting rid of the properties are going now? Do you feel you're accomplishing more now than you were two years ago?

Mr. Slaughter said we're probably not disposing of property as frequently as we used to because, as some of you guys remember, we were selling stuff for lot improvement, lot maintenance. What we've kind of really done based on a lot of the comments you guys have given us is to really dwell on yard extension, really dwell on development. Another category that we'll be adding this year will be rehab.

Those, hopefully, will be kind of just the three main focuses. We're still going to have someone that may say, like the example today, it's not next to my house, but it's just a little bit across the street. I want to take care of it. I want to pay the taxes on it. It's really not a neighborhood of focus that we're really looking at. Maybe those are opportunities we still need to share with you guys to see how you guys feel about those being approved.

I think the direction that you guys have given us over the last couple of years, the steps that SOAR has kind of started leading us down, we've gotten more direction and we feel that it's just helped us make easier decisions versus coming and having my fingers crossed under the table saying is this going to work this time. That's what we're trying to avoid.

Commissioner Philbrook said I didn't want to put you on the spot, but yet I did, because I wanted to understand how it's working for you because you have to do the work. I was trying to see how that was working for you. I always like to have feedback, positive or negative. You can always call me and say you're crazy, what do you mean you want me to do this. You're welcome to do that. **Mr. Slaughter** said I will always call you, but not necessarily call you crazy. I appreciate that.

Commissioner Philbrook said I appreciate that. Thank you for your hard work. I really do appreciate the SOAR system. **Mr. Slaughter** said I want to give a lot of thanks to Mr. Brockman here. He's really helped out a lot the last half of this year. Hopefully, as we continue to do good things and grow, then we'll have more people involved and helping us out. We appreciate that support.

Action: Information only.

Adjourn

Co-Chairman McKiernan adjourned the meeting at 5:20 p.m.

mls



Staff Request for Commission Action

Tracking No. 171106

Full Commission Meeting Date: 5/11/17

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 5/1/17

(If none, please explain):

Publication Required: No 05/18/2017

<u>Date:</u> 04/19/2017	<u>Contact Name:</u> Ryan Haga	<u>Contact Phone:</u> x5075	<u>Contact Email:</u> rhaga@wycokck.org	<u>Department/Division:</u> Legal
<u>Item Description:</u> An ordinance amending and updating Sections 32-356, 32-358, 32-359, 32-362, 32-365 and 19-162 regarding the Tree Board's duties, trees allowed in the public right-of-way, and insurance requirements for tree trimmers.				
<u>Action Requested:</u> Approve ordinance				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Tree Ord				

Published _____

ORDINANCE NO. _____

An ordinance relating to the protection of trees in public rights-of-way; prohibition of certain trees in public right-of-way; the establishment of a Tree Board; and tree trimmer insurance requirements, amending Sections 32-356, 32-358, 32-359, 32-362, 32-365 and 19-162.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That the following Sections are hereby amended to read as follows:

Sec. 32-356

a. The Tree Board shall study, investigate, and develop a comprehensive written plan for the care, preservation, pruning, planting, replanting, and removal or disposition of Street Trees. ~~The Tree Board shall recommend such written plan to the Director of Parks, who shall submit a final plan for consideration by the Board of Commissioners.~~

b. Each year the Tree Board shall make recommendations to the Director of Parks for the next year's forestry plan of work. After receiving such recommendations from the Tree Board, the Director of Parks shall submit his final annual forestry plan of work for approval by the County Administrator.

~~c. The Tree Board shall promote and supervise the establishment of a tree inventory for Street Trees. The inventory shall be updated with the results of ground inspections every 3 years.~~

d. The Tree Board shall investigate and make recommendations upon any matter referred to it by the Director of Parks or the Board of Commissioners.

e. The Tree Board shall undertake an annual public Arbor Day planting activity or celebration and shall develop and distribute tree care information to local residents.

Sec. 32-358 Permitted and Prohibited Street Tree Species

PERMITTED SMALL TREES (usually under 25 feet at maturity)	
1. ADD tataricum	(Amur Maple)
2. Cercis ssp	(Eastern and Oklahoma Redbud)
3. Syringa raticulata	(Japanese Tree Lilac)

