



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, July 10, 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

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Commissioner Ann Brandau-Murguia

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Commissioner James Walters

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I. Call to Order/Roll Call

II. Revisions to July 10, 2017 Agenda

III. Approval of standing committee minutes from May 1, 2017.

IV. Measurable Goals

V. Committee Agenda

Item No. 1 - LAND BANK BUSINESS

Synopsis: Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.

Applications (yard extension unless noted otherwise)

2201 N. Hallock St. - Dan Gaines, III, property acquisition

2213 N. Hallock St. - Dan Gaines, III

1518 S. 8th St. - Diana Davila

1214 Orville Ave. - Larry Brown

3044 N. 32nd St. - John Randolph

3205 Wood Ave. - Andre Hampton

903 Osage Ave. - Oliver Small Engine

905 Scott Ave. - Carlos Nava, Jr.

2946 S. 36th St. - Brian Roberts

1872 N. 28th St. - Christian Castro-Perez

Donation to Land Bank
244 Highway Ave. from William & Emma Rehm Trust
Tracking #: 171201

VI. **Public Agenda**

VII. **Adjourn**

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES**

Monday, May 1, 2017

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, May 1, 2017, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Townsend (via phone), Murguia and Walters. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell and Melissa Mundt, Assistant County Administrators; Misty Brown, Senior Attorney; Chris Slaughter, Land Bank Manager; Ryan Haga, Assistant Counsel; Reginald Lindsey, Budget Manager; Wendy Green, Assistant Counsel; Kathleen VonAchen, Chief Financial Officer; Kirk Suther, Program Coordinator, Public Works Dept.; Tib Laughlin, Director of General Services; Jack Webb, Deputy Director of Parks & Recreation; and Officer Bryan Rausch, Sergeant-At-Arms.

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

Approval of standing committee minutes from January 30, 2017 meeting. **On motion of Commissioner McKiernan, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 171106...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.

Ryan Haga, Attorney, said this is just the ordinance amending the Street Tree and Tree Board ordinance. Primarily it's removing the list of trees that are permitted and excluded from the right-of-way. Instead we're creating a separate list that can be available to the public at the Parks and Recreation in order to give us a little more flexibility and taking trees on and off that list. We're changing, harmonizing of insurance requirements for tree trimmers to be the same as that as Arborist that work in the area as well. If you have any questions, I have Kirk Suther and Jack Webb here to answer any questions.

Chairman Walker said without being exhaustive why don't you give us a list of the most common trees that are now going to be prohibited in the right-of-way. **Kirk Suther, Program Coordinator, Public Works Department**, said the reason that we really did this is because the ash tree is a permitted tree so we looked at that. Then we got ahold of the Kansas Forester, Kim Bomberger and she has helped us put together a listing. There's like 70 different trees. I could get you a list of all of them.

Chairman Walker asked are we going to have someone specifically who is knowledgeable of identifying trees that will go out and enforce this ordinance once we adopt it? **Mr. Suther** said we do have, Jack are you going to be having an Arborist? **Jack Webb, Deputy Director of Parks & Recreation**, said when they put new neighborhoods in there's a list of trees they cannot put in. That's the main reason for this. Yes, there will be people out if that's what it takes.

Chairman Walker asked is Chinese Elm on that list, do you know? It may have a different name but it's always been referred to that by either that or a word I can't say, kind of elm. **Mr. Suther** said can we get back to you? **Chairman Walker** said you can get back to me and give me the answer, alright, that's fine.

Commissioner McKiernan said the idea is that you're removing the list of trees from the ordinance itself. The ordinance will now simply say refer to the current listing that we maintain separately so the list can be updated as needed, whenever? **Mr. Suther** said correct.

Commissioner McKiernan said similar to what Commissioner Walker's question, I noticed here it says no street tree may be planted or allowed to grow under or within 22 feet of any overhead utility wire. How do we enforce that? **Mr. Suther** said that was a recommendation that we got from the Arborist from the BPU. **Commissioner McKiernan** said I appreciate that but how do we enforce it? If I plant a tree in my backyard that happens to be 15 feet from the power line that runs down the alley behind my house, who tells me you can't do that? **Mr. Suther** said if it causes problems there is in the ordinance they can come out and trim it or cut it, the BPU. **Commissioner McKiernan** said it's not necessarily that you would tell me, but if it caused problems then this stipulation would say hey we can fix the problem. **Mr. Suther** said correct. **Commissioner McKiernan** said whatever it takes. **Mr. Suther** said correct. **Commissioner McKiernan** said which does explain why half of that tree that I did plant closer than 22 feet is now missing.

Chairman Walker said you know the public is listening. I assume that someone will undertake to at least nominally make this publicly available. I know if you want to go thru the code of ordinances on the web page you can probably find it out. I would think that there should be, whether it be in ENews or somehow on the website easily found. **Mr. Suther** said yes that's a very good point. We plan on having both a flyer and brochure and it will be available on the website with the Parks Department. We'll also have it with Planning and we'll also have it with Neighborhood Resource Center and like you said we can also put it in the ENews.

Chairman Walker said just so the record is clear again, this is not an attempt to retroactively remove all trees on this list. **Mr. Suther** said no. **Chairman Walker** said if you have a tree that is 40 or 50 years old, you don't have to worry about the city coming out and making you take your tree down, you just can't plant new trees that are prohibited under this ordinance? **Mr. Suther** said correct. Actually we have a lot more trees that we do allow because we have checked with other cities and with the State Forester and we've added a few extra trees than what is on the list right now. **Chairman Walker** said okay, very good.

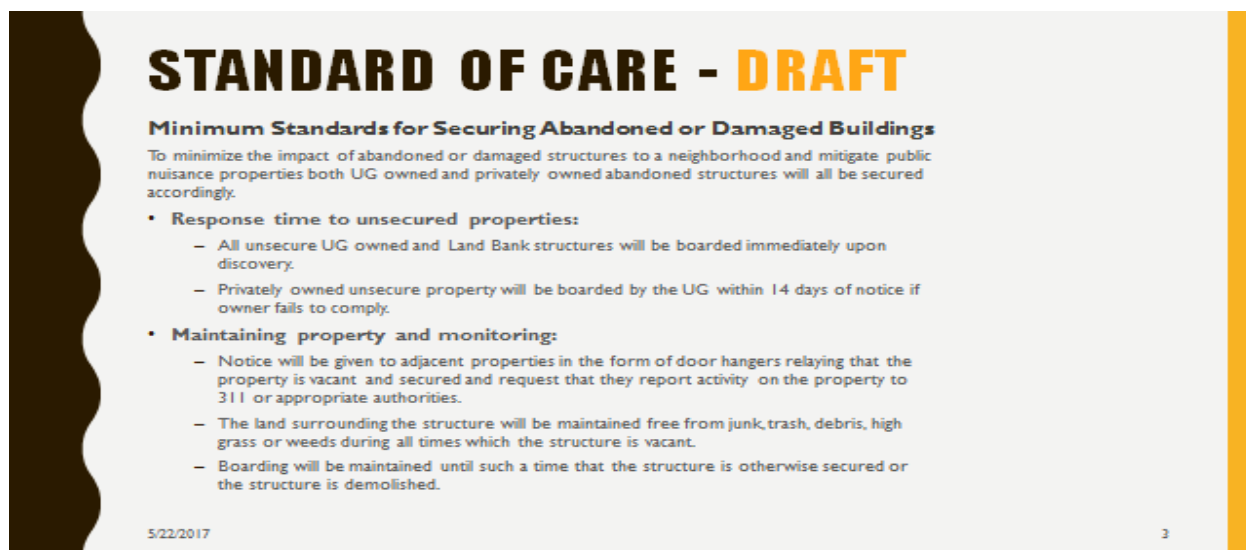
Action: Commissioner McKiernan made a motion, seconded by Commissioner Walters, to approve. Roll call was taken and there were five “Ayes,” Walters, Murguia, Townsend, McKiernan, Walker.

Item No. 2 – 171100... RECOMMENDATION: SECURITY STANDARDS FOR VACANT STRUCTURES

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

Melissa Mundt, Assistant County Administrator, said we started on an endeavor back in January with SOAR to look at a variety of policies and procedures across the Unified Government that don’t help us with mitigating or working on property maintenance issues or neglect issues of properties. One of the bigger areas that we identified as a critical one for year one of SOAR was the vacancy issue or abandon structures issue. This presentation tonight is really focused all around vacant and abandoned structures and how we can help improve the image of our neighborhoods by managing those better as well as the safety of our neighborhoods, again, as we manage those better.

