

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

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

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

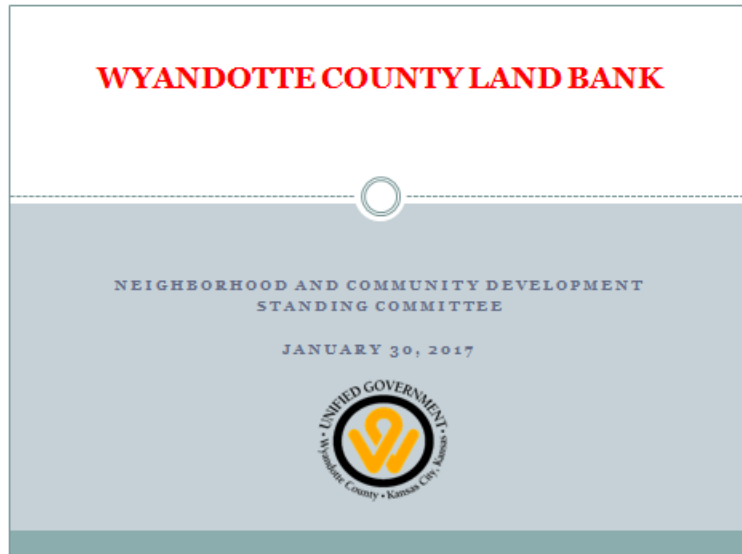
Co-Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above.

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

Committee Agenda:

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

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



Application

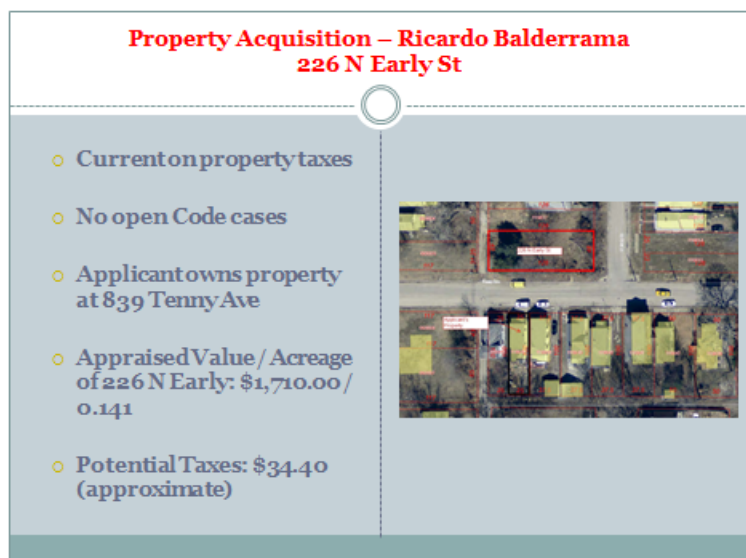
226 N. Early St. - Ricardo Balderrama, property acquisition

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

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



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

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

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

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



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

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

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

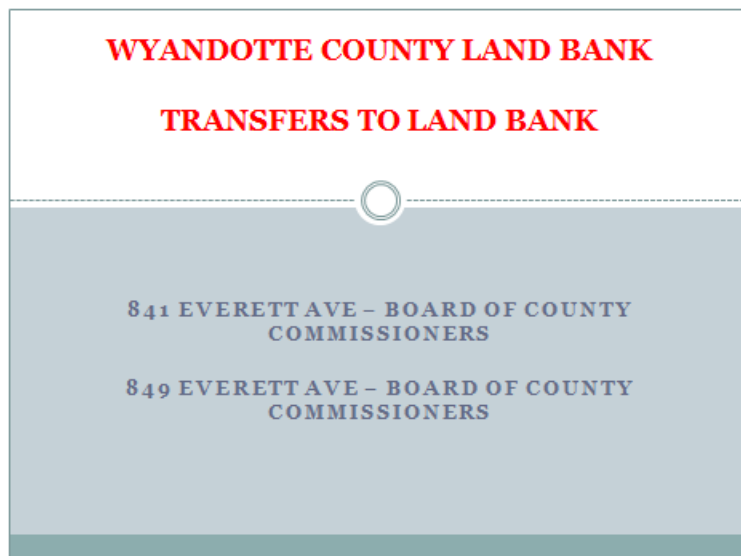
Co-Chairman McKiernan said that brings us to transfers to the Land Bank.

