



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, August 14, 2017

5:00 PM

Location:

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

Name

Absent

Commissioner Hal Walker, Chair

☐

Commissioner Brian McKiernan

☐

Commissioner Gayle E. Townsend

☐

Commissioner Ann Brandau-Murguia

☐

Commissioner James Walters

☐

I. Call to Order/Roll Call

II. Revisions to August 14, 2017 Agenda

III. Approval of standing committee minutes from June 5, 2017

IV. Measurable Goals

V. Committee Agenda

Item No. 1 - COMMUNICATION: LAND BANK BUSINESS

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

Transfers to Land Bank

1714 S. 15th St. from Board of County Commissioners

1720 S. 15th St. from Board of County Commissioners

(Properties are part of BPU project)

2016 W. 36th Ave. from City of Kansas City, KS

(Neighbor has applied for yard extension)

Applications

1417 N. 26th St. - Adrain Pinela, yard extension

819 S. Valley St. - Camelia Arriaga, yard extension

1042 Walker Ave. - Rising Star Baptist Church, yard extension
339 N. 32nd St. - Robert May, yard extension
2711 N. 9th St. - Judy Sanders, yard extension
930 Reynolds Ave. - Isaias Noriega Rodriguez, yard extension
2016 W. 36th Ave. - Donna Martin, yard extension
1235 Taylor Ave. - Camelia Arriaga, property acquisition
1222 Pennsylvania Ave. - Camelia Arriaga, property acquisition
1224 Pennsylvania Ave. - Camelia Arriaga, property acquisition
2719 N. 9th St. - Judy Sanders, property acquisition

Donations to Land Bank

1329 Washington Ave. from Alexis Barragan
2219 S. Ferree St. from Dennis Cloughley

WCLB Hold Area

Reference attachment for the 77 depicted properties

Tracking #: 171231

Item No. 2 - UPDATE: LAND BANK POLICY

Synopsis: Request approval of the following Land Bank policy updates, submitted by Chris Slaughter, Land Bank Manager. Upon approval, the items will be forwarded to the Land Bank Board of Trustees for final consideration.

Item (1) - Land Bank Policy Update

Item (2) - Land Bank Rehab Property

It is requested that this item be fast tracked to the August 17, 2017 full commission meeting.

Tracking #: 171233

VI. Public Agenda

VII. Adjourn

NEIGHBORHOOD AND COMMUNITY DEVELOPMENT

STANDING COMMITTEE MINUTES

Monday, June 5, 2017

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 5, 2017, at 5:02 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Walters, and Johnson (Substitute), Commissioners Townsend and Murguia were absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell and Melissa Sieben, Assistant County Administrators; Chris Slaughter, Land Bank Manager; Kathleen VonAchen, Chief Financial Officer; Patrick Waters, Senior Attorney; Reginald Lindsey, Budget Manager; Alan Howze, Chief Knowledge Officer; Emmet Lockridge, Administrative Coordinator; and Officer Doug Bailey, Sergeant-At-Arms.

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

Chairman Walker said the record should know that Harold Johnson is in attendance tonight as a distinguished substitute for Ann and Gale. **Commissioner Johnson** said easy with the words. **Chairman Walker** said Thanks to him we have a quorum.

Approval of standing committee minutes from March 27, 2017 meeting. **On motion of Commissioner Walters, seconded by Commissioner McKiernan, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 171151...LAND BANK BUSINESS

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager.

Commissioner McKiernan said I do have one question for him on the applications, but I don't know if he wants to set up the applications first. **Chris Slaughter, Land Bank Manager**, said I did prepare a presentation. When we get to that point, we can address it if you like.

Transfers to Land Bank

6138 Haskell Ave. from Heartland Habitat for Humanity

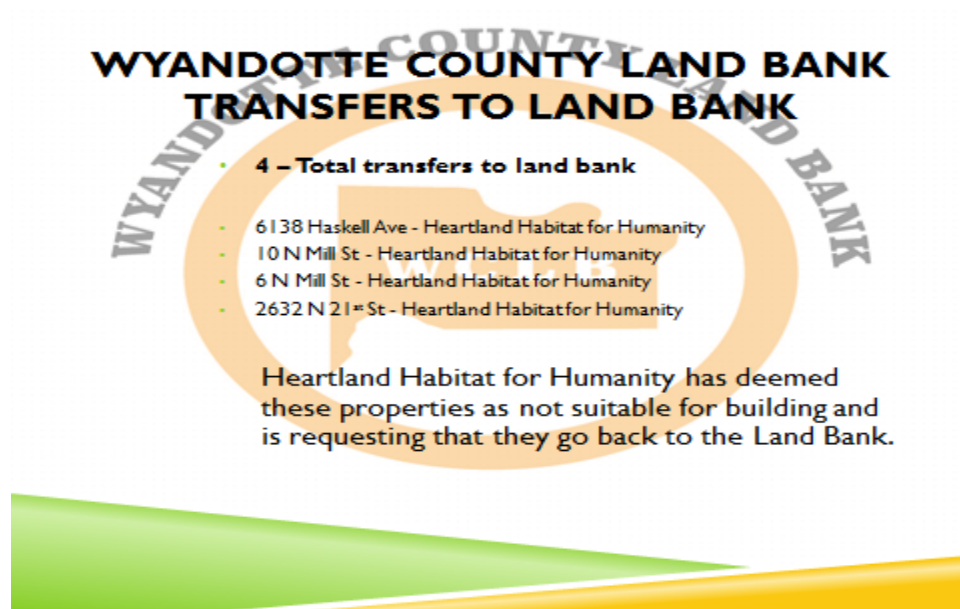
10 N. Mill St. from Heartland Habitat for Humanity

6 N. Mill St. from Heartland Habitat for Humanity

2632 N. 21st St. from Heartland Habitat for Humanity

(Properties have been determined not suitable for building)

Mr. Slaughter said first we have four transfers to the Land Bank.



These are all properties from Habitat for Humanity. As some of you may know, they have kind of consolidated services with their counterparts on the Kansas City, Missouri, side. After going through their inventory, they have deemed that these four and possibly a fifth one that may come up here in the future, just currently don't fit their building needs so they're asking to have them come back to the Land Bank.

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TRANSFERS TO WCLB

▶ 6138 Haskell Ave



I went by and took some pictures of the condition of them.

TRANSFERS TO WCLB

▶ 6 & 10 N Mill St



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I think there was a concern about, are we taking these properties back that are in an unkept state. I was very surprised. We asked them and they did go ahead and take care of these, get them cleaned up for us. With our new SOAR initiative, we'll keep them in this state. The request would be that we would accept all of these as transfers.

Commissioner McKiernan I just have two questions before we do that. First question is, they've deemed all of these non-buildable? **Mr. Slaughter** said they just believe that right now the way their strategy and their—**Commissioner McKiernan** said not the site is unbuildable; it does not fit their building plan at the moment? **Mr. Slaughter** said correct, at this time.

Commissioner McKiernan asked are these properties that they would have likely gotten from the Land Bank at some point. **Mr. Slaughter** said they did get these properties at some point, yes. So in a way they're just returning them back to us.

Melissa Sieben, Assistant County Administrator, said I guess their new model is not so much new construction as well, that's my understanding from talking to the folks over at Habitat for Humanity. They are working with us to partner on our initiative with the neighborhoods revitalization strategic area through the Community Development Department. They're definitely not looking at much new construction in their future as more reinvestment into existing housing stock.