Just to dive in, the part that we’re going to start with and then Wendy Green from Legal will come up and talk to you about the third item. They’re really all tied together and are on the area of standard of care for vacant and abandoned properties.



Staff said about in February to delineate what we felt like needed to be the standard of care for properties as were taken in the Land Bank with structures since we hadn't done that until just recently and then also to work on how we would handle private properties when it came to vacant and abandoned structures. What you have before you are two smaller documents that talk about a variety of issues that we think need to be addressed with vacant and abandons related to sort of securing the structure on one side and on the other side just the maintenance of the yard and the actual structure.

What we're looking at from the security standpoint, which was discussed with probably about 10 or 12 departments in total: Police, Fire, NRC, Planning, Land Bank and so on and so forth, trying to get a handle on what we needed to do to better protect our neighbors from these buildings and to protect the structures from being destroyed. What we did is look at our response time to unsecured structures and as we looked around the Unified Governments territory, so to speak, we find that we have a lot of these that don't get secured in a timely fashion. In fact, maybe don't get secured or any attention at all.

We want to look at our structures that we own as well as Land Bank ones and board them immediately upon discovery instead of waiting until we hear of a fire in them or that someone is living in them or that they have become a real nuisance to their neighbors. We will proactively working as we bring structures into the Land Bank. We aren't really in jeopardy at this point because we just started bringing in structures but we're going to have to stay on top of that should you adopt these standards moving forward.

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On privately owned properties with structures on them, they need to take care to keep those boarded up if they are having issues with windows and so on and so forth. If they don't, we will be actually going to do that with the 14-day notice period sunseting. We don't want them to be able to sit there and have people getting into them or as in Commissioner McKiernan's district case seeing, how many of our arsons we had just within a small amount of time back in February.

The other area that we're looking at is developing some kind of formal monitoring program and what staff is suggesting is that we actually notice up neighboring property owners with door hangers or if they're there talk to them about what's going on and give them sort of who do you call, who do you talk to being 311 as our entry portal for the Unified Government or appropriate authorities if it's necessary so calling 911 if it's that urgent and also working to make sure that the land around those stays free of junk and debris, meaning near yards.

If it's privately owned that we make sure we're following our similar procedures for property maintenance we would with an inhabited home. In many cases that's not been the case. Then of course if we own it, definitely making sure it looks like there is someone living there, kind of going to that high level of standard of home. From a boarding standpoint, making sure that it's secured and closed up until at such time it's demolished, if we do demolish it as opposed to have it rehabbed. Any questions on that one?

Commissioner Murguia asked will you charge the privately owned property owner for the cost of boarding up the property. Will you put it as a lien against their property tax? **Ms. Mundt** said that is correct, yes. If we have to go in and do it, yes. That means that they ignored their two week notice and didn't take action themselves. **Commissioner Murguia** said I was just misreading that so you don't go in, board it up then send a 14-day notice, you send in a 14-day notice and then if they don't in 14 days then you board it up? **Ms. Mundt** said if there is an emergency issue we can obviously board sooner than that but generally speaking you give them the 14-day notice that's due process though.

Commissioner Murguia asked who on our staff is going to do the boarding up. **Ms. Mundt** said right now it's contracted and it will continue to be that way through at least this year. We don't see ourselves taking that on as something that we do. **Commissioner Murguia** asked we

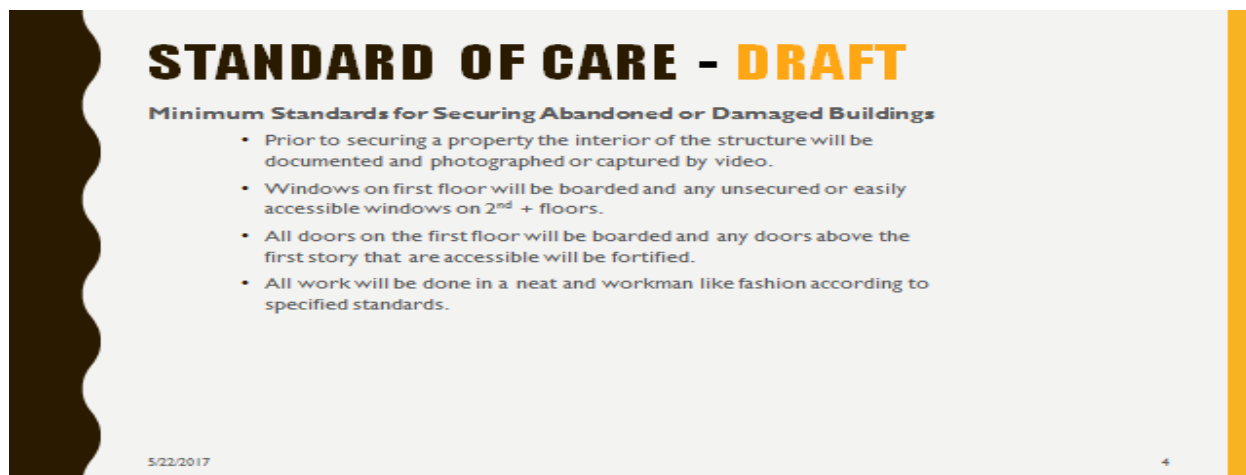
have a contractor already that boards up property for us. **Ms. Mundt** said we have at least two that I am aware of—three contractors, yes. **Commissioner Murguia** asked then why doesn't property ever seem to get boarded up? **Ms. Mundt** said that's what we are working on. That is the exact core of the issue that we are working on, trying to understand, have a good inventory. The policy hasn't been to board immediately so if there is not a broken out window or any of those types of things then we don't board. If they're secure and the house isn't easily, like the window isn't boost or whatever that's when we haven't gotten involved in boarding them.

Chairman Walker asked well this is an effort then to expedite and formalize a process by which these properties are dealt with rather than in a random or if they squeak they get oiled, if someone calls it in? **Ms. Mundt** said yes. **Chairman Walker** asked you're trying to create a system that within 14 days if they haven't done it, our contractor then goes out and does this work? **Ms. Mundt** said that is completely correct. The idea is, is that we're actually proactively working that. The series of conversations we're going have tonight really should have started out the other way around. It was how it was placed on the agenda. It should have started out with our vacancy registry where we're going to be working hard to identify some 3900 properties that we know are vacant in this community and helping them adhere to these standards of care, if we can find the owner.

Chairman Walker asked what you want us to do with this tonight. **Ms. Mundt** said comments and feedback so that's where we are at, it's a draft stage. **Chairman Walker** said I don't want to go through this whole thing. **Ms. Mundt** said it's pretty short. **Chairman Walker** said I don't want to get into the minutiae of what size the building material is and how thick it is and how many nails it's got to have. **Ms. Mundt** said I'm not going through that in any level of details other than to say we're looking at doing it differently because I don't do minutiae very well up here. **Chairman Walker** said okay.

Commissioner Walters asked did you say that you were going to talk later about how we come to identify a property as abandoned? **Ms. Mundt** said correct. **Commissioner Murguia** asked later tonight or later later. **Ms. Mundt** said later tonight. We actually know how to identify a

way, we've already done that in order to get to January 5th of this year. We have a number that we knew were abandoned or vacant as of January 5th.



Just quickly here, basically the other thing that we haven't been doing is spending any time—before we have to board something of actually understanding what's happened inside the dwelling units, but once we've boarded it no one can see in and then if it's privately held we have no right of entry. We're going to take our time when the windows are off to kind of understand what is going on with these properties so that if our Fire/Police Department has to respond there that they have some basic understanding and a record they can do of what's happening. Having that data will be critical. The other thing that we haven't been doing is addressing second floor windows which are where a lot of people are taking entries on these homes so we're going to be looking at those before we finish our boarding. If we're out there boarding we're going to make sure that if there's a window on the second floor that's got issues, that it's either secured meaning closed, and the lock shut or we board it because it needs to be boarded.

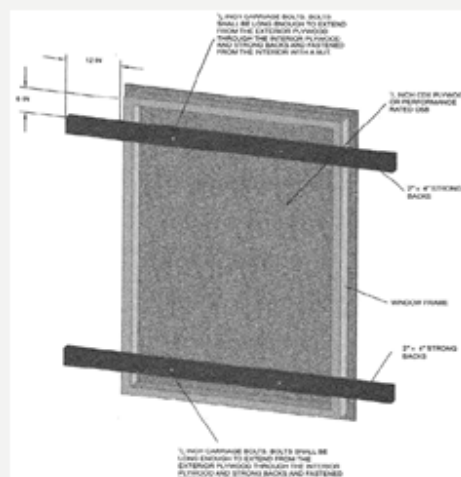
Leaving a window open in a house that you're trying to eventually maybe have in the Land Bank for rehab just means that weathers permeating in there and it also is a blight on the neighborhoods. Same things with doors, enough said there; and then workmanship that is commencing with the time being spent and the money of public dollars being put into it.