PERMITTED MEDIUM TREES (usually 25-40 feet at maturity)	
1. <i>Carpinus betulus</i>	(European Hornbeam)
2. <i>Cornus</i> spp	(Dogwood)
3. <i>Koelreuteria paniculata</i>	(Golden Raintree)
4. <i>Muehlenbergia</i>	(Chinkappin Oak)
PERMITTED LARGE TREES (usually 40 feet or larger at maturity)	
1. <i>Acer plantanoides</i>	(Norway Maple)
— <i>Rubrum</i>	(Red Maple)
— <i>Saccharum</i>	(Sugar Maple)
2. <i>Betula nigra</i>	(River Birch—single stem only)
3. <i>Celtis</i> spp.	(Hackberry)
4. <i>Fraxinus Americana</i>	(White Ash)
5. <i>Ginkgo biloba</i>	(Ginko)
6. <i>Gleditsia triacanthox inermis</i>	(Thornless Honeylocust)
7. <i>Quercus alba</i>	(White Oak)
— <i>Acutissima</i>	(Sawtooth Oak)
— <i>Imbricaria</i>	(Shingle Oak)
— <i>Macrocarpa</i>	(Bur Oak)
— <i>Muehlenbergia</i>	(Chinkapin Oak)
— <i>Robur</i>	(English Oak)
— <i>Rubra</i>	(Red Oak)
8. <i>Taxodium distichum</i>	(Bald Cypress)
9. <i>Tilia cordata</i>	(Littleleaf Linden)
10. <i>Tomentosa</i>	(Silver Linden)
— <i>Americana</i>	(American Linden)
11. <i>Ulmus parvifolius</i>	(Lacebark Elm)

a. A list of permitted street trees may be obtained from the Unified Government's Parks & Recreation Department.

b. Prohibited Street Trees

The following is a list of tree species that are prohibited as Street Trees:

Prohibited Street Trees	
1. <i>Abies</i> spp	(Fir)
2. <i>Acer saccharinum</i>	(Silver Maple)
3. <i>Albizia julibrissin</i>	(Mimosa)
4. <i>Diospyros virginiana</i>	(Persimmon)
5. <i>Elaeagnus angustifolius</i>	(Russian Olive)
6. <i>Fraxinus pennsylvanica</i>	(Green Ash)
7. <i>Maclura pomifera</i>	(Osage Orange fruited/thorned varieties)

8. Morus spp	(Mulberry)
9. Picea spp	(Spruce)
10. Pinus spp	(Pine)
11. Platanus acerifolia	(London Plane Tree)
12. Occidenialis	(Sycamore)
13. Populus spp	(Cottonwood)
14. Purus calleryana "Bradford"	(Bradford Pear)
15. Ulmus spp	(Elms except for Ulmus parvifolia and Ulmus Americana)
16. Ailanthus altimssima	(Tree of Heaven)
17. Acer negundo	(Boxelder)
18. Salix spp	(Willow)
19. Edible Fruit Trees	

b. A list of prohibited street trees can be obtained from the Unified Government's Parks & Recreation Department.

c. Species Not Listed Elsewhere in this Section.

(1) No person shall plant as a Street Tree any species not listed in this section or authorized in any regulations adopted by the Director of Parks unless prior written authorization of the Director of Parks is obtained.

(2) The Director of Parks is authorized to adopt regulations providing procedures and criteria for the approval of the planting of other species not listed elsewhere in this section. The regulations may authorize, without specific written permission of the Director of Parks, the planting of certain trees under specified conditions.

Sec. 32-359 Street Tree Spacing.

No Street Tree may be planted closer to another tree than the following: Small Trees 15 feet; Medium Trees 25 35 feet; and Large Trees 35 50 feet.

Sec. 32-362 Planting of Trees Near Overhead Utility Wires.

No Street Tree ~~other than those species classified as Small Trees as defined in this ordinance~~ may be planted or allowed to grow under, or within ~~10~~ 22 feet of any overhead utility wire. ~~No tree of the following species shall be planted or allowed to grow under or within 30 lateral feet of any overhead utility wire: (1) acer saccharinum (Silver Maple), (2) Fraxinus pennsylvanica (Green Ash), Populus spp. (Cottonwood), or (4) Platanus spp. (Sycamore and London Plantree).~~

Sec. 32-365 Right of the Unified Government To Plant, Maintain, or Remove Trees and the Right of the Board of Public Utilities to Prune or Remove Trees in the Public Rights-of Way.

- a. The Unified Government shall have the right to plant, prune, and maintain Street Trees.
- b. The Unified Government may remove or cause to be removed any Street Trees which are:

1. In an unsafe condition; or
2. Injurious to sewers, electric power lines, gas lines, water lines, or other public improvements.
- 3. Infected with an insect or disease that can cause wide-spread death of trees within the community.**

- c. The Board of Public Utilities may prune or remove Street Trees which present a hazard to electric power lines or water lines.
- d. This section does not prohibit the planting of Street Trees by owners of property abutting the Public Rights-of-Way, provided that the selection and location of trees conforms to the requirements of this ordinance and any applicable regulations.

Sec. 19-162. - Insurance.

No tree trimmer's license shall hereafter be issued until the applicant has filed with the license administrator a certificate of a liability insurance policy covering all operations of the applicant. The policy shall be in the sum of at least ~~\$50,000.00~~ \$1,000,000 for injury or damage to persons and ~~\$50,000.00~~ \$500,000 for injury or damage to property. The certificate must be approved by the city legal department.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,

THIS _____ DAY OF _____, 2017.