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Mr. Slaughter said I'll just add that they are part of our contractor pool for the rehab. They do get notification of when we do take houses in, as we'll talk about here soon. There may be some opportunities in the future where they would be getting a house to rehab for us.

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

Chairman Walker said before we move on, I see a former councilman in the audience. I would like to acknowledge Joe Vaught. Thank you for coming. He's a local businessman and councilman; had a good run when he was here. I was a young pup then, wasn't I? Mr. Vaught said yes, we both were.

Applications

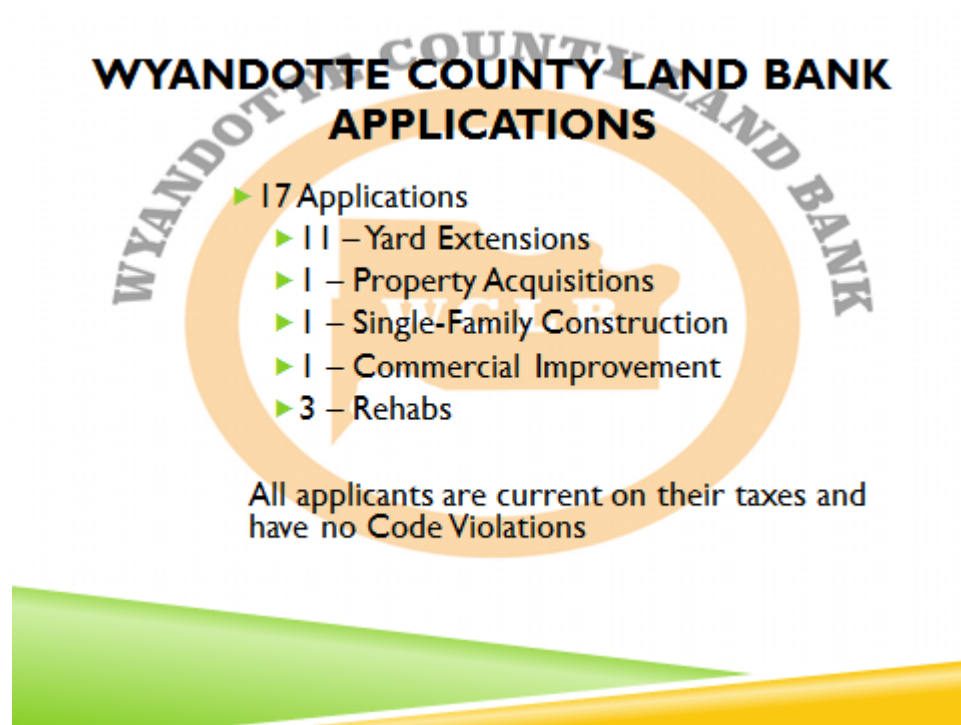
1718 S. 17th St. - Julian Flores, yard extension
 2514 N. 91st St. - Alfred Walker, Jr., yard extension
 73 S. 12th St. - Graciela Solis, yard extension
 1730 Booker St. - Luis Hernandez-Olivas, yard extension
 3041 N. 20th St. - Robert Easterwood, yard extension
 2300 R S. 39th St. - Willard Walker, Sr., yard extension
 2416 N. 10th St. - Portia Warrior, yard extension
 1039 Cleveland - Pedro Garcia, yard extension
 3001 Farrow Ave. - Ruth Isom, yard extension
 1119 Custer Ave. - Daniel Lopes, yard extension
 3405 Longwood Ave. - Manuela Garcia, yard extension
 2213 N. Hallock St. - Dan Gaines, III, yard extension
 2201 N. Hallock St. - Dan Gaines, III, property acquisition
 1855 N. 31st St. - Ra'Keishela Miller, property acquisition
 2745 N. 91st St. - Emmet Lockridge, new construction
 7219 Kaw Dr. - 7259 Kaw, LLC, commercial improvement
 2028 S. 15th St. - Summit Waters, Inc., rehab

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1131 N. 49th St. - Summit Waters, Inc., rehab

234 S. Ferree St. - M & K Repairs, rehab

Mr. Slaughter said before we get started with the applications, Commissioner Townsend last week requested that 2201 N. Hallock St. and 2213 N. Hallock St. be pulled out and represented next month. We won't talk about them in the presentation, but we'll ask that they not get voted on tonight.



We do have 17 to touch on: 11 yard extensions, 1 property acquisition, 1 new family construction, commercial improvement property, and we do have 3 rehabs. All applicants currently are current on their taxes and have no code violations.

YARD EXTENSION – 1718 S 17TH

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



These are the yard extensions, 1718 S. 17th St. This was one we talked about last month. I was asked to get Public Works to go out and look at it. As of today, I still haven't heard anything from them. Again, I will add that everything here in black outlined is already currently owned by the applicant. The one in red is the Land Bank property and this green area is owned by, I believe, the railroad.

YARD EXTENSION – 2514 N 91ST ST

- ▶ Alfred Walker, Jr
- ▶ 2518 N 91st St
- ▶ Property obtained by KCKPD through drug seizure
- ▶ WCLB obtained in Jan 2017
- ▶ Applicant is planning on adding a multi-bay garage after combining the two (2) properties.
- ▶ AV: \$84,350.00



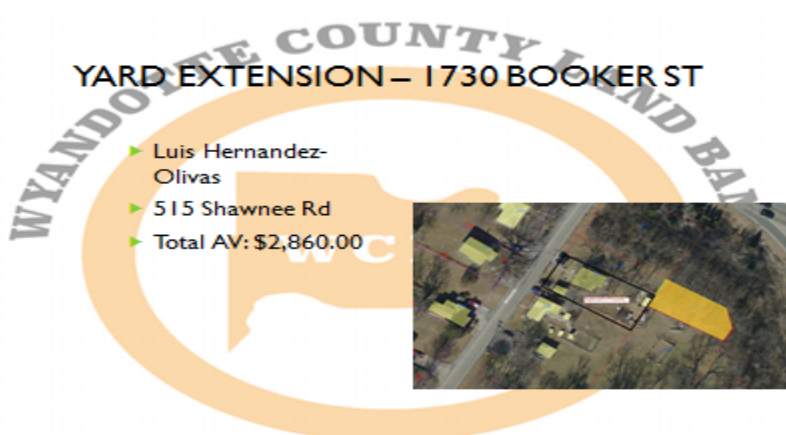
Other applications, Alfred Walker, Jr. This is 91st St. We did seize this some time ago through a drug seizure. We obtained it back in January 2007. It was really no plan for it. It actually was a

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church at one point but that's been demoed. The plan would be to combine the properties, add a multi-bay car garage. That's the plan for that one.



We have another yard extension, 71 S. 12th St. The ones outlined in black are the applicant's property and then the red next to it is Land Bank.



515 Shawnee Rd., these do touch so we went ahead and put this as yard extension.

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YARD EXTENSION – 3041 N 20TH ST

- ▶ Robert Easterwood
- ▶ 3047 & 3043 N 20th St
- ▶ AV: \$520.00



3041 N. 20th St.

YARD EXTENSION – 2300 R S 39TH ST

- ▶ Willard Walker, Sr
- ▶ 3920 Gibbs Rd
- ▶ AV: \$ 2,220.00



2300 R S. 39th St., this doesn't have a structure on it as you can see. There's really no other plans I think we can get an individual to do other than the current owner.