STANDARD OF CARE- DRAFT

Minimum Standards for Securing Abandoned or Damaged Buildings

Boarding Materials:

- Sheet material will be 1/2 inch nominal structural wood panels (plywood or OSB) except that one entry door into the building will be provided with a 3/4 inch nominal structural wood panel.
- Framing material will be nominal 2 inch by 4 inch solid sawn lumber.
- Fasteners will be a 3/8 inch diameter carriage or lag bolts of such a length as required to penetrate the assembly to appropriately secure the wood panel.
- **Structural wood panels will be painted a neutral color.**



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Again, just to note here that we're still looking at wood. There are other things out there that staff has looked at but were not looking at changing the boarding from that. We're also looking at having them painted a neutral color so that they at least weather better in the neighborhoods. If they've got to be sitting there boarded, we at least want them to look as good as they can.

STANDARD OF CARE- DRAFT

Management of Vacant UG and Privately Owned Properties

All vacant properties should be subject to basic maintenance procedures while only some will require preventative maintenance.

- **Basic Maintenance Standards -Vacant Lot**
 - Vegetation should be kept trimmed in accordance with UG Ordinances and new Mowing Program for SOAR
 - Weed abatement and preventive actions taken
 - Trash and debris removed from the property

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The next part of this is also on how we're going to manage our own vacant properties as well as the publicly owned. This goes back to the mowing conversation that we had a few weeks ago with Public Works and Safety when we implemented our new mowing program. Basically hear

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that we're going to be keeping the vegetation trimmed and maintained and we're evening spraying these properties now twice a year for weeds to basically help on the mowing side of things. We want to make sure that we're not your worst neighbor is the goal with our properties. Ones that are truly abandoned that aren't moved into the Land Bank yet, but eventually will be are getting taken care of as best as we possibly can. Especially when there's neighbors living right adjacent to them.

Chairman Walker asked when I have an abandoned property in my district for the next eight months and I want to make sure that I get the right person, who is going to be the abandoned property zarf for us? **Ms. Mundt** said right now you would put that into 311 and then it would go over to NRC. They would log it and then we're working with Parks on that. **Chairman Walker** said okay. **Ms. Mundt** said that's where the processes are set up through all of our software to handle this moving forward and that has all been changed since the beginning of the year we been working through all these changes. This has been a lot of work on the part of many staff sitting back here behind there. **Commissioner Walker** said good. **Ms. Mundt** said curious to see what's happening.

STANDARD OF CARE- DRAFT

Management of Vacant UG and Privately Owned Properties

- **Basic Maintenance Standards -Vacant Structure**
 - All Basic Maintenance Standards for Vacant Lots apply
 - Address should be clearly visible on property
 - Building kept secure against illegal entry in accordance with Minimum Standards for Securing Abandoned or Damaged Buildings
 - Roofs should be tarped when required
 - Down spouts turned away from foundation
 - All violation notices will be removed from structure and replaced with a "Property of UG- no trespassing" sign – if UG property.
 - Police and fire will have access to an updated list of UG owned, Land Bank, and private vacant properties through data sharing.

Additionally just over basic maintenance we're going to make sure that the address is clearly visible for police and fire if it's our property. Again, just trying to help them fight crime and things in our neighborhoods as well and then we're going to be watching those to make sure that

there's not been any illegal entry into those if we truly own them and they are a structure. Small number right now but it will grow over time with our Land Bank changing to doing rehab work.

Looking at tarping roofs; again, anything we can do to prohibit these structures from further decaying means that we have something that can be reinhabited instead of a tear down which is good for the neighborhoods. Just basic things like downspouts and things like that that helps basements, nothing huge or costly here.



Lastly just a few other things to be a good neighbor that the gutters are secured. If we have a property that we actually own, not a privately owned one, we can go over to them on the code side correct but on our stuff that we will be just as good as if we had to follow codes which means that if the gutters flapping off in the wind, we fix it, if the paint is so peeled off the front we're going to at least look at the facade. We are looking at these, we're not sure what the cost is at this point but we're definitely looking at those as a possibility. Then minor roof repair rather than a tarp if that's a possibility, again, trying to be a better neighbor instead of a worse neighbor. That is all I have on that side of things. We will be coming back with a final policy that will actually go along with the vacancy registry ordinance which Wendy is going to talk about. Anything else you wanted to add on that Tib?

Tib Laughlin, Director of General Services, said on the last slide there was mention of posting a no trespassing sign which is part of our discussion with the Police Department. They have trouble acting if there is no proof that you're actually trespassing. That will make a big deal on

their being able to deal with people on the property. **Ms. Mundt** said that is UG owned property, not privately held.

Commissioner McKiernan said I will look through these draft statements in a little bit more detail and give you some feedback but I appreciate the work that you have done and are doing on this because as I'm sure I've told every one of you whose here, these vacant properties are neighborhood killers and I really appreciate our efforts to secure them. I'll give three just little examples about why I think this is a necessary approach from our point of view.

One, we have vacant property where the property owners unresponsive; we finally cut the grass in front of the front porch and discover that the front window is open because there is no sash in the double hung window. Its open not only to entry but it's open to weather. That needs be secured and if the property owner is unresponsive, then I think a 14-day notice and us taking care of that is the essential thing to do unless we just want to tear the house down now.

Second house, you've all heard about this one from me lately. It's been abandoned for several months. The front storm door flops in the breeze all the time. The front main door has been open now for a couple of weeks and a rear or a side basement door has also been open for a couple of weeks. The older woman who lives right next door is scared to death of what could happen or is happening in that house. The owner is again unresponsive to securing that house. I think it's appropriate for us to take a proactive step.

Finally, in the house we did board, we found out the people had peeled the siding off of the side of the house and punched a hole in the wall to gain entry to that because we had done such a good job of boarding the doors and windows they found an alternate entry. Again, that's a neighborhood killer, in my opinion, so I appreciate the work you've done on this and I will give you some more feedback.

Ms. Mundt said one of the last things that staff has already changed is we were waiting five years with the delinquency before we would immediately go to abatement, but with our new administrative court we don't need to be waiting past the three year mark for delinquent taxes on these properties. We will be moving, that's already been implemented after three years we will immediately abate. Three years tax delinquent, so we won't wait on responsive home owners because they haven't paid their taxes for three years.

Commissioner Walters said we had a conversation some time ago about not having to wait three years if the property met one of several requirements for condemnation. For example; if it doesn't have utilities to the house we can condemn it. We do not have to wait three years which was identified as a problem because a lot of damage and deterioration could happen in three years. What are we doing on that front? **Wendy Green, Assistant Counsel**, said there is a provision in the statute for tax foreclosures that if a property is vacant and abandoned it only has to be delinquent one year and then we can go ahead and put it into a tax sale so we don't have to wait the three years to try to do something about it. We can go ahead and move it into that tax sale as soon as we confirmed that it is not only vacant but abandoned which you would be able to do with no utilities, returned mail, no responsiveness, no one living in the property, etcetera and it just being degraded continually. I think that by effectively using that one year delinquency that would help a lot with that. **Commissioner Walters** asked did that statute not pass this year. **Ms. Green** said no, it did not. **Commissioner Walters** said that's unbelievable.

Ms. Mundt said this actually dovetails into the conversation that Wendy's here for next which is Item No. 3. If you have feedback on this, we'll look for anything that you have constructive comments. Really the registry itself is what's driving this but we wanted to let you know what staff was trying to do to address these structures.

Commissioner Murguia said I just have two comments. The only example I can think of is this house in Brian McKiernan's district. Its green, it's on 18th St. Expressway, I called you about it Brian, I don't know the exact address but—**Ms. Mundt** said it doesn't exist anymore. **Commissioner McKiernan** said 55 S 18th. **Commissioner Murguia** said is it gone? **Ms. Mundt** said it's gone.