Mark Holland, Mayor/CEO

Attest:

Unified Government Clerk

Approved As To Form:

Ryan Haga, Assistant Counsel



Staff Request for Commission Action

Tracking No. 171100

Full Commission Meeting Date:

Committee: Neighborhood & Community Development

Date of Standing Committee Action:

(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>
04/18/2017				Administrator's Office

Item Description:

The SOAR vacant structures team has developed a recommended new standards for boarding and securing vacant properties. These properties could be in the land bank or privately held. The goal is that this new standards support the vacant registry ordinance updates and transition of the Land Bank that will both be coming to Standing Committee for review.

Action Requested:

To provide review and feedback for final version of vacancy registry ordinance amendments being presented on May 1, 2017 and updates to the Land Bank procedures that will be presented in the upcoming months

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Staff Request for Commission Action

Tracking No. 171105

Full Commission Meeting Date: 5/11/17

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 5/1/17

(If none, please explain):

Publication Required: Yes 05/18/2017

<u>Date:</u> 04/19/2017	<u>Contact Name:</u> Wendy Green	<u>Contact Phone:</u> x5679	<u>Contact Email:</u> wmgreen@wycokck.org	<u>Department/Division:</u> Legal
<u>Item Description:</u> Ordinance amending Chapter 8 – Buildings and Building Regulations, Article X – Owner Registration Statement. We are enhancing the ordinances to help us fight blight and vacancy by aiding in locating absentee owners.				
<u>Action Requested:</u> To approve the ordinance.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> ORDIANCE Property Registration redline, ORDIANCE Property Registration clean				

Published: _____

ORDINANCE NO. _____

AN ORDINANCE relating to Chapter 8, Buildings and Building Regulations, amending Sections 8-470, 8-471, 8-472, 8-473, 8-479, and 8-481 of the Unified Government Code, and adding original Section 8-483.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That Chapter 8 Buildings and Building Regulations, Section 8-470, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-470. - Violations and penalties; assessment of additional costs.

Any person who fails to file a registration statement, amendment or other statement required by this division or violates the provisions of sections ~~8-475~~, 8-476, ~~or~~ 8-480 ~~or 8-483~~ shall be subject, ~~upon conviction~~, to a penalty consisting of a fine of ~~not less than \$100.00~~ \$250.00 for the first conviction, and increasing in increments of \$250.00 for each successive conviction, but not ~~more than to exceed \$2,5005,000.00~~, and may, in addition to such fine, be punished by imprisonment of not more than six months. No portion of the minimum fine shall be paroled by the court. Each property and/or parcel owned shall constitute a separate offense. A citation may be issued under this section every thirty (30) days by any enforcement officer until such registration statement, amendment or other statement required by this division is filed.

(Code 1988, § 8-376; Ord. No. 65152, § 1(21-63), 5-28-1987; Ord. No. 65408, § 1, 3-23-1989; Ord. No. 66075, § 3, 1-4-1996)

Section 2. That Chapter 8 Buildings and Building Regulations, Section 8-471, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-471. - Registration statement.

Except for owners described in this section, all owners of buildings, structures, or vacant parcels, who do not reside in or occupy such buildings or structures, located within the corporate limits of the city shall file a registration statement with the codes administrator in accordance with the provisions of this code. This registration requirement shall not apply to:

~~(1) Any owner who is an individual residing within the city's corporate limits.~~

(21) Any governmental entity, any public authority or any quasipublic, nonprofit corporation engaged in housing development, management or operation under contract with a governmental entity.

(32) Any owner who has a current and valid license as required by section 19-226 with respect to the subject parcel.

(Code 1988, § 8-377; Ord. No. 65152, § 1(21-51), 5-28-1987; Ord. No. 65408, § 2, 3-23-1989)

Section 3. That Chapter 8 Buildings and Building Regulations, Section 8-472, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-472. - Appointment of agent.

Each owner required by this division to file a registration statement shall also appoint and register an agent who will be authorized to receive, on behalf of the owner, service of any notice, order or summons issued because of a violation of this chapter or chapter 17, 27 or 31 of this Code or any ordinance concerning the condition of the property that is the subject of the registration statement. Such agent must be an individual over the age of 18 years and must reside within the city. A partner, associate or corporate principal who meets these qualifications may be designated and registered as the agent. An owner who resides within the city's corporate limits may serve as his/her/its own agent.

(Code 1988, § 8-378; Ord. No. 65152, § 1(21-52), 5-28-1987)

Section 4. That Chapter 8 Buildings and Building Regulations, Section 8-473, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-473. - Time to file registration statement.

The registration statement required by this division shall be filed by each owner:

(1) By ~~September-August~~ 1, ~~1987~~2017, for any building, structure or parcel owned as of such date.