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YARD EXTENSION – 2416 N 10TH ST

- ▶ Portia Warrior
- ▶ 2414 N 10th St
- ▶ AV: \$ 230.00



2416 N. 10th St.

YARD EXTENSION – 1039 CLEVELAND AVE

- ▶ Pedro Garcia
- ▶ 1033 Cleveland Ave
- ▶ AV: \$ 210.00



1039 Cleveland Ave.

YARD EXTENSION – 3001 FARROW AVE

- ▶ Ruth Isom
- ▶ 3002 Delavan Ave
- ▶ AV: \$ 570.00



3001 Farrow Ave. and the applicant's property is here to the south of it.

YARD EXTENSION – 1119 CUSTER AVE

- ▶ Daniel Lopes
- ▶ 1117 Custer Ave
- ▶ AV: \$ 350.00



1119 Custer Ave.

YARD EXTENSION – 3405 LONGWOOD AVE

- ▶ Manuela Garcia
- ▶ 3409 Longwood Ave
- ▶ AV: \$ 370.00



3405 Longwood Ave.

PROPERTY ACQUISITION – 1855 N 31ST ST

- ▶ Ra'Keishela Miller
- ▶ Kansas City, MO
- ▶ Applicant has stated that this is an old family property & maiden name is Brown/last owner was Baidie Brown, who was owner when property was put in Tax Sale 321 (2010)
- ▶ AV: \$ 350.00



The one property acquisition we have is 1855 N. 31st St. The applicant Ms. Miller does not live in Wyandotte County so we just put Kansas City, MO. In her application she stated that her

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maiden name was Brown. Doing some looking into it, it appears that her family was the previous owner. The property got put into a tax sale back in 2010. Myself, along with the Advisory Board, we're later going to make a recommendation that we probably need to deny this. We don't normally sell property back to family members that would go ahead and lose it in a tax sale. The only reason it's here before you today is by the time we got everything entered into the system is when we discovered it.

SINGLE FAMILY CONSTRUCTION – 2745 N 91ST ST

- ▶ Emmet Lockridge
- ▶ 4308 N 110th Ter
- ▶ Property obtained by KCKPD through drug seizure
- ▶ WCLB obtained in Jan 2017
- ▶ Applicant is planning to build 1600 sqft 3 bedroom/2 1/2 bath
- ▶ AV: \$ 17,120.00



Single family construction, 2745 N. 91st St., this is just a little bit up the street from the other one we talked about on 91st. Again, seized through a drug seizure by the police, we obtained it. The applicant is planning 1,600 square ft., three bedroom and 2 ½ bath property. Mr. Lockridge is here if there are any questions about that build.

COMMERCIAL IMPROVEMENT – 7219 KAW DR

- ▶ 7259 Kaw, LLC
- ▶ Property will be combined with the applicants property at 7259 Kaw Dr
- ▶ AV: \$47,230.00



Commercial improvement 7219 Kaw Dr. I will note this is in the process of being created into one property as 7219. That's why we don't have two addresses up here. Mr. Vaught, who you mentioned earlier, is the owner of this property here. He's seeking to purchase these two properties which are currently in the Land Bank.

REHAB – 2028 S 15TH ST

- ▶ 2028 S 8th St
 - ▶ AV: \$ 42,800.00
 - ▶ Const Budget: \$40,000.00
- ▶ Summit Waters, Inc.
- ▶ Renovations to over 30 SFH in WYCO since 2014
- ▶ Specialize in buy/hold/rent
- ▶ Quick turnaround on project



Rehabs. 2028 S. 15th St. This picture here also outlines some of the steps the Land Bank is taking in boarding and securing properties.



We go back and just indicate that if there's damage to the roofs, we are tarping them. This is one of the first ones we tarped. We're now tarping them in brown so it kind of blends in a little bit more than just the blue. We are also now asking that the contractors that do our work paint

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these, any front windows too. They will be painted the same color as the door. In fact, we're just using one color so everything you see will be that.

Summit Waters is the applicant. They've done over 30 renovations in Wyandotte County over the last 3 years. They specialize in buy and hold and mainly rent those. What was most intriguing to us was their quick turnarounds. On average, maybe 45 day turnaround on this. They feel very confident that they could do that on here. When we negotiate with them, we'll probably give them a little bit extra cushion. We're really excited to work with them. Representatives from Summit Waters is also here in attendance.

Some of the pictures of the current status of the property. These were the ones that we could put on TV as well.

REHAB – 1131 N 49TH TER

- ▶ 1131 N 49th Ter
 - ▶ AV: \$ 52,900.00
 - ▶ Const.Budget: \$65,850
- ▶ Summit Waters, Inc.
- ▶ Renovations to over 30 SFH in WYCO since 2014
- ▶ Specialize in buy/hold/rent
- ▶ Quick turnaround on project



1131 N. 49th St., again Summit Waters has applied for this one. Kind of the same deal. We're hoping that they're successful. We feel we'll have plenty more for them to come back.

REHAB – 1131 N 49TH TER



REHAB – 1131 N 49TH TER



Some pictures here, again, of the status. As you can see, there's some roof damage there. Mr. Brockman, in our department, when he inspected it, he came across this and it kind of gave him a

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good startle but it was a prosthetic leg so we just thought for a laugh we would do that. We may ask that it goes in the Land Bank Museum at one point.

REHAB – 234 S FERREE ST

- ▶ 234 S Ferree St
 - ▶ AV: \$ 26,400.00
 - ▶ Const.Budget: \$
- ▶ M & K Repairs
- ▶ Over 20 years experience
- ▶ Rehab and reside in property
- ▶ Fry Construction partnering on rehab



The final rehab is 234 S. Ferree St.

REHAB – 234 S FERREE ST



This is one of the first houses we had. When we did an open house, we didn't get any bids on it. We've been approached, as our pool of contractors have grown, we were approached by M & K

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Repairs. They have over 20 years experience. They're actually going to rehab it and reside there. They are relocating from California. Fry Construction is partnering with them, which is one of the applicant's fathers, so we do have a local tie to the property that we feel good about.

REHAB – 234 S FERREE ST



Just some pictures. We really feel that this, in the current state that we got it, is in pretty decent shape. As you can see, there had been some previous attempts for some fixing. There also had been some squatters in there too.

Now going back, met with the Advisory Board and they want to recommend, again, to deny the Miller application due to the same family previously losing the property in a tax sale, then four of the remaining applications for final approval. **Chairman Walker** asked what is the relationship? To what degree? Is it a cousin, aunt or uncle? **Mr. Slaughter** said all she indicated was family and she didn't indicate whether this was her parent, her grandparents, aunt or uncle. We generally practice if we know that someone lost the property in a tax sale and then they come back to us once they have it in the Land Bank, we generally just don't sale. If you want us to move forward with this, then we're probably going to have to do some research to figure out what was owed at the time of the sale, what extra additional taxes may be have been or

would have accumulated in that time. We just don't feel it's fair to wipe all those taxes away and then resale it at a reduced price.

Chairman Walker asked is the applicant here tonight. **Mr. Slaughter** said I don't know.

Commissioner Johnson said it's in my district. The application says that it was the father that once owned it at one time and they thought they still owned it but they didn't. Apparently it went into tax sale. I suppose, I guess they live in Missouri? **Mr. Slaughter** said correct. They do not own property in Wyandotte County. **Commissioner Johnson** said that's all the information I have.

Action: **Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to accept the Land Bank's recommendation for denial.** Roll call was taken and there were four "Ayes," Johnson, Walters, McKiernan, Walker.