Commissioner Murguia asked what are we doing about those homes. The whole side of the house was laying on the business next-door. There's no way to board that up. What is being done in the way—we have a number of structures that are sort of half burned and the porch is sagging in the middle and I mean they just are what I would view as a public safety hazard, what are we doing with those? **Ms. Mundt** said I'm going to give my best shot at answering this; I am desperately looking to see if Greg Talkin is back there and he is and Wayne.

Our demo list is moving again finally we had a large snafu with some tribal notifications through using the federal dollars. Part of what we're doing, one is going to work really hard through this budget process with yourselves, as commissioners, to no longer have CD dollars, meaning federal HUD dollars as demo because the notification requirements seriously slow up the process. Now that we've worked through that we are going after those. Clearly our 188 that we show on the demo list probably isn't comprehensive, in fact staff knows it's not. We are working to move through those and obviously burnt structures and ones that are leaning are top priority.

The particular one that you are talking about is a different situation where in which we had someone still living in it and refusing to leave. That person has since moved obviously and we've taken down the structure. I'll go ahead and let Greg Talkin, he is wanting to speak, talk.

Gregg Talkin, Neighborhood Resource Director, said we do have several processes when it comes to the condition of a property. Our normal process is Urban Renewal. When you take funding out the equation it can take up to eight to nine months to complete the legal process. We used to have another process which was a ten day process when there were issues such as fires and collapsing in that nature. The state law changed on that. It provided some barriers that were in place but we are currently working with Legal to get that back into place and we're actually using that again. If you have a condition that's back on private properties, not subject to falling in public right away, we can generally try to get those down in about three weeks to a month; we still have to do environmental issues and things along that line. Now if we have one that's on the public right-of-way or going to fall on to someone else's property or structure immediately; we have provisions to do that even sooner.

Just like Melissa alluded to on this one on 18th Street, everything that could go wrong with that one did go wrong. Every time we tried to make a move to get that one down police had to be called because these owners kept going back in there. They were just problematic, they could have been subject to arrest but the key was we wanted to get the property down and there were other issues along the line. At that point we got wrapped up in the environmental issues that we had to go through in the new review process with the Indian Tribes as well as some parks and wildlife that played into that too. What could go wrong with that process went wrong. **Ms. Mundt** said hence the HUD dollar issue.

Commissioner McKiernan said I think that one of the things—you know that didn't happen overnight. That happened over a period of many, many years. What I appreciate about the process that you're trying to put in place now is to stop deterioration like that from happening, from progressing. I mean I've seen that house enough. There was a blue tarp on the roof at one time and the tarp was up there for so long it eventually disintegrated and blew away.

We have to intervene earlier in the process of deterioration. I think we could have stopped that if somehow we could have partnered with the owner, done something to stop that process of decay earlier. I'm hopeful that these new standards of care will do just that. **Ms. Mundt** said the other component, of course, that we've talked about as part of SOAR 2017 is resolutions base codes which we we'll start to get into later this year which actually looks at the issue, the underlining issues that the homeowner has from making those improvements and trying to figure out how do we get people the help they need if they truly need help or if they are just being a bad actor as Tib dubbed them in another one of our famous SOAR presentations that we work with them as a bad actor. Just trying to have those tools in the tool kit, NRC has a variety of them now but sort of formalizing them much as what we're trying to do with the standards here for maintenance on vacant and abandoned buildings.

Chairman Walker said thank you very much. How soon can we expect this to be in final form?

Ms. Mundt said we're looking at June to bring this back for approval and along with the registry ordinance that we're talking about next.

Action: Information only.

Item No. 3 – 171105... 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.



PROPERTY REGISTRY ORDINANCE

The purpose of a vacant property registration ordinance is to ensure that owners of vacant properties are known to the city and other interested parties and can be reached if necessary.

- UG has a property registry ordinance dating back to 1988 that has not been utilized.
- The SOAR Team is recommending enhancement to the ordinance and enforcement of the ordinance once the amendments are made.

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Wendy Green, Assistant Counsel, said this ordinance was pretty exciting to do because we had a really good start actually from an ordinance that was already on the books from 1988. It was just called the property owner registration and it had a lot of good provisions, it just didn't have a lot of backing behind it. What we did is we strengthened this ordinance and we made it even better.

You see the purpose of the vacant property registration is really just to make sure that we can get ahold of who owns these properties that are starting to deteriorate. Our ordinance goes a step further by saying that if you own property in the Unified Government area and you do not live in it, whether you live someplace else in the Unified Government you need to register because we need to know how to find you.

If you don't live within the Unified Government and own property here then you need to designate someone here that we can find. If there is a code violation or something or we have to be able to serve somebody a summons and they have to be able to accept it, then we need to know who that person is for you. We go a step further and try to get these properties before the vacancy even begins by finding out who owns these properties and how can we get a hold of you if the decline starts.

That's what I liked originally about the ordinance that we had. It was trying to capture owners of properties that didn't live in the properties or live in the county. We gave it more punch by saying that if you don't live in the property at all we want to know who you are. **Chairman Walker** asked do we have a similar provision for bar ownership that requires a local designated agent if you're an out of state corporation? The problem is, I own property, I live in California but it's here in Wyandotte County. What are you going to do to make me register?

What can you do? **Ms. Green** said well that's where we didn't want to institute a registration fee because I didn't really see the point of charging people to do something we really wanted them to do but we can find them. That's why you have, the first session, this ordinance kind of reads backwards. The violations and penalties are at the beginning and then the meat of it is towards the end.

PROPERTY REGISTRY ORDINANCE

- Enhance to the current ordinance includes
 - All non occupying owners must register within 30 days
 - Must name a local agent if owner is not a resident of the city
 - Mortgage companies must register
 - Must file action plan for vacant properties
 - No registration fee; fines for noncompliance
 - Violations and penalties
 - Failure to register will result in a fine of \$250.00 for the first conviction, and increasing in increments of \$250.00 up to \$5,000.00
 - Possible jail time of up to 6 months
 - Each property and/or parcel owned will be a separate offense.
 - A citation may be issued every 30 days

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The violations start, any person who is authorized to issue a citation so a Law Enforcement Officer, a Fire Marshal and a Code Enforcement Officer, if they get wind that there is a problem and we don't know how to get ahold of the owner or we have some address they can issue a citation. They can keep issuing citations every 30 days until this property is registered. That's not if its vacant, that's if the owner doesn't occupy the property, then they have to register it.

Unfortunately, how can we catch all them? At least we have a tool that we can try to catch them and we can keep fining them until they do register, that's one of the things. Then it goes further where it says, we also want to know when this property becomes vacant. That's when we also take into account that mortgage companies, to try to fight the problem of the zombie mortgage. Once some homeowner becomes into default, usually a mortgage company will send someone out to inspect the property to see if anyone is living there.

Under our Ordinance if no one is living there when they do there inspection, they have ten day to register this property with us. They have to tell us who is going to be responsible for maintaining that property and provide us with that contact information. We're hoping to catch the zombie mortgage properties that way, but also if your property is vacant you must let us know that it's vacant. You must register with us and then we also want you to tell us what your

plan is to keep this from staying vacant. What are you trying to do, are you trying to rehab it, are you trying to sell it, what is your plan and keep us notified. The key to this is we just want the information so that we can do what we need to do to keep the community safe, to keep the properties up where they need to be and to keep everybody being a good neighbor to everybody else. In order to do that, we have to have them register.

It's not a please we would like them to come in and register, but if we find out they haven't then we issue the citation and we fine them. We keep fining them up to \$5000 until they do register with us. Now we can serve you with the summons with the code violations and now we can keep tracking you and hounding you until something is done with these properties.

Chairman Walker said well first of all good luck. I hope that this is successful, I do. The hypotheticals are just running through my mind. I own a piece of property and I am renting it to my brother-in-law who lives here. He's not the one that has the authority to register. I live in an out-of-state jurisdiction, your misdemeanor summons is no good by mail or I'm not even sure whether you can get direct service on somebody so your levying all these potential cost against the owner for violations who's never had his day in court so they're just speculatively. You really don't have anything that you can access against the property like a tax lien unless somehow this was a—you found authority in the statute for this to be a civil tax lien against the property for each failure so that theoretically at least at some future point you would recover it.

I think you will find a lot of resistant person's out-of-state to registering their property. I hope I'm wrong, I hope because it didn't cost them anything and they just have to sign a piece of paper. I think we're going to have some failure to register that we're not going to be able compel. Again, I do really wish you good luck with this, it's better than having nothing. That's what we have now is nothing. **Ms. Green** said absolutely and we do also have provisions.