~~(2) Within ten days after an owner, who is an individual, moves outside the city's corporate limits.~~

(32) Prior to the issuance of a certificate of occupancy required by the International Building Code, as adopted and amended by the unified government.

(43) Within such time as provided in section 8-475 in the case of a change of ownership.

(Code 1988, § 8-379; Ord. No. 65152, § 1(21-53), 5-28-1987)

Section 5. That Chapter 8 Buildings and Building Regulations, Section 8-479, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-479. - Extension of time for registration.

If the owner or other person required to file is unable to comply with the registration or filing requirements within the applicable time period specified in this division, the codes administrator may, upon the showing of good cause, upon application of the owner, extend the registration or filing period and waive the penalties for failure to register or file within the specified time period, if the owner: 1) demonstrates that he/she/it is in the process of demolishing, rehabilitating or repairing the premises; 2) is actively attempting to sell or lease the premises; (3) has paid all financial obligations to the Unified Government associated with the premises. Such extension shall only be granted one time per owner. The time period for such extension will begin on the date of the decision granting the extension and shall not exceed 90 days.-

(Code 1988, § 8-385; Ord. No. 65152, § 1(21-59), 5-28-1987)

Section 6. That Chapter 8 Buildings and Building Regulations, Section 8-481, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-481. - ~~Voluntary~~ Registration of mortgagees and lienors.

~~Any mortgagee or lienor desiring copies of any notices, orders or summonses issued with respect to premises in which the mortgagee or lienor claims a security interest may register with the codes administrator by filing a form, to be prescribed by the codes administrator, which sets forth the following information:~~

- ~~(1) The name and mailing address of the mortgagee or the lienor; or~~
- ~~(2) A description of the premises in the manner required by section 8-474~~

When an owner of a building, structure or vacant parcel has been determined to be in default of a mortgage, the mortgagee or lienor shall inspect the mortgaged property to determine whether such property is vacant. Within 10 days of an inspection, the mortgagee or lienor shall register the property in the manner required by section 8-474. If the property is vacant, registration shall also contain the name and telephone number, facsimile number and email address for a direct contact with the mortgagee or lienor and the name and twenty-four (24) hour contact number for the property management company that will be responsible for the security and maintenance of the property, if different from the mortgagee or lienor.-

(Code 1988, § 8-387; Ord. No. 65152, § 1(21-61), 5-28-1987)

Section 7. That Chapter 8 Buildings and Building Regulations, Section 8-483, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be added to read as follows:

Sec. 8-483. – Vacant properties.

- (a) Upon any building or structure located within the corporate city limits becoming vacant, the owner of such building or structure shall have thirty (30) days from the first date of vacancy to register such building or structure in the same manner as provided in sections 8-471 and 8-474 and said statement must include an agent designation as provided in section 8-472 as well as a written comprehensive plan of action detailing a timeline for correcting any code violations, any rehabilitation required, the maintenance that will be performed while the building or structure is vacant and the future use of the building or structure.
- (b) The owner of any vacant building or structure subject to this section shall be required to update the plan of action provided with the registration statement every six (6) months.
- (c) Any vacant building or structure registered pursuant to this section shall be subject to inspection to verify the status of the plan of action submitted.
- (d) In addition to the registration statement in subsection (a) above, the owner of any vacant building or structure shall provide written notice, within thirty (30) days, of a change in: (1) ownership of the property, including a copy of the deed; (2) contact information for either the owner or the designated agent.
- (e) Upon identification of a vacant building or structure by an enforcement officer that has not been registered under this section, a written notice shall be issued to the property owner by means of personal service, or by first class mail to their last known address of record, and by posting on the property. The owner of said vacant building or structure shall have thirty (30) days from the date the written notice is issued in which to register.

Section 8. That Chapter 8 Buildings and Building Regulations, Section 8-484, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be added to read as follows:

Sec. 8-484. – Definitions.

For purposes of this division, certain phrases and words are defined below. Words or phrases not defined in this division but defined in applicable state law or the Code shall be given that meaning. All other words or phrases shall be given their common ordinary meaning unless the context requires otherwise. The following words, terms and phrases, when used in this division, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) Enforcement officer means any law enforcement officer, building official, fire inspector or code enforcement officer employed by or working on behalf of the Unified Government, or their designees.
- (2) Occupy means to conduct a lawful business or reside in all or any part of the building or structure as the licensed business occupant, or as the legal or equitable owner/occupant(s) or tenant(s) on a permanent, non-transient basis, or any combination

of the same. For purposes of this section, evidence offered to prove that a person occupies a building or structure may include, but shall not be limited to, the regular receipt of deliver of regular mail through the U.S. Postal Service; proof of continual electric, gas, heating, water and sewer services; a valid business license; or the most recent federal or state income tax statements indicating that the subject property is the official business or residence address of the person(s) or business(es) claiming occupancy.