Transfers to Land Bank

841 Everett Ave. – Board of County Commissioners

849 Everett Ave. - Board of County Commissioners

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



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

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

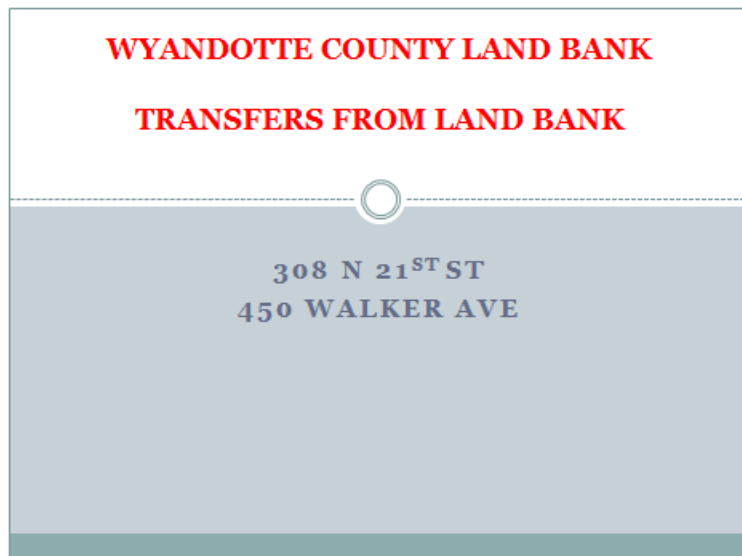
Action: Commissioner Walters made a motion, seconded by Commissioner Philbrook, to approve. Roll call was taken and there were six “Ayes,” Walters, Johnson, Bynum, Philbrook, McKiernan, Walker.

Transfers from Land Bank

308 N. 21st St. – UG

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

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



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

Transfer from Land Bank – 308 N 21st St



Here is the property right there.

Transfer from Land Bank – 308 N 21st St

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

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

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

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Transfer from Land Bank – 450 Walker Ave

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

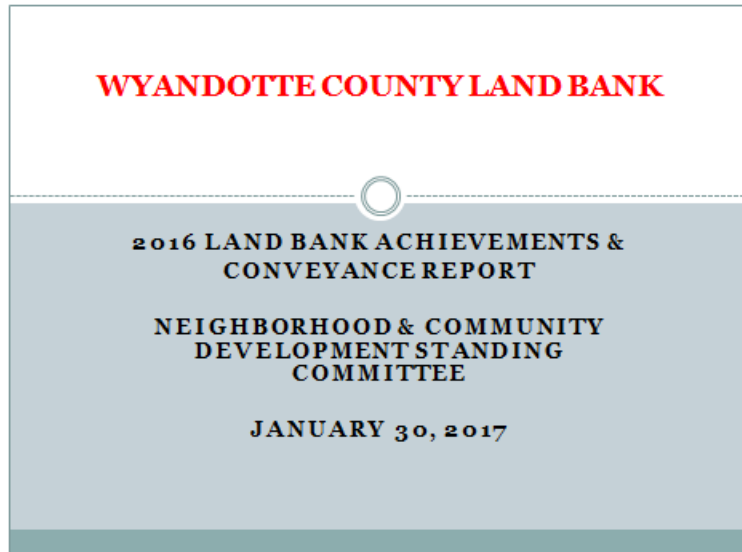
Mt. Zion Economic Foundation is wanting to acquire it to build a duplex on that property. The Reverend is here if there are any questions. **Co-Chairman McKiernan** said, Reverend, if you would like to say anything about the acquisition of this property we would certainly welcome it. You don't have to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

Co-Chairman McKiernan said we have two transfers.

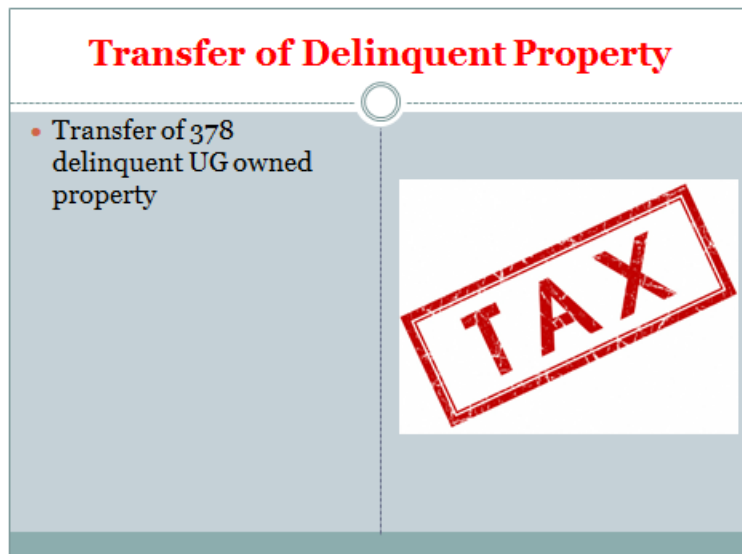
Action: **Commissioner Walters made a motion, seconded by Commissioner Walker, to approve both transfers.** Roll call was taken and there were six "Ayes," Walters, Johnson, Bynum, Philbrook, McKiernan, Walker.

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

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



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



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

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Blight & Delinquency

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



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

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

1101 S 5th St

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



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

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

8833 State Ave

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



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

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

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

3023 S 23rd Cir

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



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

2016 Land Bank Conveyance

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Action: Information only.

Adjourn

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

mls