If you are a rental and you have your rental license then that already takes care of it under the code so we don't have to have you—we would like you to also register but you would be exempt under this if you're doing what you are supposed to do under the rental licensing code. We're hoping that you do one or the other. **Chairman Walker** said I hope I hope.

Commissioner Walters said this gets back to my question of when and how we learn that a property is abandoned or vacant. We have, I suppose, a relationship with the BPU so we could

know when utilities are no longer provided to the house. It just seems like it's word of mouth or neighbors telling us that it's vacant or something, is that really the process? **Ms. Mundt** said I'm going to let Tib take this one, but we've already accessed this with US Postal Service and BPU data.

Mr. Laughlin said we do cross-reference the BPU data now. We also quarterly get the postal service vacancy; the places they stopped delivering mail to so we can cross-reference that with our database of property. Then we can visually do a sight inspection to see if it's vacant. We know not every place that not all of the 4000 vacancies that the post office reports to us are actual vacancies or abandonments, some of them are just seasonal but it's a good starting point to know where to go.

Word of mouth could keep us in business for the next five years. Every time we go out and talk about SOAR someplace, there are people right there to talk about the vacant houses on their block or around their block or the neighbors block. We have probably far more than we can get to in any reasonable sort of time, much like the tax sale where people are finally starting to take us seriously that we will take their house and now they're paying their taxes. The more people who register because we fine them or find them the more likely we are to get the momentum going of people actually participating.

Commissioner Walters said it just seems like with this 14-day notice, there is a day certain that we, as the UG, somehow come to the conclusion that as of this day we are saying this house is abandoned. Who is it that actually makes that determination? **Ms. Green** asked are you talking about when they are doing the standards for boarding the houses and they issue the 14-day notice. **Commissioner Walters** said yes, I am just kind of running all these topics together, sorry. **Ms. Green** said no you're fine. I believe that was falling under NRC. Wasn't it? **Ms. Mundt** said yes. **Ms. Green** said yes it would be under the NRC who issued the 14-day notice.

Commissioner Walters asked so they are the ones who decide that okay, as of May 1st this house is officially abandoned? **Mr. Laughlin** said at that point we are not deciding the house is abandoned, we're deciding that you have been unresponsive and we have met our statutory notice period, now we're going to act because you're not acting. We're giving you

your time to act. That's not to be confused with the status of being abandoned. You may well be living across the street watching the whole time and just not reacting.

Commissioner Townsend said a couple of concerns I have with this, one is if we produce some type of registration list we are essentially identifying properties that is not abandoned, we're saying are vacant. At least the owner is not in residence there. What protections, well I'm concerned that's just going to encourage more vandalism. To whom is this list going to be available? **Ms. Mundt** said we've actually talked about that internally as staff. That is one of those things where this is not going to be publicly available data; this will be for staff to use to do its work from a health, welfare and safety standpoint. Our goal is that our police officers, sheriff's officers and parks staff as well as Fire Department understand that these have been deemed vacant or abandoned so that when they are called to those properties they have a better handle on who or who shouldn't be there because if someone's broken into the house not necessarily do they always have good intentions. **Commissioner Townsend** said this list will not be for public? **Ms. Mundt** said we're not going to put this on the open data site. **Mr. Laughlin** said correct.

Commissioner Townsend said the other question or issue I had about having a registration, why do we need a registration list when we can go to the Register of Deeds and find out who the owner record is? What is this registration process going to add to that that we don't have already? **Mr. Laughlin** said communication with the owner. There's also no requirement for you to register a deed. Many of the problems we see in delinquent real estate come from the fact that people who inherited a house possibly decades ago have never bothered to go down and register their deed. So we don't have current contact information for them and when you register a deed you're not required to provide us with contact information. The Register of Deeds does not provide us the resources of information that we would like which is why we have a very involved process when we are abstracting a title to find the owners or interested parties. We have to go through a very extensive, basically a skip trace process to try and find anybody who's been tied to this property. If people would just tell us where we can reach them we would have a lot fewer problems. Our biggest single problem especially on these vacant houses is a lack of a good address to contact anyone to even have a conversation about the responsibility. **Ms. Mundt** said the funny thing is the connection back to demolition, those two just ties themselves

right together. You see how each one of these issues we work ties into another issue, another constraint. When we have to do notice for demo, Greg Talkin folks are dealing with this exact issue that we deal with on the delinquent real estate side and are working with on this registry side. **Commissioner Townsend** asked what percentage would you say of properties that you look to identify the owners on aren't registered or that this registration would cure? Do we have a significant number of properties that we cannot find the actual owners through the registers office on? **Mr. Laughlin** said easily half of the 4000 that we know are out there, vacancies, very unlikely we have a good address or contact information for. People are very bad about updating this data. We get thousands of returns on our tax notices. One of the biggest problems in our entire system touching taxes and back taxes is the lack of good contact information.

Commissioner Townsend asked how are we going to let these owners know on these vacant properties that they are to register. It seems like it's a chicken in the egg thing. For instance, if there are some vacant, in this case, not only vacant but by every definition you can think of that would equate to abandonment, the property is abandoned. You may have three owners in the family or who has some legal right to it, how are those people going to know that they need to come in and register? **Ms. Green** said I think that goes back to we have to use what addresses we do have of record. If it's noticed that a property is vacant and it has not been registered, then we send them a notice that you're going to be issued a citation if you don't come in here and register this property. That might do it, if not then I think that's also a good basis for our determination that yep this is abandoned. We can start that one year clock to make sure that we don't have to wait three years when nobody has paid the taxes. It's abandoned, its vacant, we can throw it into a tax sale.

Just from my experience in doing the three tax sales that I've been in sometimes that's all you need is that summons and that puts a fire under people to figure out okay, now it's time to do something with the property that we inherited whether it's just let the county take it back or we'll finally finish the probate that we were supposed to finish five years ago and to finally do something with this property.

It has to start with the information that we have of record where we let them know it's your responsibility to register this property and if you don't we will issue a citation. Unfortunately there is not a great answer to that but we have to try to do what we can do. That's start of it.

Ms. Mundt said the other goal is also our communication piece with SOAR, commissioner. We definitely will be—once the Commission, if they choose to approve this, we will be doing information out to the public through the citizen ENews on this program. Of course talking to our neighborhood groups and just letting people know about the options to report vacant properties to us. **Commissioner Townsend** asked where will this registration take place. If someone is going to register, where would they do that? **Ms. Green** said the enforcement of this goes with the codes office. That's actually where the original ordinance started was with Code Enforcement so it would start with them as well.

We've got a later implementation time in here, right now it says that if after August 1st of this year that you haven't registered your property then you have to register it. That does give us some time to make sure we got all the bugs straightened out so that when people start to register we can tell them exactly where to go, how to do and this is the form. It's not an ordinance that was provided, that is just the provisions that we've changed. What we didn't have to change was the actual contents of the registration statement from the original ordinance. It was good stuff.

It had everything that they needed to put in the registration statement where we could find them, we know what property they're talking about, and we know who to contact if they're not local, that we can contact that person. **Commissioner Townsend** said enforceability some of the things you made reference to earlier, Commissioner Walker, I have with this. I guess my biggest concern has been allayed that this is not going to be a public record so it doesn't become a shopping list for vandals. That was a big concern of mine and then there are just some other more detailed questions I had about the language that I won't get into here.

I'll just follow up with Counselor Green and give my comments on that. I think my biggest concerns and questions have been addressed. I still have some concerns about enforceability and the practicality of it; I know what we're trying to do. We'll just see how it works.

Commissioner McKiernan said I just wanted to point out that many other cities; we are not doing this as the first out of the box. We're not the lone rangers on this. We are taking a cue from many other cities that have already implemented and have a reasonable degree of success with an ordinance like this. We are going to continue to learn how to refine this ordinance over

time. We are taking a lead from other progressive cities that are dealing with the very same blight issues we're dealing with.

Mr. Laughlin said we may have been the first out of the box back in 1989 if we had started utilizing the tool. Syracuse and DeKalb County Georgia have had fantastic success. Everything we've put into update the ordinance comes from someplace that is using it very successfully. We've studied what other people are doing. There's nothing novel or unique to us here. **Commissioner McKiernan** said I think they are requesting approval of the ordinance. **Chairman Walker** asked do you need our approval tonight to move it forward. **Ms. Green** said yes.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to approve.** Roll call was taken and there was four "Ayes," Walters, Murguia, McKiernan, Walker; and one "No," Townsend.

Commissioner Walker said I'm going to vote aye so it will move forward, but I have some concerns as well, but we can address those as we go along.