Commissioner McKiernan said the three rehabs; first of all I just want to say I am thrilled to see that we are using our power to acquire properties with structures on them and to facilitate getting those structures saved before they go to demolition. This is absolutely thrilling.

My question is this. I know that you're working on redoing the Land Bank policies and procedures and that's going to come back to us some time soon. What I was wondering, and this question is as much for my fellow commissioners as it is for Mr. Slaughter, is would it make sense since all of these properties that he has acquired have either been through the tax sale or have been through us when someone has donated the property to us; would it make sense to try to just come up with some sort of administrative transfer where Mr. Slaughter has his procedure all lined out and he has his pool of qualified contractors all lined out and he can move these properties without having to bring them back one more time to us for approval. Is that something you think you could do? **Mr. Slaughter** said I think we're starting that process. We think it's a good idea.

I will add the majority of these houses have probably already been boarded and secured for three or four weeks. If its approved tonight, it'll go to the June 15th meeting. Let's say another ten more days of it sitting there with the possibility of someone breaking into it again

and stuff. Our thought was as quickly as we can get these in, get them inspected, make a determination, get them boarded and secured, and then hopefully present them to our pool of contractors. The quicker we can get these things renovated and rehabbed, and then we can just come back each month saying here's basically the work that's been done so far since the last time we met.

Commissioner McKiernan asked so rather than bringing all of these forward for approval, you could simply bring a report of the activity that's happened since the last meeting. **Mr. Slaughter** said I think that's kind of where we're at. **Commissioner McKiernan** said that's kind of my thought because we've already seen these once and approved Mr. Slaughter to move forward with acquiring the property. At that point, I think any time we can shave off the timeline and get somebody in these properties, the better off we'll be.

Chairman Walker said I like that idea. I also like the back door where if a particular piece of property and/or a contractor is of concern to any commissioner that there's an opportunity before you quickly move it to say wait, I want this thing vetted fully by the Commission or Committee. That probably would be the exception to the rule. **Mr. Slaughter** said I have some ideas kind of on those lines. **Chairman Walker** said if you have concerns, that you decide to bring it before the Commission. You may have concerns that we're not aware of and none of us would speak to if you didn't bring it forward and note for us that this guy we've had him before and he didn't do the job or whatever it might be, whatever the reason would be. **Mr. Slaughter** said we'll make sure there's upper level of knowledge of what's going on and probably that will be the authority that we'll recommend.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Walters, to approve all remaining applications as submitted.**

Commissioner Johnson asked, Mr. Chairman, are there two properties that need to be continued to next month. Do we need to make sure that we pull those out in the motion? **Mr. Slaughter** said the two on N. Hallock. **Chairman Walker** said I would accept that motion excluding those two properties to be held over to the next month.

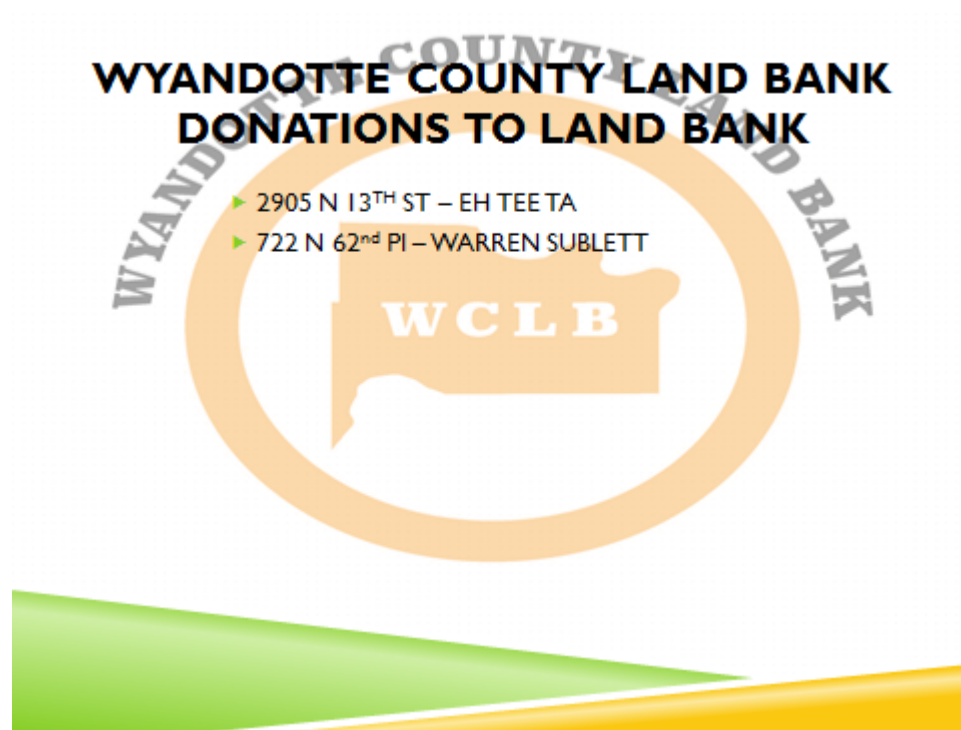
Action: Commissioner McKiernan made a motion, seconded by Commissioner Walters, to approve all remaining applications excluding 2213 N. Hallock St. and 2201 N. Hallock St., which will be held over until next month. Roll call was taken and there were four “Ayes,” Johnson, Walters, McKiernan, Walker.

Donations to Land Bank

2905 N. 13th St. from Eh Tee Ta

722 N. 62nd Pl. from Warren Sublett

Mr. Slaughter said lastly we have two donation requests, including one from last month that we’re bringing back.



2905 N. 13th St., this is the one we brought back from last month.

2905 N 13TH ST

WYANDOTTE COUNTY LAND

WC

- ▶ Requestor owns 2903 N 13th St
- ▶ WCLB owns 2901 N 13th St
- ▶ Property was purchased from WCLB in April 2015 for yard Extension
- ▶ Requestor states that he no longer wants property




There was some concern about the condition of the lot. Again, this picture was taken Friday and it was in good shape. The requestor stated that he no longer wants the property. It is this one here in black this time. I will note we do have a Land Bank property to the south. There is the possibility of maybe one large Land Bank property that maybe in the future we can get developed. There is obviously a Land Bank presence in the neighborhood.

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The other one is 722 N. 62nd Pl. This, again, is located here in black. It's about a quarter of an acre in a pretty dense neighborhood. We will either probably reach out to this property owner or maybe see if someone would want to build on that property as well in the future. Our recommendation is to approve those two requests.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve the donations to the Land Bank. Roll call was taken and there were four "Ayes," Johnson, Walters, McKiernan, Walker.

Adjourn

Chairman Walker adjourned the meeting at 5:24 p.m.

mbb

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Staff Request for Commission Action

Tracking No. 171231

Full Commission Meeting Date: August 31, 2017

Committee: Neighborhood & Community Development

Date of Standing Committee Action: August 14, 2017

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
08/02/2017	Chris Slaughter	x8977	cslaughter@wycokck.org	Land Bank

Item Description:

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

Item (1) - Transfers to Land Bank (3)

Item (2) - Applications (11)

Item (3) - Donations To Land Bank (2)

Item (4) - NRSA Hold Area (77)

Action Requested:

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

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Transfers to Land Bank, Donations to Land Bank, WCLB Hold Area - NRSA, Land Bank Applications

TRANSFERS TO LAND BANK

Owner	Property Address	Parcel	Comments	Standing Committee Recommendation
BOARD OF COUNTY COMMISSIONERS	1714 S 15TH ST	143193	PROPERTIES PART OF BPU PROJECT	
BOARD OF COUNTY COMMISSIONERS	1720 S 15TH ST	143194		
CITY OF KANSAS CITY, KS	2016 W 36TH AVE	216002	NEIGHBOR HAS APPLIED FOR YARD EXTENSION	

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DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	STANDING COMMITTEE RECOMMENDATION
ALEXIS BARRAGAN	080729	1329 WASHINGTON AVE	
DENNIS CLOUGHLEY	126608	2219 S FERREE ST	

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WCLB HOLD AREA

Through the SOAR Initiative to reduce blight and promote development, an NRSA area has been identified as part of the revised Five-Year Consolidated Plan for HUD. The WCLB has been asked to hold the following properties and not make them for sale until otherwise directed. If approved by the Land Bank Board of Trustees, no property will come back to this committee for approval unless it has been identified with a SOAR recommendation.

