



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Tuesday, January 16, 2018

5:00 PM

Location:

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

Name

Absent

Commissioner Brian McKiernan, Chair

Commissioner Gayle E. Townsend

Commissioner Ann Brandau-Murguia

Commissioner James Walters

I. Call to Order/Roll Call

II. Revisions to January 16, 2018 Agenda

III. Approval of standing committee minutes from October 30, 2017.

IV. Measurable Goals

V. Committee Agenda

Item No. 1 - LAND BANK BUSINESS

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

Applications

2312 N. 34th St. - Nancy Chavez-Cordona, yard extension

2923 Lafayette Ave. - Lorenza Jaranillo, yard extension

2313 N. 12th St. - Hazel Byers, yard extension

900 Lafayette Ave. - Preston Brown, yard extension

2756 N. 22nd St. - