



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, September 11, 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 September 11, 2017 Agenda**
- III. Approval of standing committee minutes from July 10, 2017.**
- IV. Measurable Goals**
- V. Committee Agenda**

Item No. 1 - LAND BANK BUSINESS

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

Applications for yard extension

619 Silver Hill Dr. - Jermaine McGee

1402 New Jersey Ave. - Monica Zamora

1715 S. 12th St. - Jerald Apperson

(The Land Bank Advisory Board recommends forwarding the applications for 1402 New Jersey Ave. and 1715 S. 12th St. for final approval to the Land Bank Board of Trustees. They also deferred to the City of Bonner Springs for 619 Silver Hill Dr. Coincidentally, the City of Bonner Springs supports the application for 619 Silver Hill Dr.)

Transfer to Land Bank

2628 N. 21st St. from Habitat for Humanity of Kansas City

(This property has been determined not suitable for new construction by Habitat.)

Donations to Land Bank

209 Waverly Ave. - Loretta Davis

217 Waverly Ave. - Loretta Davis

Tracking #: 171286

VI. Public Agenda

VII. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, July 10, 2017**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 10, 2017, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Townsend, Murguia (arrived at 5:05); and Walters. The following officials were also in attendance: Melissa Sieben, Gordon Criswell and Joe Connor; Assistant County Administrators; Chris Slaughter, Land Bank Manager; Angie Lawson, Deputy Chief Counsel; Emerick Cross, Commission Liaison; Carol Godsil, Deputy Unified Government Clerk; Mayor Holland; 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.

Approval of standing committee minutes from May 1, 2017 meeting. **On motion of Commissioner Walters, seconded by Commissioner McKiernan, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 171201...LAND BANK BUSINESS

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

Applications (yard extension unless noted otherwise)

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

2213 N. Hallock St. - Dan Gaines, III

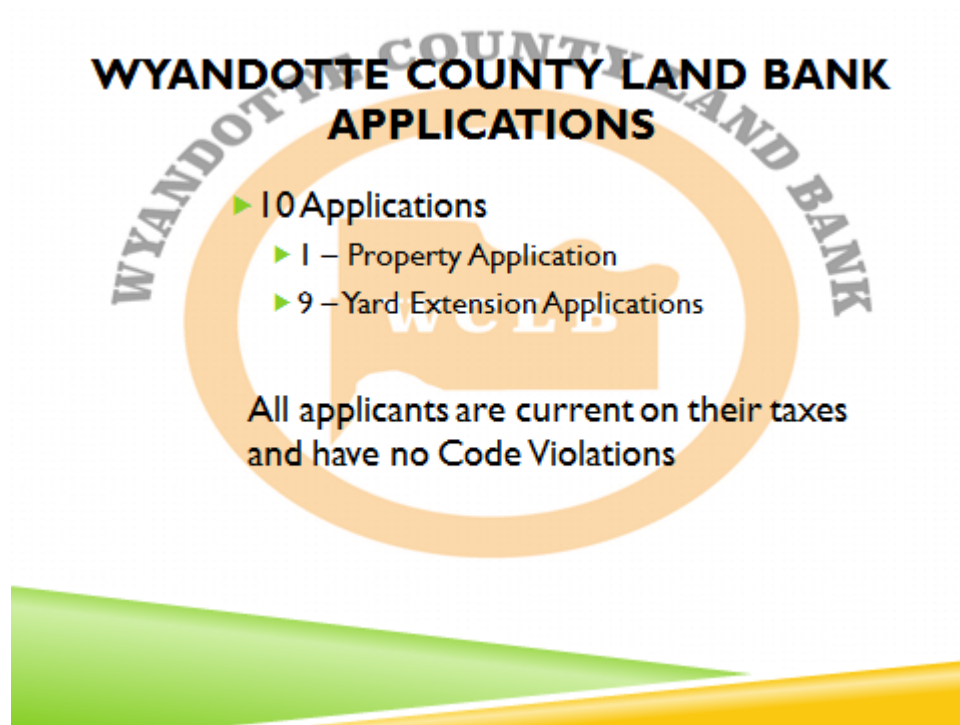
1518 S. 8th St. - Diana Davila

1214 Orville Ave. - Larry Brown

3044 N. 32nd St. - John Randolph

3205 Wood Ave. - Andre Hampton
903 Osage Ave. - Oliver Small Engine
905 Scott Ave. - Carlos Nava, Jr.
2946 S. 36th St. - Brian Roberts
1872 N. 28th St. - Christian Castro-Perez

Chris Slaughter, Land Bank Manager, said I have a little presentation for you tonight.



We have ten applications on the agenda tonight. One is property application or property acquisition, excuse me, that's a typo there, and nine yard extensions. All applicants are current on their taxes, have no code violations.

PROPERTY ACQUISITION – 2201 N HALLOCK ST

- ▶ Dan Gaines III
- ▶ 2209 N Hallock St
- ▶ AV: \$300.00



The first property we'll talk about is the property acquisition for Dan Gaines. It's at 2201 N. Hallock. Mr. Gaines house is located right there outlined in black and we have an application for the top and the bottom properties on North Hallock.