Item No. 4 – 171103... 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

Chairman Walker asked are there any concerns on any Commissioners part about any of these properties and the proposed disposition? **Commissioner McKiernan** said I have no concerns other than at least in the pdf. The page that titled Transfers to the Land Bank is actually applications from. The applications sheet is in there twice. So do you have a list of the transfers

too? **Chris Slaughter, Land Bank Manager**, said yes, the presentation should be updated, I apologize for that.

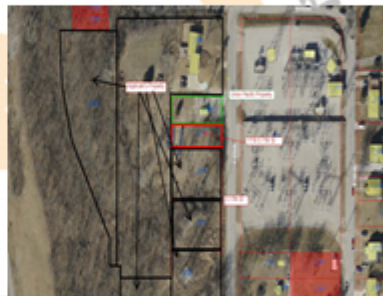
WYANDOTTE COUNTY LAND BANK TRANSFERS TO LAND BANK

- 3 – Total transfers to land bank
 - 1 – Board of County Commissioners
 - 2 – Unified Government

We just have three transfers to the Land Bank. One is Board of County Commissioners property; two are from the Unified Government.

TRANSFERS TO WCLB

- ▶ 1718 S 17TH ST
- ▶ BOARD OF COUNTY COMMISSIONER PROPERTY
- ▶ OWNER OF MULTIPLE PROPERTIES IS REQUESTING THIS PROPERTY



The first one is 1718 S. 18th St. The requester who also has an application on file is the property owner of everything outlined here in black. **Chairman Walker** said we enjoy the

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repartee back and forth on these but I guess what I'm getting at is if the commissioners have no questions—**Commissioner Murguia** said I want to hear this, this is the south side. I want to hear this. **Chairman Walker** said okay. **Commissioner Murguia** said this time, Chris, I do.

Mr. Slaughter said the properties that are outlined in black are currently owned by the applicant who's also later going to apply for this that you'll have before you. The property in question is here outlined in red and I just want to point out this property here in green is a Union Pacific property. Is there any other specific questions and I do believe the applicant is here in attendance.



This request would be to transfer from the Board of County Commissioners to the Land Bank. **Commissioner McKiernan** asked would that be for a subsequent application for this property once it's in the Land Bank. **Mr. Slaughter** said yes. **Commissioner McKiernan** asked that would come next month? **Mr. Slaughter** said no it's actually on tonight's agenda. **Chairman Walker** said well since we're focusing on it, what does he want it for? **Mr. Slaughter** said well I'd ask the applicant to come up.

Other than owning the other property in the area and not being able to at the time to apply for this one because it was in the Board of County Commissioners name, I would ask Mr. Flores to come up to the microphone. **Julian Flores** said the only reason that I want to purchase it is just to have that property right next to mine. That's it. Just to extend my land. **Chairman Walker** asked are you planning to build anything on it. **Mr. Flores** said no. **Commissioner**

Murguia asked you're not going to store stuff on it right? **Mr. Flores** said no, just to extend my land that's it.

Commissioner Murguia asked does Mr. Flores meet all our requirements for code violations and those things. **Mr. Slaughter** said he does. **Commissioner Murguia** said there's not going to be any use, you just want to own all that ground and pay taxes on it and not do anything with it. **Mr. Flores** said I have actually been cleaning out that area because it's been neglected for so long. Sometimes people would throw trash in there. I want to be able to fence that to that area and just keep it clean and keep it organized. **Commissioner Murguia** said yes because there is a lot of trash back there. **Mr. Flores** said yes.

Commissioner Murguia said with the terrain of the ground, Chris, is there any issues that we would need to give Mr. Flores a heads up on that he can't be removing lots of trees and foliage? Are there any underground springs or anything there that could cause some sort of—I know that the wall on the street on the other side has fallen in several times and Public Works has had to go and clean it up out of the road. When we start removing trees from a forested area like that and it's on a slope sometimes that can cause irrigation or erosion issues. **Mr. Slaughter** said I have not visually inspected the property. I was unaware of any kind of issues that could come from that. This could be something if we want to take to Public Works to get there opinion on, we'd be happy to do and then we can just bring it back next month.

I guess the question is would you still consider the transfer to the Land Bank and then we just would hold his application or do you want to stop it right here? **Commissioner Murguia** said Chris did a great job. He sent me this in advance to the meeting, asking for some input on it. I had a lot of questions based on that email and one of them is yes, when you have property like this especially in east Argentine that area around 18 St. Expressway as well, the terrain of the ground there, you have a giant hill right there and then Ruby and Metropolitan are at the bottom of the hill and we've had lots of issues with hillsides moving forward into the street. I don't have any objections to Mr. Flores owning the property, but for his own safety and for the safety of his neighbors and their property, it would be great if we could just approve it moving into the Land Bank tonight and then bring it back for Mr. Flores application after Public Works has had a chance to look it. **Mr. Slaughter** said sure.

Action: Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve.

Chairman Walker asked are you making a motion to approve the transfers from the Land Bank. **Commissioner McKiernan** said to the Land Bank. **Commissioner Murguia** said to the Land Bank, yes. **Chairman Walker** said so we have a motion and second to approve the transfers to Land Bank.

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

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.)

WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 10 Applications
 - ▶ 7 – Property Acquisitions
 - ▶ 2 – Yard Extensions
 - ▶ 1 – Single-Family Construction

Mr. Slaughter said we have ten applications, seven property acquisitions to our yard extensions and we have a single-family construction request. We'll go into the two yard extensions.

YARD EXTENSION – 1031 HASKELL AVE

- ▶ Pablo Perez
- ▶ 1035 Haskell Ave
- ▶ AV: \$ 1,950.00
- ▶ Est Tax: \$ 40.00



We have 1031 Haskell Ave.; the requester is next door at 1035.

YARD EXTENSION – 268 N 35TH ST

- ▶ Rosa Jasso
- ▶ 262 N 35th St
- ▶ AV: \$ 23,260.00*
- ▶ Est Tax: \$ 150.00
- ▶ * House demoed March 2017



We also have 268 N 35th St, the requester lives door at 262 N 35th St. I will say the map is showing a house on this. That property has been demoed. We received it last year and as soon as we inspected it we realized it was unsafe and it has been demoed.

PROPERTY ACQUISITION – 1915, 1930, 1931 & 1936 S 41ST ST & 1919 & 1929 S 42ND ST

- ▶ Greg Bequette
- ▶ Property wanted to maintain and clean
- ▶ Approved & purchased 1906 S 41st St through WCLB
- ▶ Total AV: \$ 8,240.00
- ▶ Total Est Tax: \$ 160.00



We also have some property acquisitions, we have 1915, 1930, 1931 and 1936 S. 41st St. and 1919 and 1929 S. 42nd St. Mr. Bequette is also, I believe, still here in attendance. Similar to the last situation we discussed to maintain and clean the property. His house is located right here and the property to the north was purchased. It was approved last year and was purchased through the Land Bank, I believe last month, some stats on the appraised value and potential taxes for those properties.

PROPERTY ACQUISITION – 1718 S 17TH

- ▶ Julian Flores
- ▶ Owns multiple property in area, approved & purchased through WCLB
- ▶ Total AV: \$ 7,250.00
- ▶ Total Est Tax: \$ 145.00



Then of course this is Mr. Flores and we'll just go ahead and pull that for tonight and not have it be for consideration. **Commissioner Walters** said I think we had requested in the past that when one person wants a great number of lots we ask for some sort of indication of what their intentions to do with those lots. Do we have anything on that? **Mr. Slaughter** said he has indicated to me in writing that he wants to maintain the property, keep it clean, keep the trash dumped and that's why we've also invited Mr. Bequette here to speak on his behalf.

Commissioner Walters asked have you decided that these lots have no commercial value as developable lots. **Mr. Slaughter** said I would find it hard to be able to find someone to develop these.

Commissioner Murguia said are these properties affected by the underground mines in that area. **Mr. Slaughter** said I believe some of them may be kind of touching that area. **Chairman Walker** said it would be close I believe. **Commissioner Murguia** said so no structures can go on them anyway, correct? **Mr. Slaughter** said to my knowledge, no.

Commissioner Murguia asked can we have a review of Public Works on that property as well. I've no objection to the property transferring; I just want to be assured that we're not setting up citizens in a bad situation or their neighbors. **Mr. Slaughter** said sure. **Chairman Walker** said I agree but I don't think that we ought to hold up these applications. Mr. Bequette has acknowledged at least by nodding his head he is aware that this is undermined and is taken it's subject to that.