- (3) *Vacant* means any premises intended for residential or commercial use which is not currently occupied or in use wherein no person or persons actually, currently conduct a lawfully licensed business or lawfully reside or live in any part of the building as the legal or equitable owner(s) or tenant-occupant(s) or tenant(s) on a permanent, non-transient basis or that is unoccupied.

Section 9. This ordinance and resolution shall take effect and be in full force from and after its passage, approval, and publication in the official Unified Government newspaper.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS ____ DAY OF ____ 2017**

Mark Holland, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

Wendy M. Green, Assistant Counsel

Published: _____

ORDINANCE NO. _____

AN ORDINANCE relating to Chapter 8, Buildings and Building Regulations, amending Sections 8-470, 8-471, 8-472, 8-473, 8-479, and 8-481 of the Unified Government Code, and adding original Section 8-483.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That Chapter 8 Buildings and Building Regulations, Section 8-470, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-470. - Violations and penalties; assessment of additional costs.

Any person who fails to file a registration statement, amendment or other statement required by this division or violates the provisions of sections 8-475, 8-476, 8-480 or 8-483 shall be subject to a penalty consisting of a fine of \$250.00 for the first conviction, and increasing in increments of \$250.00 for each successive conviction, but not to exceed \$5,000.00, and may, in addition to such fine, be punished by imprisonment of not more than six months. No portion of the minimum fine shall be paroled by the court. Each property and/or parcel owned shall constitute a separate offense. A citation may be issued under this section every thirty (30) days by any enforcement officer until such registration statement, amendment or other statement required by this division is filed.

(Code 1988, § 8-376; Ord. No. 65152, § 1(21-63), 5-28-1987; Ord. No. 65408, § 1, 3-23-1989; Ord. No. 66075, § 3, 1-4-1996)

Section 2. That Chapter 8 Buildings and Building Regulations, Section 8-471, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-471. - Registration statement.

Except for owners described in this section, all owners of buildings, structures, or vacant parcels, who do not reside in or occupy such buildings or structures, located within the corporate limits of the city shall file a registration statement with the codes administrator in accordance with the provisions of this code. This registration requirement shall not apply to:

- (1) Any governmental entity, any public authority or any quasipublic, nonprofit corporation engaged in housing development, management or operation under contract with a governmental entity.
- (2) Any owner who has a current and valid license as required by section 19-226 with respect to the subject parcel.

(Code 1988, § 8-377; Ord. No. 65152, § 1(21-51), 5-28-1987; Ord. No. 65408, § 2, 3-23-1989)

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Sec. 8-472. - Appointment of agent.

Each owner required by this division to file a registration statement shall also appoint and register an agent who will be authorized to receive, on behalf of the owner, service of any notice, order or summons issued because of a violation of this chapter or chapter 17, 27 or 31 of this Code or any ordinance concerning the condition of the property that is the subject of the registration statement. Such agent must be an individual over the age of 18 years and must reside within the city. A partner, associate or corporate principal who meets these qualifications may be designated and registered as the agent. An owner who resides within the city's corporate limits may serve as his/her/its own agent.

(Code 1988, § 8-378; Ord. No. 65152, § 1(21-52), 5-28-1987)

Section 4. That Chapter 8 Buildings and Building Regulations, Section 8-473, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-473. - Time to file registration statement.

The registration statement required by this division shall be filed by each owner:

- (1) By August 1, 2017, for any building, structure or parcel owned as of such date.
- (2) Prior to the issuance of a certificate of occupancy required by the International Building Code, as adopted and amended by the unified government.
- (3) Within such time as provided in section 8-475 in the case of a change of ownership.

(Code 1988, § 8-379; Ord. No. 65152, § 1(21-53), 5-28-1987)

Section 5. That Chapter 8 Buildings and Building Regulations, Section 8-479, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-479. - Extension of time for registration.

If the owner or other person required to file is unable to comply with the registration or filing requirements within the applicable time period specified in this division, the codes administrator may, upon application of the owner, extend the registration or filing period and waive the penalties for failure to register or file within the specified time period, if the owner: 1) demonstrates that he/she/it is in the process of demolishing, rehabilitating or repairing the premises; 2) is actively attempting to sell or lease the premises; (3) has paid all financial obligations to the Unified Government associated with the premises. Such extension shall only be granted one time per owner. The time period for such extension will begin on the date of the decision granting the extension and shall not exceed 90 days.

(Code 1988, § 8-385; Ord. No. 65152, § 1(21-59), 5-28-1987)

Section 6. That Chapter 8 Buildings and Building Regulations, Section 8-481, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-481. - Registration of mortgagees and lienors.

When an owner of a building, structure or vacant parcel has been determined to be in default of a mortgage, the mortgagee or lienor shall inspect the mortgaged property to determine whether such property is vacant. Within 10 days of an inspection, the mortgagee or lienor shall register the property in the manner required by section 8-474. If the property is vacant, registration shall also contain the name and telephone number, facsimile number and email address for a direct contact with the mortgagee or lienor and the name and twenty-four (24) hour contact number for the property management company that will be responsible for the security and maintenance of the property, if different from the mortgagee or lienor.