YARD EXTENSION – 2213 N HALLOCK ST

- ▶ Dan Gaines III
- ▶ 2209 N Hallock St
- ▶ AV: \$150.00



There's the other one, this one is more the one on the North.

YARD EXTENSION – 1518 S 8TH ST

- ▶ Diana Davila
- ▶ 1520 S 8th St
- ▶ AV: \$550.00



The slide features a large, faint watermark of the Wyandotte County seal in the background. The seal is circular with 'WYANDOTTE COUNTY KANSAS' around the perimeter and 'WC' in the center. Below the text, there is a decorative graphic consisting of a green triangle pointing right and a yellow triangle pointing left, meeting at a point.

The other yard extensions are ~~1520 S. 8th St.~~, (1518 S. 8th St.) which is located over there.

YARD EXTENSION – 1214 ORVILLE AVE

- ▶ Larry Brown
- ▶ 1216 Orville Ave
- ▶ AV: \$670.00



The slide features a large, faint watermark of the Wyandotte County seal in the background. The seal is circular with 'WYANDOTTE COUNTY KANSAS' around the perimeter and 'WC' in the center. Below the text, there is a decorative graphic consisting of a green triangle pointing right and a yellow triangle pointing left, meeting at a point.

~~1216 Orville Ave.~~ (1214 Orville Ave.)

July 10, 2017

YARD EXTENSION – 3044 N 32ND ST

- ▶ John Randolph
- ▶ 3036 N 32nd St
- ▶ AV: \$790.00



~~3036 N. 32nd.~~ (3044 N. 32nd). I'm sorry I'm reading the wrong addresses.

YARD EXTENSION – 3205 WOOD AVE

- ▶ Andre Hampton
- ▶ 1728 N 32nd St
- ▶ Total AV: \$4,840.00



3205 Wood Ave. They're in your packet.

July 10, 2017

YARD EXTENSION – 903 OSAGE AVE

- ▶ Oliver Small Engine
- ▶ 907 Osage Ave
- ▶ AV: \$15,610.00



903 Osage.

YARD EXTENSION – 905 SCOTT AVE

- ▶ Carlos Nava, Jr
- ▶ 907 Scott Ave
- ▶ AV: \$ 450.00



905 Scott.

July 10, 2017

YARD EXTENSION – 2946 S 36TH ST

- ▶ Brian Roberts
- ▶ 2954 S 36TH St
- ▶ AV: \$ 6,870.00



2946 S. 36th St.

YARD EXTENSION – 1872 N 28TH ST

- ▶ Christian Castro-Perez
- ▶ 1870 N 28th St
- ▶ AV: \$ 370.00



1872 N. 28th St.

I met with the Advisory Board, they were fine with everything and asked that everything be approved and forward for final consideration.

Commissioner McKiernan asked on 903 Osage? **Mr. Slaughter** said yes. **Commissioner McKiernan** said it says that it's Oliver Small Engine, is it the company that is requesting the yard extension or the owner of the company? **Mr. Slaughter** said it's the owner through the company. They purchased 907 which is right here next to their shop here. **Commissioner McKiernan** asked that's 911 right there? **Mr. Slaughter** said yes, and then 907 is here, so they've already controlled that and now this is the property in question that they're asking for. **Commissioner McKiernan** said so it's just to maintain that property not to—they have to go and get further— **Mr. Slaughter** said I don't believe there's any expansion or anything. They requested to put it in the tax sale and it finally made it in the April sale. **Commissioner McKiernan** said that's fine.

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

Donation to Land Bank

244 Highway Ave. from William & Emma Rehm Trust

Mr. Slaughter said we have one donation, 244 Highway Avenue. This is a request that the city of Bonner actually first received on the property. It's located outlined in black. It has a couple setbacks that make it really difficult to build on. The Bonner Springs Housing Authority owns property right next to it so the goal would be to get it to the Land Bank and then we would eventually transfer over to them. In the meantime the city of Bonner has agreed to maintain the property. We'll make a request to approve that donation.

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

July 10, 2017

Adjourn

Chairman Walker adjourned the meeting at 5:09 p.m.

mbb

July 10, 2017



Staff Request for Commission Action

Tracking No. 171286

Full Commission Meeting Date: 9/28/17

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 9/11/17

(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>
08/30/2017	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) - Applications (3)

Item (2) - Transfers to Land Bank (1)

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

Action Requested:

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

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Land Bank Applications, Transfers to Land Bank, Donations to Land Bank

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
JERMAINE MCGEE	613 SILVER HILL DR	619 SILVER HILL DR	YARD EXTENSION	
MONICA ZAMORA	1404 NEW JERSEY AVE	1402 NEW JERSEY AVE	YARD EXTENSION	
JERALD APPERSON	1137 BARBER AVE	1715 S 12TH ST	YARD EXTENSION	
LAND BANK ADVISORY BOARD RECOMMENDATION	The Land Bank Advisory Board recommends forwarding the application(s) for 1402 New Jersey Ave & 1715 S 12th St for final approval, to the Land Bank Board of Trustees. They also defer to the City of Bonner Springs for 619 Silver Hill Dr; coensidentally the City of Bonner Springs supports the application for 619 Silver Hill Dr.			