I think that when the transfers is completed, Legal and Mr. Slaughter needs to have some type of provision in the transfer document or the deed itself that clearly eliminates us from any liability. I don't think we are selling this particular individual a pig in a poke, its and expression. I don't want either he nor if he were to eventually sell this to somebody else which is possible, it needs to be a matter of record that we're not in that. Unless you see some other reason to hold this up, I don't, I think we should move it forward and let Legal from protect us from future reliability. **Commissioner Murguia** said I'm more worried about Mr. Bequette's issues.

Have you consulted with anybody about the limitations on this ground and certain areas over the mines a structure can't be built? Are you aware of what's involved in underground mines and what could happen, there? **Mr. Bequette** said I am aware that things can't be built on it. **Commissioner Murguia** said my concern is more that when these people take this property though it seems to be with good intentions, I have no objection to it, it would be better if Public Works could sort of brief these people on what could happen on this property and what can't happened. **Chairman Walker** said well what happens is it caves in like it has up on 42nd and Gibbs Rd. where nothing can be built up there on that cornered lot which would be a great lot for housing except there is a big hole in the center because it and houses across the street when I was a youngster, which was a long time ago, one house went completely down into the mine.

If you live in that area you must be aware that at any given time it could collapse on you. It has been mapped the whole mine has been mapped by Murry Rhodes who is a local surveyor, who has a map which shows all the properties that it is underneath. I just want Administration and Legal to make sure there is a legal paper trail so Mr. Bequette and his subsequent purchasers, all people die so one day this property is going to belong to somebody else there needs to be of record an indication that some of these properties are undermined, that seems to satisfy. **Commissioner Murguia** said I think we are saying the same thing. I just want him to be fully aware of any disclosures that need to take place on this property.

I'm in no position; I'm not an engineer by any means. I have no objection to you having this property. I think it should move very quickly but I'd like you to meet with our engineers at Public Works to just kind of brief you on what can happen there and what are the responsibilities as a property owner there, if you don't mind? **Mr. Slaughter** said not at all. **Commissioner Murguia** said it's just another safety net and we can acknowledge it on the paper work that he's been briefed by our engineering staff about the do's and don'ts of property like that.

Action: **Chairman Walker made a motion to approve the applications.**

Commissioner McKiernan asked are we taking S. 17th off the list? **Chairman Walker** said with the exception of S. 17th. **Mr. Slaughter** asked just for my clarification the Bequette's are staying in or are they coming out. **Commissioner Murguia** said the Bequette's will come out until he meets with Public Works because I don't want to make that transfer if he changes his mind after he meets with them. **Chairman Walker** said no, that is not my motion. My motion is to leave them in and let Public Works take care of it before the documents are signed. **Commissioner Murguia** asked can he change his mind at that point. After tonight can he change his mind? **Mr. Slaughter** asked to not take them. **Commissioner Murguia** said yes. **Mr. Slaughter** said we're not going to force him to buy them. **Commissioner Murguia** said okay.

Commissioner McKiernan seconded the motion. Roll call was taken on the motion to approve the applications and there were five "Ayes," Walters, Murguia, Townsend, McKiernan and Walker

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.)

May 1, 2017

WYANDOTTE COUNTY LAND BANK TRANSFERS FROM LAND BANK

- ▶ 645 MINNESOTA AVE
- ▶ 655 MINNESOTA AVE
- ▶ 905 N 7TH ST TRFY
- ▶ 907 N 7TH ST TRFY
- ▶ PROPERTIES WERE TRANSFERRED TO WCLB TO HAVE DELINQUENT TAXES ABATED, THAT HAS BEEN COMPLETED.
- ▶ NEED TO FILE PLAT MAP



Mr. Slaughter said these properties were tax delinquent. We moved them over to Land Bank to abate the taxes. As you can see they are right there on the corner of 7th Minnesota, basically our bus transit area. We're going to transfer them back to the UG. We will get the plat map filed but as far as the taxes being abated that has been completed.

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

3127 WAVERLY AVE

- ▶ Requestor originally purchased property to rehab
- ▶ Property eventually was burned down
- ▶ Wants to have property to be used for public purposes



Donations to Land Bank

3127 Waverly Ave. from Thomas Devick

2905 N. 13th St. from Eh Tee Ta

Mr. Slaughter said lastly we have two donation requests. 3127 Waverly, this requester originally purchased the house there to rehab. I had a tough time going with it. Eventually the property was burned down. He wants to give it to the Land Bank and hope that it is used for some sort of positive public purpose.

2905 N 13TH ST

- ▶ Requestor owns 2903 N 13th St
- ▶ Property was purchased from WCLB in April 2015 for yard Extension
- ▶ Requestor states that he no longer wants property



May 1, 2017

The other request is 2905 N. 13th St. It's the property outlined in the black there. This property was purchased from Land Bank in April of 2015 for a yard extension. He came into our office and says he just no longer wants the property. **Commissioner Townsend** said I have a question about the present condition. Are there weeds, is it overgrown currently, what state is it in if we're excepting it back or the propose that we accept it back. What does it look like now?

Mr. Slaughter said we can go out and check on that. Normally we don't go out and inspect them but I would imagine it's probably in the similar condition in the picture shown here. We can check on the completeness of the maintenance of the property. **Chairman Walker** said you know I have a novel idea. If we had a drone and someone that could operate it, we could fly that drone out before we have our meetings every standing committee and otherwise and take photos of these properties and have those photos ready to put up on the screen. I can't seem to get anybody in Administration to see the benefit of drones, although they are being used all over the country.

I know people who own drones, who fly them and take photos of other people's property and we know who those people are. I think maybe Doug Bach when he's looking at his budget might consider that it could be highly convenient to have a photo of this piece of property so we would know the condition of it as of this afternoon. Do you know how long it would take to do that; it wouldn't take very long at all with a drone. Hey, I'm kind of kooky you know. Commissioner Townsend, we apparently don't know as of this afternoon what the condition of this property is in. **Commissioner Townsend** said is the donor in attendance? The would be donor? **Mr. Slaughter** said I do not see him Commissioner. **Commissioner Townsend** said okay. **Chairman Walker** asked what happens if we say no. **Mr. Slaughter** said the property is still his. **Commissioner Townsend** said it wouldn't be unusual. I'd like to have the person come back and make sure as of the time they come back that we're not accepting another lot that I'm going to get calls on because the grass isn't cut and just a more detailed explanation of why he no longer wants this property.

It doesn't sound like it was too long out of the Land Bank. I move that we take this one off until the next month and have the would be donor come before us and give us an update and someone look at that property before we vote to take it back. **Chairman Walker** said I think we can without a vote just delete it from the agenda that we are going to approve and ask that it be tabled or brought back at the next meeting at Commissioner Townsend's request. **Mr.**

Slaughter said so you'll just make a motion on the first property? **Chairman Walker** said we're just going to then approve the donation of 3127 Waverly.

Action: **Commissioner Walters made a motion, seconded by Commissioner McKiernan, to approve 3217 Waverly.** Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, McKiernan, Walker.

Adjourn

Chairman Walker adjourned the meeting at 6:11 p.m.

mbb



Staff Request for Commission Action

Tracking No. 171201

Full Commission Meeting Date: 7/27/17

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 7/10/17

(If none, please explain):

Publication Required: No

<u>Date:</u> 06/28/2017	<u>Contact Name:</u> Chris Slaughter	<u>Contact Phone:</u> x8977	<u>Contact Email:</u> cslaughter@wycokck.org	<u>Department/Division:</u> Land Bank
<u>Item Description:</u> 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) - Applications (10) Item (2) - Donations To Land Bank (1)				
<u>Action Requested:</u> 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.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Land Bank Applications, Donations to Land Bank				

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
Dan Gaines III	2209 N Hallock St	2201 N Hallock St	Property Acquisition	
Dan Gaines III	2209 N Hallock St	2213 N Hallock St	Yard Extension	
Diana Davila	1520 S 8th St	1518 S 8th St	Yard Extension	
Larry Brown	1216 Orville Ave	1214 Orville Ave	Yard Extension	
John Randolph	3036 N 32nd St	3044 N 32nd St	Yard Extension	
Andre Hampton	1728 N 32nd St	3205 Wood Ave	Yard Extension	
Oliver Small Engine	907 Osage Ave	903 Osage Ave	Yard Extension	
Carlos Nava, Jr	907 Scott Ave	905 Scott Ave	Yard Extension	
Brian Roberts	2954 S 36th St	2946 S 36th St	Yard Extension	
Christian Castro-Perez	1870 N 28th St	1872 N 28th St	Yard Extension	
LAND BANK ADVISORY BOARD RECOMMENDATION	The Land Bank Advisory Board would like to recommend to forward the application(s) for final approval			

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5/12/17
BM
#67

Application for Land Bank Property Acquisition

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 5/12/17

Print Name

DAN GAINES III

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 2201 N. HALLOCK ST

Parcel ID Number: 109605

Intended Usage of Property: TO KEEP AREA CLEAN

Applicant Information (Please Print)

Name: DAN GAINES

Company/Organization: _____

Mailing Address: 2109 MBA CT CONCORD, NC 28027

Phone Number(s): _____

E-mail(s): _____

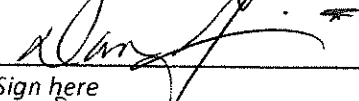
Please Respond to the Following Questions:

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.