(Code 1988, § 8-387; Ord. No. 65152, § 1(21-61), 5-28-1987)

Section 7. That Chapter 8 Buildings and Building Regulations, Section 8-483, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be added to read as follows:

Sec. 8-483. – Vacant properties.

- (a) Upon any building or structure located within the corporate city limits becoming vacant, the owner of such building or structure shall have thirty (30) days from the first date of vacancy to register such building or structure in the same manner as provided in sections 8-471 and 8-474 and said statement must include an agent designation as provided in section 8-472 as well as a written comprehensive plan of action detailing a timeline for correcting any code violations, any rehabilitation required, the maintenance that will be performed while the building or structure is vacant and the future use of the building or structure.

- (b) The owner of any vacant building or structure subject to this section shall be required to update the plan of action provided with the registration statement every six (6) months.
- (c) Any vacant building or structure registered pursuant to this section shall be subject to inspection to verify the status of the plan of action submitted.
- (d) In addition to the registration statement in subsection (a) above, the owner of any vacant building or structure shall provide written notice, within thirty (30) days, of a change in: (1) ownership of the property, including a copy of the deed; (2) contact information for either the owner or the designated agent.
- (e) Upon identification of a vacant building or structure by an enforcement officer that has not been registered under this section, a written notice shall be issued to the property owner by means of personal service, or by first class mail to their last known address of record, and by posting on the property. The owner of said vacant building or structure shall have thirty (30) days from the date the written notice is issued in which to register.

Section 8. That Chapter 8 Buildings and Building Regulations, Section 8-484, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be added to read as follows:

Sec. 8-484. – Definitions.

For purposes of this division, certain phrases and words are defined below. Words or phrases not defined in this division but defined in applicable state law or the Code shall be given that meaning. All other words or phrases shall be given their common ordinary meaning unless the context requires otherwise. The following words, terms and phrases, when used in this division, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) *Enforcement officer* means any law enforcement officer, building official, fire inspector or code enforcement officer employed by or working on behalf of the Unified Government, or their designees.
- (2) *Occupy* means to conduct a lawful business or reside in all or any part of the building or structure as the licensed business occupant, or as the legal or equitable owner/occupant(s) or tenant(s) on a permanent, non-transient basis, or any combination of the same. For purposes of this section, evidence offered to prove that a person occupies a building or structure may include, but shall not be limited to, the regular receipt of delivery of regular mail through the U.S. Postal Service; proof of continual electric, gas, heating, water and sewer services; a valid business license; or the most recent federal or state income tax statements indicating that the subject property is the official business or residence address of the person(s) or business(es) claiming occupancy.

(3) *Vacant* means any premises intended for residential or commercial use which is not currently occupied or in use wherein no person or persons actually, currently conduct a lawfully licensed business or lawfully reside or live in any part of the building as the legal or equitable owner(s) or tenant-occupant(s) or tenant(s) on a permanent, non-transient basis or that is unoccupied.

Section 9. This ordinance and resolution shall take effect and be in full force from and after its passage, approval, and publication in the official Unified Government newspaper.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS ____ DAY OF ____ 2017**

Mark Holland, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

Wendy M. Green, Assistant Counsel



Staff Request for Commission Action

Tracking No. 171103

Full Commission Meeting Date: 5/11/17

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 5/1/17

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
04/19/2017	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 (3)

Item (2) - Applications (10)

Item (3) - Transfers from Land Bank (4)

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, Donations to Land Bank

TRANSFERS TO LAND BANK

Owner	Property Address			Comments	Standing Committee Recommendation
BD OF COUNTY COMMISSIONERS	1718	S	17TH ST	Request from owner of multiple properties in area	
UNIFIED GOVERNMENT WYCO/KCK	7219 R	KAW	DR	Transferring to Land Bank to abate back taxes for potential sale.	
UNIFIED GOVERNMENT WYCO/KCK	7239 R	KAW	DR	Transferring to Land Bank for potential sale.	

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
PABLO PEREZ	1035 Haskell Ave	1031 Haskell Ave	YARD EXTENSION	
ROSA JASSO	262 N 35th St	268 N 35th St	YARD EXTENSION	
GREG BEQUETTE	1914 S 41st St	1936 S 41st St	PROPERTY ACQUISITION	
GREG BEQUETTE	1914 S 41st St	1930 S 41st St	PROPERTY ACQUISITION	
GREG BEQUETTE	1914 S 41st St	1929 S 42nd St	PROPERTY ACQUISITION	
GREG BEQUETTE	1914 S 41st St	1919 S 42nd St	PROPERTY ACQUISITION	
GREG BEQUETTE	1914 S 41st St	1931 S 41st St	PROPERTY ACQUISITION	
GREG BEQUETTE	1914 S 41st St	1915 S 41st St	PROPERTY ACQUISITION	
JULIAN FLORES	1720 S 17th St	1718 S 17th St	PROPERTY ACQUISITION	
CHWC, INC	2 S 14th St	1420 TAUROMEE AVE	SINGLE FAMILY CONSTRUCTION	
LAND BANK ADVISORY BOARD RECOMMENDATION	The advisory board, on April 17, 2017, voted to forward the application(s) for final approval.			