PARCEL	ADDRESS			Standing Committee Recommendation
056717	3408	FORD	AVE	
056936	339	N 32ND	ST	
057065	338	N 32ND	ST	
057604	226	N 29TH	ST	
057605	244	N 29TH	ST	
057612	211	N 29TH	ST	
058025	54	S 20TH	ST	
058930	209	N 26TH	ST	
058943	249	N 25TH	ST	
059025	16	S 22ND	ST	
059028	2204	PARK	DR	
059151	79	S 25TH	ST	
059174	81	S 24TH	ST	
065604	13	S 35TH	ST	
066328	116	S 16TH	ST	
066343	1512	LOWELL	AVE	
066718	1524	PACIFIC	AVE	
066719	1522	PACIFIC	AVE	
066749	1509	PACIFIC	AVE	
103927	49	S 16TH	ST	
132301	2001	RIDGE	AVE	
143505	2027	LOWELL	AVE	
143524	2001	BUNKER	AVE	
143721	214	S 18TH	ST	
143725	1910	VERMONT	AVE	
143811	2406	SUMNER	AVE	
143813	2402	SUMNER	AVE	
143814	2407	SUMNER	AVE	
143824	114	S 25TH	ST	
143825	118	S 25TH	ST	
143826	122	S 25TH	ST	
143827	124	S 25TH	ST	
143912	2011	PACIFIC	AVE	
143932	2250	BUNKER	AVE	
143938	2201	BUNKER	AVE	
143942	2237	BUNKER	AVE	
143943	2230	PACIFIC	AVE	

143947	2200	PACIFIC	AVE	
143949	2211	PACIFIC	AVE	
143950	2225	PACIFIC	AVE	
143951	2229	PACIFIC	AVE	
143953	2210	HOMER	AVE	
143955	2221	HOMER	AVE	
143956	2225	HOMER	AVE	
143963	2401	HOMER	AVE	
143964	2405	HOMER	AVE	
143965	2409	HOMER	AVE	
143969	2425	HOMER	AVE	
143970	2429	HOMER	AVE	
143971	2510	HOMER	AVE	
143972	2438	HOMER	AVE	
143973	2434	HOMER	AVE	
143976	2422	HOMER	AVE	
143977	2418	HOMER	AVE	
143978	2414	HOMER	AVE	
143979	2410	HOMER	AVE	
143982	2425	PACIFIC	AVE	
143983	2501	PACIFIC	AVE	
143984	2511	PACIFIC	AVE	
143985	2531	PACIFIC	AVE	
143988	2510	PACIFIC	AVE	
143989	2508	PACIFIC	AVE	
143995	2415	BUNKER	AVE	
143996	2421	BUNKER	AVE	
143997	2429	BUNKER	AVE	
143998	2507	BUNKER	AVE	
144000	2515	BUNKER	AVE	
144001	2521	BUNKER	AVE	
144003	2510	BUNKER	AVE	
144004	2508	BUNKER	AVE	
144007	2509	LOWELL	AVE	
144008	2513	LOWELL	AVE	
144014	2401	LOWELL	AVE	
144015	2403	LOWELL	AVE	
144024	2222	PACIFIC	AVE	
144025	2407	LOWELL	AVE	
144026	2417	HOMER	AVE	

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
ADRAIN PINELA	1417 N 26th ST	1415 N 26th ST	YARD EXTENSION	
CAMELIA ARRIAGA	1216 TAYLOR AVE	819 S VALLEY ST	YARD EXTENSION	
RISING STAR BAPTIST CHURCH	1038 WALKER AVE	1042 WALKER AVE	YARD EXTENSION	
ROBERT MAY	341 N 32nd ST	339 N 32nd ST	YARD EXTENSION	
JUDY SANDERS	2705 N 9th ST	2711 N 9th ST	YARD EXTENSION	
ISAIAS NORIEGA RODRIGUEZ	928 REYNOLDS AVE	930 REYNOLDS AVE	YARD EXTENSION	
DONNA MARTIN	2014 W 36th AVE	2016 W 36th AVE	YARD EXTENSION	
CAMELIA ARRIAGA	1216 TAYLOR AVE	1235 TAYLOR AVE	PROPERTY ACQUISITION	
CAMELIA ARRIAGA	1216 TAYLOR AVE	1222 PENNSLYVANIA AVE	PROPERTY ACQUISITION	
CAMELIA ARRIAGA	1216 TAYLOR AVE	1224 PENNSLYVANIA AVE	PROPERTY ACQUISITION	
JUDY SANDERS	2705 N 9th ST	2719 N 9th ST	PROPERTY ACQUISITION	
LAND BANK ADVISORY BOARD RECOMMENDATION	The Land Bank Advisory Board recommends forwarding the application(s) for final approval, to the Land Bank Board of Trustees.			

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Received 7/3/17
BM
#90

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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- 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.

Adrian Puela
Sign here

Date 7-3-17

Adrian Puela
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1415 N. 26th St.

Parcel ID Number: 066192

Applicant Information (Please Print)

Name: Adrian Pinela

Company/Organization: _____

Mailing Address: 1417 N 26 St

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.

Adrian Pinela Date Jul-3-17
Sign here

Adrian Pinela
Print Name

Rec 7/3/17
#91

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.

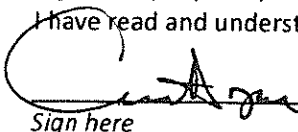
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- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered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

Date 07-03-2017

Camelia Arriaga
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 819 S. Valley 66105

Parcel ID Number: 068214

Applicant Information (Please Print)

Name: Camelia V. Arriaga

Company/Organization: _____

Mailing Address: 1216 Taylor Ave

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1230 Taylor Ave K.C.K.S. 66105

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.

Camelia Arriaga Date 07-03-2017
Sign here

Camelia Arriaga
Print Name

7/7/17 BM
#96

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.