 Date 5/12/17

Sign here

DAN GAINES III
Print Name

5/12/17
BM
#66

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.


Sign here

Date 5-12-17

DAN GAINES III
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2213 N HALLOCK ST

Parcel ID Number: 109607

Applicant Information (Please Print)

Name: DAN GAINES III

Company/Organization: _____

Mailing Address: 2109 MBA CT CONCORD, NC 28027

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2209 N. HALLOCK ST

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

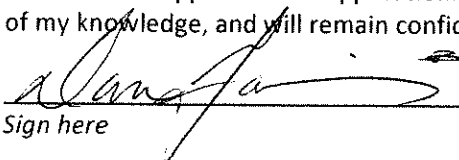
Please Respond to the Following Questions:

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.

 Date 5-12-17
Sign here

DAN GAINES III
Print Name

Rec 4/4/17 
#48

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.

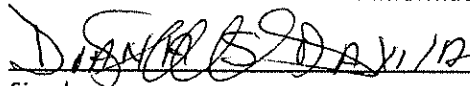
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Program Requirements and Policies:

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- 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**.
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- 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 4-4-17

DIANA S DAVILA
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1518 S 8th St KCK 66103

Parcel ID Number: 156012

Applicant Information (Please Print)

Name: DIANA S DAVIIN

Company/Organization: _____

Mailing Address: 1616 S 13th KCK 66103

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: _____

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

Please Respond to the Following Questions:

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

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

Signature (Required)

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

DIANA S DAVIIN Date 4-4-17
Sign here

DIANA S DAVIA
Print Name

Rec 4/4/17 
#49

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.

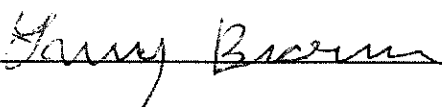
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- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

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

 Date 4-4-17
Sign here

Larry Brown
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1214 ORVILLE AVE KCK 66102

Parcel ID Number: 102616

Applicant Information (Please Print)

Name: Larry Brown

Company/Organization: S & L

Mailing Address: 1616 S 13 ST KCK 66103

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1214 ORVILLE AVE KCK 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.

Larry Brown Date 4-4-17
Sign here

Larry Brown
Print Name

Received 6/2/17
BSM
#75

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.

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- 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.

John Randolph Date 6-2-17
Sign here
John Randolph
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 3044 N 32nd St

Parcel ID Number: 100114

Applicant Information (Please Print)

Name: John Randolph

Company/Organization: _____

Mailing Address: 3036 N 32nd St

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: _____

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

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.

John Randolph Date 11-2-17
Sign here

John Randolph
Print Name

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:

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- 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.

Andre D Hampton
Sign here

Date *06/13/2017*

Andre D. HAMPTON
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 3205 Wood Ave.

Parcel ID Number: 910706

Applicant Information (Please Print)

Name: Andre D. HAMPTON

Company/Organization: _____

Mailing Address: 1728 N. 32nd Street

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1728 N 32nd Street

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.

Andre D Hampton Date 06/13/2017
Sign here

Andre D. HAMPTON
Print Name

6/16/17 BM
#79

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.

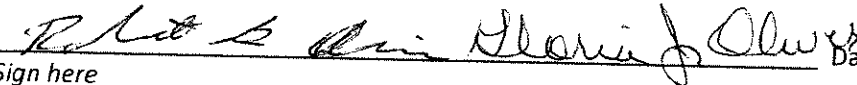
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

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.

 Date 6/13/2017
Sign here

ROBERT G. OLIVER &/or GLORIA J OLIVER
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 903 OSAGE AVENUE, KANSAS CITY, KS

Parcel ID Number: _____

Applicant Information (Please Print)

Name: ROBERT G. OLIVER &/or GLORIA J. OLIVER

Company/Organization: OLIVER SMALL ENGINE

Mailing Address: 911 OSAGE AVENUE, KANSAS CITY, KS 66105

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: (907-909) & 911 OSAGE AVENUE

Do you live in the adjacent structure above? Yes ____ No XX

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 XX
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 XX

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.

Robert G. Oliver Date 06/13/2017
Sign here

ROBERT G. OLIVER &/or GLORIA J. OLIVER
Print Name

6/15/17 BM
#80

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.

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- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

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

Sign here)

Print Name

Date

6-15-2017

Carlos Nova Jr.

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 905 Scott Ave.

Parcel ID Number: 071624 Land Bank's Listed Price: \$ _____

Applicant Information (Please Print)

Name: Carlos Nava Jr.

Company/Organization: _____

Address: 907 Scott Ave

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 907 Scott Ave

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

Please Respond to the Following Questions:

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

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

Signature (Required)

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

Carlos Nava Jr. Date 6-15-2017
Sign here

Carlos Nava Jr.
Print Name

Rec 6/22/17

CBS
#81

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.

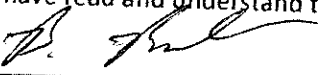
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- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered 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.

 Sherrie Roberts Date 6-15-17

Sign here

Brian Roberts Sherrie Roberts

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2946 S. 36th

Parcel ID Number: 079423

Applicant Information (Please Print)

Name: Brian and/or Sherree Roberts

Company/Organization: _____

Mailing Address: 2954 S. 36th KC KS 66106

Phone Number(s) _____

E-mail(s): _____

Address of the adjacent structure you own: 2954 S 36th

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

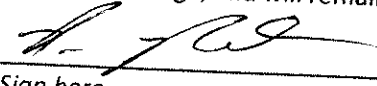
Please Respond to the Following Questions:

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 ☒

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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.

 Sherree Roberts Date 6-15-17
Sign here

Brian Roberts Sherree Roberts
Print Name

6/13/17
82

Land Bank

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, June 13, 2017 1:02 PM
To: Land Bank; info@opportunityspace.org
Subject: Unified Government Land Bank Application [#72]

Name of applicant * CHRISTIAN CASTRO - *Perez*

Name of spouse (if applicable) IRMA ORELLANO

Address * 
1870 N 28TH ST
KANSAS CITY, KANSAS 66104
United States

Email

Home phone *

Work phone

Property 1 
1870 N 28th st
kansas city, kansas 66104
United States

Offer price * 300.00

Do you (or your spouse) have any Code
Enforcement violations? * No

Are you (or your spouse) delinquent on any
licenses or taxes in Wyandotte County? * No

Address of property 
1872 N 28TH ST
KansasCity, KS 66104
United States

Property type? * Vacant land

Proposed use of property * Yard Extension.

As the applicant I attest that the information Yes
in this proposal is accurate. I attest that I
have read the Unified Government's Land
Bank policy and agree to the terms and
conditions of it. I understand that the Unified
Government reserves the rights to reject any
proposal without cause. *

Name * Christian Castro

Date * Tuesday, June 13, 2017

DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	STANDING COMMITTEE RECOMMENDATION
William & Emma Rehm Trust	189640	244 Highway Ave	



WYANDOTTE COUNTY LAND BANK Property Donation Application

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

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

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

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

CONTACT INFORMATION

Owners Name: William F & Emma J Rehm Trust
Mailing address: 520 E. Morse
City: Bonner Springs State: KS Zip: 66012
Daytime Phone #: 913-441-2515 Alternate Phone #: 913-749-8366
Email address: NONE

PROPERTY INFORMATION

Property address: 244 Highview Ave
Parcel ID#: 189640
Structure Present: Yes _____ No ☒
Has this property recently gone through foreclosure? Yes _____ No ☒
Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes _____ No ☒

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

Signature of Applicant: William F. Rehm Date: 5-26-2017

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