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8/10/17 BM
#103

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

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

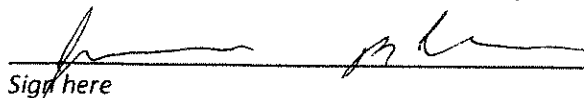
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

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

 Date 7/25/2017

Sign here

Jermaine McGehee

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 619 Silverhill Dr

Parcel ID Number: 235200

Applicant Information (Please Print)

Name: Jermaine McGee

Company/Organization: _____

Mailing Address: 613 Silverhill Dr

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 613 Silverhill Dr Bonner Springs KS 66012

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

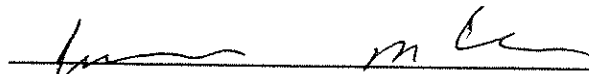
Please Respond to the Following Questions:

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

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

Signature (Required)

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

 Date 7/25/2017
Signature

Jermaine McGee
Print Name

BM 8/15/17
#104

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

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

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

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

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

Monica Zamora Date 8/15/17
Sign here

Monica Zamora
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1402 New Jersey Ave

Parcel ID Number: 209573

Applicant Information (Please Print)

Name: Monica Zamora

Company/Organization: _____

Mailing Address: 1404 New Jersey Ave

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.

Monica Zamora Date 8/15/17
Sign here

Monica Zamora
Print Name

Land Bank

#105

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, August 17, 2017 1:15 PM
To: Land Bank; info@opportunityspace.org
Subject: Unified Government Land Bank Application [#74]

Name of applicant * jerald apperson

Address *



1137 Barber Ave
Kansas City , kansas 66103
United States

Home phone *

Property 1



1137 Barber Ave. Kansas City. Ks 66103

Offer price * price should be \$100 since my land borders if i understand correctly.

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

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

Address of property



1715 S 12TH ST
KansasCity, KS 66103
United States

Property type? * Vacant land

Proposed use of property * Yard Extension.

As the applicant I attest that the information Yes
in this proposal is accurate. I attest that I
have read the Unified Government's Land
Bank policy and agree to the terms and
conditions of it. I understand that the Unified

Government reserves the rights to reject any
proposal without cause. *

Name * Jerald Apperson

Date * Thursday, August 17, 2017

TRANSFERS TO LAND BANK

Owner	Property Address	Parcel	Comments	Standing Committee Recommendation
Habitat for Humanity of Kansas City	2628 N 21st St	163135	THIS PROPERTY HAS BEEN DETERMINED NOT SUITABLE FOR NEW CONSTRUCTION BY HABITAT.	



1423 E. Linwood Blvd. | Kansas City, MO 64109 | Phone (816) 924-1096 | Fax (816) 924-1165 | Habitatkc.org



Wyandotte County Land Bank,

Habitat for Humanity of Kansas City, as a newly merged organization, has determined that the property listed below is not suitable for our building purposes and we would like to return it to the Land Bank.

The addresses of the property is as follows:

- 2628 N. 21st Street

We appreciate your willingness to work with Habitat and we look forward to working together to acquire more properties that better fit our needs as we move forward.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pat Turner".

Pat Turner

President/CEO



KEEP CONNECTED by following our social media at [/habitatkc](https://www.facebook.com/habitatkc)

DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	STANDING COMMITTEE RECOMMENDATION
LORETTA DAVIS	094618	209 WAVERLY AVE	
LORETTA DAVIS	094616	217 WAVERLY AVE	

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WYANDOTTE COUNTY LAND BANK

Property Donation Application

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

NOTE: The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

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

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

CONTACT INFORMATION

Owners Name: Loretta Johnson/Davis

Mailing address: 2717 Webster Ave.

City: KANSAS CITY State: KS. Zip: 66101

Daytime Phone #: 913-242-2086 Alternate Phone #: N/A

Email address: Not

DONATED PROPERTY INFORMATION

Property address: 209 Waverly Ave. #094618

Parcel ID#: EDGERTON B7-19, 0946, S34, T10, R34 ACRES 0.07, B14 L15

Structure Present: Yes place No ✓

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

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

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

Signature of Applicant: [Signature] Date: 8/4/17

Please return to:

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

As Witnessed by

[Signature]

WYANDOTTE COUNTY LAND BANK

Property Donation Application

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

NOTE: The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

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

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

CONTACT INFORMATION

Owners Name: Loretta Johnson / Davis
Mailing address: 2717 Webster Ave.
City: KANSAS CITY State: KS. Zip: 66104
Daytime Phone #: 913-242-2086 Alternate Phone #: NO
Email address: NO

DONATED PROPERTY INFORMATION

Property address: 00217 Waverly Ave #094616
Parcel ID#: Edgerton B7-19 + 0946, S34, T10, R34, acres 0.07
B14 L11
Structure Present: Yes _____ No ✓
Has this property recently gone through foreclosure? Yes _____ No ✓
Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes _____ No ✓

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

Signature of Applicant: [Signature] Date: 8/4/17

Please return to:

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

Witnessed by
[Signature]