Michael W McConnell

Sign here

Date 5-19-17

Michael W McConnell

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1042 Walker Ave, Kansas City

Parcel ID Number: 081264 Kansas
66104

Applicant Information (Please Print)

Name: Michael W. McConnell

Company/Organization: Rising Star Baptist Church

Mailing Address: 1034 Walker Ave, Kansas City, KS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1034 Walker Ave Kansas City

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

Please Respond to the Following Questions:

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

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

Yes _____ No X

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

Yes _____ No X

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

Signature (Required)

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

Michael W. McConnell Date 06-18-2017
Sign here

Michael W. McConnell
Print Name

Rec CBS
#97 7/10/17

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

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

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

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Signature (Required)

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

Robert G. May
Sign here

Date 7-10-17

Robert G. MAY
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 339 N. 32nd St. K.C.KS. 66102

Parcel ID Number: 056936

Applicant Information (Please Print)

Name: Robert and Claudia May

Company/Organization: _____

Mailing Address: 341 N. 32nd St. K.C.KS. 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 341 N. 32nd St. K.C.KS. 66102

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

Please Respond to the Following Questions:

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

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Signature (Required)

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Robert G. May
Sign here

Date 7-10-17

Robert G. MAY
Print Name

7/17/17 BM
#98

Application to Purchase a Vacant Land Bank Property as Yard Extension

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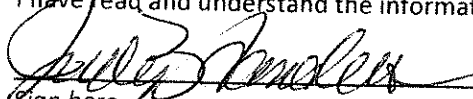
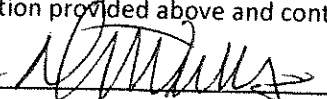
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Signature (Required)

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

  Date 07/10/2017

Judy B. Sanders Dennis D. Williams
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2711 N 9th Street

Parcel ID Number: 156140

Applicant Information (Please Print)

Name: JUDY B. SANDERS & Dennis D. Williams

Company/Organization: Resident/self

Mailing Address: 2705 N 9th Street

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2709 N 9th Street

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

Please Respond to the Following Questions:

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Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
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Yes _____ No ☒

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Signature (Required)

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Judy B. Sanders & Dennis D. Williams Date 07/10/2017
Sign here

JUDY B. SANDERS Dennis D. Williams
Print Name

Rec 7/18/17 CBE
100

Application to Purchase a Vacant Land Bank Property as Yard Extension

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Signature (Required)

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

Isolias No Rceso Rodriguez Date 06-15-17
Sign here

Isolias No Rceso Rodriguez
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 930 Reynolds Ave

Parcel ID Number: 093378

Applicant Information (Please Print)

Name: Isaias Noriega Rodriguez

Company/Organization: _____

Mailing Address: 926 Reynolds AV LAWRENCE CITY 66101

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 928 Reynolds Ave

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.

Sign here ISAIAS NORIEGA RODRIGUEZ Date 06-15-17
[Signature]

ISAIAS NORIEGA RODRIGUEZ
Print Name [Signature]

7/26/17
BM
102

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.

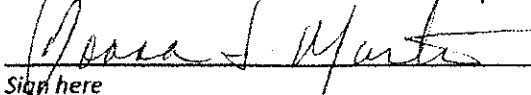
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- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable 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 7-26-17

Donna J. Martin
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2016 W. 36th Avenue, Kansas City, KS 66103

Parcel ID Number: 216002

Applicant Information (Please Print)

Name: Cari & Donna Martin

Company/Organization: N/A

Mailing Address: 2014 W. 36th Avenue, Kansas City, KS 66103

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2014 W. 36th Avenue, Kansas City, KS

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

Please Respond to the Following Questions:

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

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

Yes _____ No X

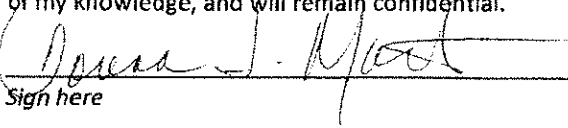
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes _____ No X

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

Signature (Required)

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


Sign here

Date 7-19-2017

Donna J. Martin

Print Name

Rec 7/3/17 CSS
#92

Application to Purchase a Vacant Land Bank Property as ~~Yard Extension~~ ^{Property Acquisition}

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.

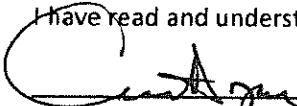
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

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 07-03-2017

Camelia Arriaga
Print Name

Property Acquisition

Application to Purchase a Vacant Land Bank Property as ~~Yard Extension~~

Land Bank Property You Wish to Purchase: 1235 Taylor Ave

Parcel ID Number: 068227

66105

Applicant Information (Please Print)

Name: Camelia V. Arriaga

Company/Organization: _____

Mailing Address: 1216 Taylor Ave

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1230 Taylor Ave K.C. KS. 66105

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.

Camelia Arriaga Date 07-03-2017
Sign here

Camelia Arriaga
Print Name

Rec 7/3/17 CSS
#93

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.

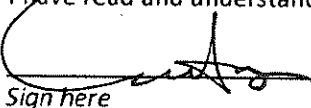
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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 07-03-2017

Camelia Arriaga
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 1222 Pennsylvania Ave

Parcel ID Number: T2 068241

66105

Intended Usage of Property: _____

have been maintaining the grass cut for many years
picking up trash

Applicant Information (Please Print)

Name: Carmelita V. Arriaga

Company/Organization: _____

Mailing Address: 1216 Taylor

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.

Carmelita Arriaga
Sign here

Date 07-03-2017

Carmelita Arriaga
Print Name

Rec 7/3/17 CSS
#94

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.

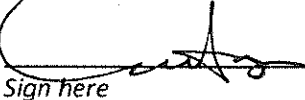
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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.
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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 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 07-03-2017

Camelia Arriaga
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 1224 Pennsylvania Ave

Parcel ID Number: 068240

6605

Intended Usage of Property: _____

having maintaining the grass cut for many years
picking up trash

Applicant Information (Please Print)

Name: Carmelia V. Arriaga

Company/Organization: _____

Mailing Address: 1216 Taylor

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.

Carmelia V. Arriaga Date 07-03-2017
Sign here

Carmelia Arriaga
Print Name

7/17/17 BM
#99

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.

Judy B. Sanders Date 7/19/2017
Sign here

Judy B. Sanders Dennis D. Williams
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 2719 N 9th Street

Parcel ID Number: 156143

Intended Usage of Property: Our immediate priority is to see the lot well maintained according to the standards by which we manage our current properties/parcels. This includes keeping it free of debris and ensuring regular lawn care service. Lastly, it will help maintain our property value & keep our street

Applicant Information (Please Print)

Name: JUDY B. SANDERS & Dennis D. Williams

Company/Organization: resident/self

Mailing Address: 2705 N 9th Street

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

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

Yes _____ No X

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

Yes _____ No X

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

Signature (Required)

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

Judy B. Sanders & Dennis D. Williams Date 07/10/2017

Sign here

Judy B. Sanders & Dennis D. Williams

Print Name



Staff Request for Commission Action

Tracking No. 171233

Full Commission Meeting Date: August 17, 2017

Committee: Neighborhood & Community Development

Date of Standing Committee Action: August 14, 2017

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
08/02/2017	Chris Slaughter	x8977	cslaughter@wycokck.org	Land Bank

Item Description:

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

Item (1) - Land Bank Policy Update

Item (2) - Land Bank Rehab Property

Action Requested:

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

These items are requested to be fast tracked to the August 17, 2017 Commission meeting.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Land Bank Policy Update, Land Bank Rehab Property

WYANDOTTE COUNTY LAND BANK (WCLB)

ADMINISTRATIVE POLICY AND PROCEDURE GUIDELINES

APPROVED 03/26/15
UPDATED ~~04/06/17~~

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

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

Section 1. Authority and Role

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

Section 2. Priorities for Property Use

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

Section 3. Priorities for Identity of Transferees.

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

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

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

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

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

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

Section 4. Priorities Concerning Neighborhood and Community Development.