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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.

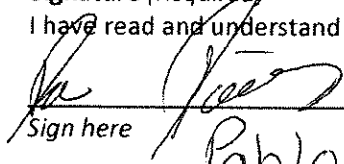
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

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 1-23-2017
 Print Name Pablo Pérez

Pablo Pérez

Rec 3/15/17 CBB

#38

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 3/15/17

Print Name

Gregory M Bequette

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1936 S 41st St

Parcel ID Number: 168334

Applicant Information (Please Print)

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

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 ☒

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 3/15/17

Print Name

Gregory M Bequette

Rec 3/15/17 CES

#39

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.

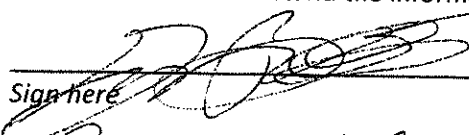
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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 3/15/17

Gregory M Bequette
Print Name

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1930 S 41st St

Parcel ID Number: 168335

Applicant Information (Please Print)

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

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 ☒
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 3/15/17

Print Name

Gregory M Bequette

Rec 3/15/17 CSB
#40

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 3/15/17

Print Name

Gregory M Bequette

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1929 S 42nd St

Parcel ID Number: 168342

Applicant Information (Please Print)

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

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 3/15/17

Print Name

Gregory M Bequette

Rec 3/15/17

#41

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

3/15/17

Print Name

Gregory M Bequette

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1919 S 42nd St

Parcel ID Number: 1688341

Applicant Information (Please Print)

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

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 3/15/17

Print Name

Gregory M Bequette

Rec 3/15/17 *CS*
#42

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 3/15/17

Print Name

Gregory M Bequette

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1931 S 41st St

Parcel ID Number: 168332

Applicant Information (Please Print)

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

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 3/15/17

Print Name

Gregory M Bequette

Rec 3/15/17 CSE

#43

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

3/15/17

Print Name

Gregory M Bequette

Application to Purchase a Vacant Land Bank Property

Land Bank Property You Wish to Purchase: 1915 S 41st

Parcel ID Number: 168330

Applicant Information (Please Print)

Name: Gregory M Bequette

Company/Organization: _____

Mailing Address: 1914 S 41st Street KCKS 66106

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 ☒

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 3/15/17

Print Name

Gregory M Bequette

Rec 3/16/17 CSS

#45

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.
- 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.
- 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.

Rosa Margarita Jasso

Sign here

Date 03-15-17

Rosa margarita Jasso

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 268 N. 35th St.

Parcel ID Number: 056626

Applicant Information (Please Print)

Name: Rosa Margarita Jasso

Company/Organization: _____

Mailing Address: 262 N 35th ST Kansas City, KS 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 262 N 35th ST Kansas City, KS 66102

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.

Rosa Margarita Jasso Date 03-15-17
Sign here

Rosa Margarita Jasso
Print Name

Land Bank Property for New Construction

Use this application for the following projects:

- Develop vacant parcels with new construction, including, but not limited to, the construction of new houses, commercial buildings, parking lots, etc.

Note: Separate applications are available for the purchase of adjacent side lots and to rehab existing residential or commercial structures.

Purchase Price and Development Costs:

Applicants are able to purchase lots for new construction at a value determined by the Wyandotte County Land Bank (WCLB) staff. This value is based on comparable sales in the area; the purchase price is firm.

Requirements and Policies:

- Not all land bank properties are available for sale—if a property is on the “Hold” list, it may not be for sale.
- 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 Land Bank office; 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.
- Evidence of funding is required for all applications. Applicants are required to have the funds necessary to purchase and develop the property, prior to entering into negotiations with the Land Bank staff. Funds can be 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.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- In cases of multiple applications, the WCLB will compare the following: offer price, development plan, financial capacity, track record of applicant, type of project, consistency with adopted City Plans, and other factors. If the result is a tie amongst applicants, precedence may go to the Wyandotte County residence.
- The 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 development 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 development plan,
 - fails meet the timelines agreed to in this application, or
 - violates the other restrictions described in the contract

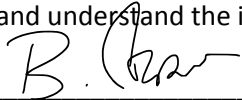
NOTE: The reversionary right is to protect the WCLB in case the buyer fails to complete the project, as agreed. If the property is reverted, the buyer will not be reimbursed for any losses and will be ineligible to purchase any future land bank property

