

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; Emmitt 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

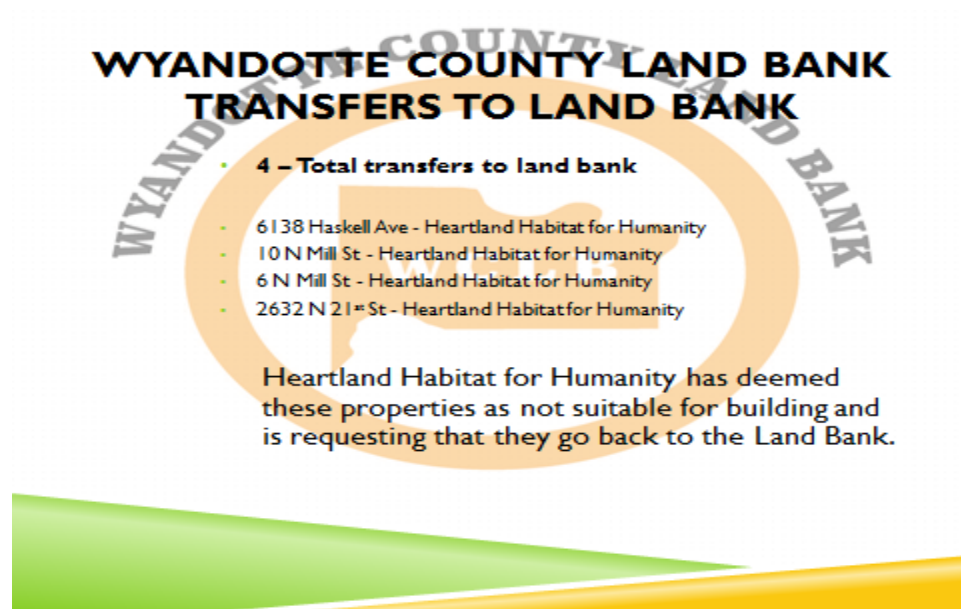
10 N. Mill St. from Heartland Habitat for Humanity

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

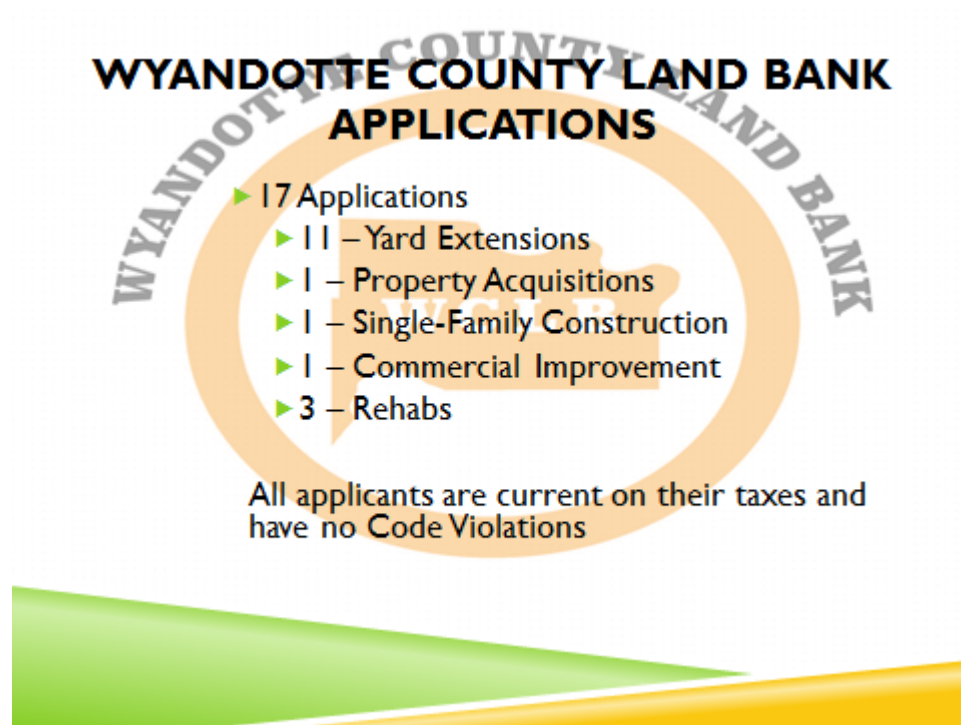
1718 S. 17th St. - Julian Flores, yard extension
 2514 N. 91st St. - Alfred Walker, Jr., yard extension
 73 S. 12th St. - Graciela Solis, yard extension
 1730 Booker St. - Luis Hernandez-Olivas, yard extension
 3041 N. 20th St. - Robert Easterwood, yard extension
 2300 R S. 39th St. - Willard Walker, 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



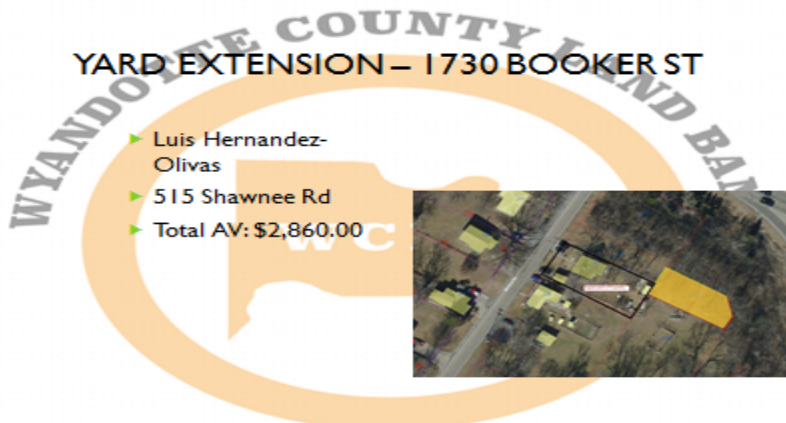
Other applications, Alfred Walker, Jr. This is 91st St. We did seize this some time ago through a drug seizure. We obtained it back in January 2007. It was really no plan for it. It actually was a

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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.

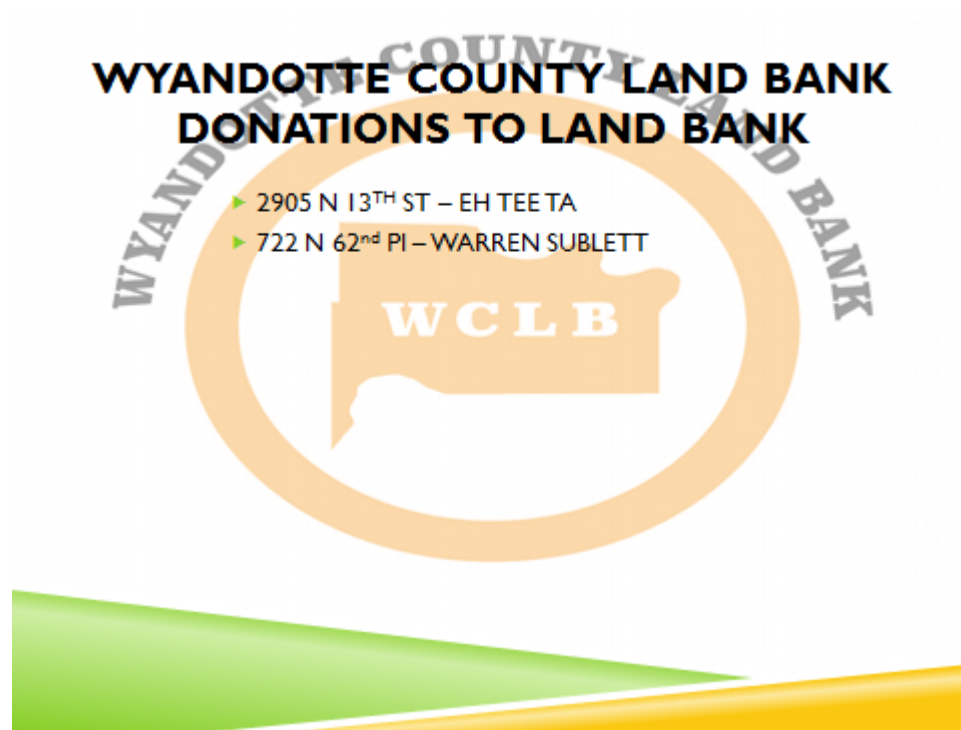
Action: Commissioner McKiernan made a motion, seconded by Commissioner Walters, to approve all remaining applications excluding 2213 N. Hallock St. and 2201 N. Hallock St., which will be held over until next month. Roll call was taken and there were four “Ayes,” Johnson, Walters, McKiernan, Walker.

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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