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

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

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

Section 5. Conveyances to the WCLB

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

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

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

Section 6. Establishing Hold Areas

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

Section 7. Conveyances from the WCLB

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

- 7.2 Deed Without Warranty.** All conveyances by the WCLB to third parties shall be by quitclaim deed.
- 7.3 Conveyances requiring Board of Trustees Approval.** With the exception of conveyances of property within a hold area to previously-approved, WCLB BOT-designated partnering developers, and properties subject to WCLB Rehab Program, all transfers of WCLB property shall require the approval of the BOT.

7.4 Conveyances pursuant to WCLB Rehab Program. The WCLB Manager shall seek prior approval from the WCLB BOT for all properties entering the WCLB Rehab Program. Once the WCLB receives an offer from a contractor that meets the qualifications of the WCLB Rehab Program; the WCLB Manager will seek the approval of the County Administrator to commence the rehab and subsequent conveyance of the property.

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- 7.45 Conveyance Reports to the Board of Trustees.** All transfers unilaterally authorized and completed by the WCLB manager shall be reported in writing to the Board of Trustees at the immediately following Neighborhood and Community Development Standing Committee meeting.
- 7.56 Conveyance Time Allowance.** All undeveloped Land Bank property shall be conveyed and deed recorded within 180 days of Award and approval of the Land Bank Board of Trustees. Any property not conveyed within the above time period, and without a written extension from the Land Bank manager, will have Award voided and property returned to Land Bank Inventory. For any property awarded pursuant to a development/rehab agreement, the terms of said agreement shall control when such property will be conveyed.

Section 8. Collaboration with Not-For-Profit Entities

- 8.1 Transactions with Not-For-Profit Entities.** The WCLB is willing to enter into conduit transfers with not-for-profit corporate entities as outlined in this section. After executing an agreement with the WCLB, these not-for-profit corporate entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the WCLB for waiver of taxes, and “buy back” these properties for development and/or rehabilitation.
- 8.2 Documentation of Lot Purchase.** The collaboration applicant must document the purchase process extensively. This documentation should include, at minimum, the following information per parcel:

- a. The total purchase price for the property, including the net proceeds paid or payable to the seller
- b. The total amount spent to acquire the property (e.g. legal counsel, administrative costs).
- c. The development or rehabilitation costs impacting the anticipated final sale price.
- d. The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.

8.3 Maximum Costs. The total of these costs should exceed the maximum allowable lot cost (i.e., the cost that will permit rehabilitation or development) before the WCLB may consider the waiver of back taxes in part or in total.

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

Section 9. Collaboration with For-Profit Entities

9.1 Transactions with For-Profit Entities. The WCLB is willing to enter into conduit transfers with for-profit entities as outlined in this section. The corporate entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the WCLB for waiver of taxes, and “buy back” these properties for use for development and/or rehabilitation.

9.2 Eligibility. Eligibility for this option will be based on numerous criteria. Among others, these shall include geographical location of the property. The corporate entity must first identify and consult with any active non-profit entities that may have an interest in developing the property. If such interest exists, it may be required that the for-profit and non-profit forge an agreement for joint development.

9.3 Documentation of Lot Purchase. The applicant must document the purchase process extensively. This documentation should include, at a minimum, the following information per parcel:

- a. The total purchase price for the property, including the net proceeds paid or payable to the seller.
- b. The total amount spent to acquire the property (e.g. legal counsel, administrative costs, etc.).
- c. The development costs impacting the final sale price.

- d. The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.

9.4 Maximum Costs. The total of these costs should exceed the maximum allowable lot cost (i.e., the cost that will permit rehabilitation or development before the WCLB may consider the waiver of back taxes in total or in part.

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

Section 10. Property for Community Improvements

10.1 Community Improvement Property. The WCLB is willing to accept donations of property to be transferred to a non-revenue generating, non tax-producing use that is for community improvement or other public purposes. Additionally, the WCLB is permitted to assemble tracts or parcels of property for community improvement or other public purposes.

10.2 Eligibility. Properties can be conveyed to the WCLB for waiver of delinquent taxes and then reconveyed by the WCLB to be utilized for community improvement purposes including, but not limited to, community gardens, parking for non-profit functions such as a school or cultural center, or playground for after-school or day care. The application must demonstrate that no alternative tax-generating use is available for the property, and that the proposed community improvements are consistent with the area redevelopment plans and community revitalization.

10.3 Transferee. The application must identify and be signed by the ultimate transferee from the WCLB. The transferee should be a governmental entity, a not-for-profit property entity, or, in rare cases, a for-profit entity that is capable of holding and maintaining the property in the anticipated conditions and for the anticipated purposes.

10.4 Covenants, Conditions and Restrictions. The WCLB, in the conveyance of the property to the transferee, may require covenants, conditions and restrictions as necessary to ensure that the property is used for the contemplated community improvement or other public purposes.

Section 11. Conduit Transfers – Reasonable Equity Policy

- 11.1 Purpose.** In order to prevent benefits accruing to owners of property that is tax delinquent by virtue of the exercise of the tax waiver power of the WCLB, the WCLB establishes this reasonable equity policy guideline.
- 11.2 Definitions.** The reasonable equity policy is based on the value of the property and the equity of its owner. While any valuation is subjective, it can be reasonably estimated.
- a. “Fair Market Value” shall be determined by staff according to the County Appraiser’s valuation, in conjunction with the average sale price in a given community. The WCLB staff or WCLB BOT shall have full authority to require a professional appraisal for proposals that have significant variances in valuation and entail transactions in which the owner received consideration in excess of nominal compensation.
 - b. “Net Equity” shall mean the current fair market value, as determined by WCLB staff or the WCLB BOT, less the total amount of all liens and encumbrances (tax liens, associated interest and penalties, special assessments, mortgages, judgments, etc.).
- 11.3 Less than \$2,000 Net Equity.** To ensure that an owner does not receive unwarranted benefit, the WCLB will not consider transactions in which the owner’s net equity is less than \$2,000 and the owner receives more than nominal compensation for the sale of his property. Nominal compensation is hereby defined as \$2,000.
- 11.4 Equity in Excess of \$2,000.** To ensure that the owner does not receive an unwarranted benefit, the WCLB will not consider transactions in which the owner receives an amount greater than 75% of net equity.
- 11.5 Speculation.** To ensure that speculators do not seek to take advantage of the WCLB, staff shall closely review instances in which the owner is receiving money far in excess of his investment while consistently ignoring his tax responsibility. Particular attention shall be given to properties purchased in the past three years.
- 11.6 Excessive Sale Price.** In communities that are experiencing internal and surrounding redevelopment, it is unacceptable for an owner to seek a profit in excess of 75% of his net equity. Such an owner may believe that the market will bear more than is offered and would therefore be unwilling to sell the property for a reasonable amount. In

such an instance, it would likely fall to the Delinquent Real Estate Department to sell the property at a tax sale.

- 11.7 Non-Conforming Situations.** To ensure flexibility and protect the interests of the WCLB and the public, the WCLB BOT reserves the right to modify, change, or deviate from this policy, if a situation clearly warrants such action.
- 11.8 Strategic Importance.** To preserve the integrity of the WCLB's mission, all properties petitioned to the WCLB Board must pass the test of strategic importance. The WCLB may receive proposals that may pass other criteria but which may not be crucial to the redevelopment of a neighborhood. Staff must be able to assure the WCLB BOT that the transaction is not simply allowable but a crucial component of the comprehensive redevelopment of a neighborhood. Such a transaction must be evaluated in terms of neighborhood redevelopment and ensure a long-term tax benefit to the Unified Government.