- Depending on the project, the WCLB may require the applicant to schedule a Preliminary Site Plan Review with the Urban Planning and Zoning Department. This review is intended to identify issues, such as zoning, utility connections, and similar items that can make the project unfeasible. Zoning changes or variances must be made prior to closing and the WCLB can serve as a co-applicant to the zoning application. The WCLB further reserves the right to require a review of the development plan by the Economic Development Department.
- 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 construction, are to be submitted to the WCLB office.
- The buyer must apply for permits and start construction within ~~30~~ **days** of the initial closing.
- All properties are 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’s agents, employees, or contractors. Nothing in this article restricts the WCLB’s 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.
- The WCLB staff will have property inspections every 60 days that are non-negotiable. Proper notification will be given by the WCLB staff; failure to allow the WCLB staff access to the property may result in the reversion process.
- The buyer must finish the construction 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 Development 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.

Signature (Required)

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



Date: **4-17-17**

Sign here

Brennan Crawford

Print Name

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: **1420 Tauromee**

Parcel ID Number: _____

Applicant and Contractor Information (Please Print)

Buyer Information

Name: **Brennan Crawford Executive Director**

Company/Organization: **CHWC, Inc**

Mailing Address: **2 S 14th St KCKS 66102**

Phone Number(s): **913-342-7580**

E-mail(s): **bcrawford@chwckck.org**

Contractor

Name: **Same as above**

Company/Organization: _____

Mailing Address: _____

Phone Number(s): _____

E-mail(s): _____

Website: _____

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

Please 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

1. What is the intended use upon completion:
X _____ Single-family Residential
_____ Two-family Residential
_____ Multi-family Residential
_____ Commercial, Type: _____
2. What is your anticipated completion timeframe?
_____ 0 to 6 months
X _____ 6 to 12 months
_____ 12 + months
3. What is your estimated construction budget per square foot? **\$140** _____

Residential Projects:

4. Following construction, will the applicant occupy the building?
Yes _____ No **X** _____
5. If the applicant will not occupy the structure, what is the intended use?
_____ Rental property
X _____ 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

Development 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.

Development Plan

- Project Narrative - Please provide a written narrative of the project with a description of the work to be performed. Provide information on the construction team, including 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 development, 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.

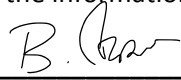
Proof of Funds

Documentation is required to verify the funding necessary to purchase the property and to complete the new construction. 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 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 **4-17-17**
Sign here

Brennan Crawford

Print Name

Required Attachments

Please initial all of the following attached to this application:

NA List of additional contractors

NA Information on Wyandotte County properties owned by applicant _____

BC Construction Plan

BC Project Narrative and Evidence of Experience

BC Project Budget

NA Proof of funds

RETURN TO:

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

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TRANSFERS FROM LAND BANK

Recipient	Land Bank Address	Comments	Standing Committee Recommendation
UNIFIED GOVERNMENT	645 MINNESOTA AVE	Properties were transferred to Land Bank to have delinquent taxes abated, that process has been completed.	
UNIFIED GOVERNMENT	655 MINNESOTA AVE		
UNIFIED GOVERNMENT	907 N 7TH ST TRFY		
UNIFIED GOVERNMENT	905 N 7TH ST TRFY		

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DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	STANDING COMMITTEE RECOMMENDATION
THOMAS DEVICK	101717	3127 WAVERLY AVE	
EH TEE TA	114549	2905 N 13TH ST	

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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 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****

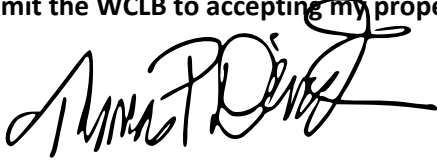
CONTACT INFORMATION

Owners Name: Thomas Devick
Mailing address: 3208 Red Bud Road
City: KC State: MO Zip: 64137
Daytime Phone #: 913-742-0200 ~~Text~~ Alternate Phone #: _____
Email address: thomas.devick@gmail.com (best way to contact me)

DONATED PROPERTY INFORMATION

Property address: 3127 Waverly Ave, Kansas City, KS 66104
Parcel ID#: 101717 KUPN: 019310402100700001
Structure Present: Yes _____ No X
Has this property recently gone through foreclosure? Yes _____ No X
Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes ___ No X

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: 2-14-2017

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

4/10/17 BM

WYANDOTTE COUNTY LAND BANK

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

CONTACT INFORMATION

Owners Name: Sh Tee Ta.

Mailing address: 2909 N 13th St

City: Kansas State: KS Zip: 66104

Daytime Phone #: 913 232 7584 Alternate Phone #: _____

Email address: _____

DONATED PROPERTY INFORMATION

Property address: 2905 N. 13th St

Parcel ID#: 114549

Structure Present: Yes _____ No X

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

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

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: [Signature] Date: 4/10/2017

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