Section 12. Agreements For Temporary Use of Land

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

Section 13. Yard Extension Disposition Program

- 13.1 Yard Extension Transfers.** Individual parcels of property may be acquired by the WCLB and transferred to individuals in accordance with the following policies. The transfer of any given parcel of

property in the yard extension Disposition Program is subject to override by higher priorities as established by the WCLB.

13.2 Qualified Properties. Parcels of property eligible for inclusion in the yard extension Disposition Program shall meet the following minimum criteria:

- a. The property shall be vacant unimproved real property;
- b. The property shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side;
- c. The property shall consist of no more than one lot capable of development. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development; and
- d. No more than one lot may be transferred per contiguous lot.

13.3 Yard Extension Transferees.

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

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

Section 14. Land Banking Program

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

- 14.2 Goals.** The goals of this land banking program include but are not limited to the acquisition of real property for or on behalf of a governmental entity or not-for-profit corporation in order to:
- a. Permit advance acquisition of potential development sites in anticipation of rapidly rising land prices;
 - b. Facilitate pre-development planning, financing, and structuring;
 - c. Minimize or eliminate violations of housing and building codes and public nuisances on properties to be developed; and/or
 - d. Hold parcels of land for future strategic governmental purposes such as housing development, opens spaces and green spaces.
- 14.2 Land Banking Optional.** The WCLB is not required to enter into a banking agreement with any person or entity, and at all times retains full discretion and authority to decline to enter into a banking agreement. These policies are applicable only to real property of the WCLB which is acquired in accordance with an executed banking agreement and are not otherwise applicable to real property acquired by the WCLB pursuant to any other agreements or procedures.
- 14.3 Definitions.** As used in these policies, the following terms shall have the definitions set forth:
- a. **“Banking Agreement”** shall mean a written agreement between a grantor and the WCLB which identifies the property, the length of the banking term, the potential grantee or grantees, the range of permissible uses of the property following transfer by the WCLB, the permitted encumbrances on the property, the rights and duties of the parties, the responsibility of the grantor for the holding costs, the possible advance funding of holding costs, the forms of the instruments of conveyance and such other matters as may be appropriate.
 - b. **“Grantor”** shall mean the party that transfers or causes to be transferred to the WCLB a tract of property pursuant to a banking agreement.
 - c. **“Grantee”** shall mean the party or parties identified in a banking agreement as the party or parties to whom the property is to be transferred from the WCLB.
 - d. **“Holding Costs”** shall mean any and all costs, expenses, and expenditures incurred by the WCLB, whether as direct disbursements, as pro rata costs, or as administrative costs, that are attributable to the ownership and maintenance of a tract of property. The WCLB shall maintain records of the monthly holding costs for each property.

- e. **“Property”** shall mean the real property and improvements (if any) located thereon identified in a banking agreement and transferred to the WCLB pursuant to a banking agreement, together with all right, title and interest in appurtenances, benefits and easements related thereto.

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

- a. In the event that a tract of property contains improvements which are to be demolished or removed, such property may qualify as eligible property for a banking agreement so long as adequate and sufficient funds are placed in escrow at the time of the banking agreement closing so as to assure that all improvements will be demolished and removed within sixty (60) day of closing.
- b. Property that is ineligible for a banking agreement includes all other forms of improved real property, all real property which is occupied, and all real property that has been identified as containing hazardous substances and materials.

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

14.6 Title.

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

- a. Governmental liens may exist at the time of closing only if such liens are expressly acceptable to the WCLB.
- b. A mortgage or other security instrument may encumber property at the time of transfer to the WCLB provided that that the obligations secured by such instruments do not require monthly or periodic payments by the WCLB to the mortgagee. Under no circumstances will the WCLB have direct liability to a mortgage pursuant to a security instrument. It is anticipated that each banking agreement that contemplates the transfer of property to the WCLB encumbered by a security instrument will require a separate written agreement between the

mortgagee and the WCLB which provides, among other things, that:

1. The mortgagee expressly consents to the transfer to the WCLB;
 2. The mortgagee expressly subordinates its interests to covenants, conditions and restrictions as may be required by the WCLB; and
 3. Prior to the exercise of mortgagee rights under the security instrument, the mortgagee will request, on behalf of the grantor, the conveyance of the property to the grantor and pay to the WCLB the holding costs attributable to the property.
- c. At the time of closing pursuant to a banking agreement, all ad valorem taxes which are due and payable on the property must be paid in full. An exception to this requirement of no outstanding ad valorem tax liens may be granted:
1. When the grantor is acquiring the property from a third party and immediately conveying the property to the WCLB pursuant to a banking agreement, and
 2. The acquisition of the property by the grantor from the third party otherwise complies with the reasonable equity policy of the WCLB.

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

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

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

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

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

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

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

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

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

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

WYANDOTTE COUNTY LAND BANK

REHAB PROGRAM

**PROPERTIES AVAILABLE FOR
QUALIFIED CONTRACTORS**

Address	Parcel	Obtained from
4928 Blue Ln	107306	Tax Sale 336
1511 N 24th St	066116	Tax Sale 336
1940 N 31st St	196252	Tax Sale 336
2204 N 34th St	913114	Tax Sale 336
1833 N 29th St	195467	Tax Sale 336
2111 Lafayette Ave	159618	Tax Sale 336
2912 N 16th St	115334	Tax Sale 336
1520 Haskell Ave	115904	Tax Sale 336
2115 N 12th St	157161	Tax Sale 336
1219 Haskell Ave	157264	Tax Sale 336
1525 Greeley Ave	116054	Tax Sale 336
2008 Darby Ave	154081	Tax Sale 336
319 S 11th St	071008	Tax Sale 336
133 S 17th St	180910	Tax Sale 336
1520 Pacific Ave	066720	Tax Sale 336
1234 Nebraska Ave	080692	Tax Sale 336
2900 Brown Ave	164937	Tax Sale 336
3015 Parkwood Blvd	210029	Tax Sale 336
3129 N 43rd St	914034	Tax Sale 336
3906 Washington Ave	063105	Tax Sale 336
1515 N 38th St	063865	Tax Sale 336
3701 Orville Ave	912733	Tax Sale 336
709 Parallel Ave	095023	Tax Sale 336

Address	Parcel	Obtained from
616 Elizabeth Ave	118516	Tax Sale 336
2806 S 23rd St	130624	Tax Sale 336
7632 Leavenworth Rd	928418	Tax Sale 336
1120 Sandusky Ave	090230	Tax Sale 336
2735 N 31st St	099667	Donation
1520 N 32nd St	910819	Tax Sale 336
1314 N 29th St	077408	Tax Sale 336
1702 Washington Ave	091216	Tax Sale 336
1515 N 23rd St	066110	Tax Sale337
1405 N 30th St	077212	Tax Sale337
1872 N 38th St	064656	Tax Sale337
3817 N 55th St	917509	Tax Sale337
3131 N 70th Ter	034905	Tax Sale337
1258 Argentine Blvd	068263	Tax Sale337
18 S Boeke St	069193	Tax Sale337
1043 Everett Ave	080248	Tax Sale337
2206 Garfield Ave	068949	Tax Sale337
1220 Georgial Ave	157562	Tax Sale337
10 McGrew Grove	109513	Tax Sale337
3532 Ohio Ave	056622	Tax Sale337
1900 Osage Ave	909005	Tax Sale337
639 Parallel Ave	095007	Tax Sale337
2218 Sandusky Ave	909402	Tax Sale337
2533 State Ave	054900	Tax Sale337
1049 Webster Ave	106105	Tax Sale337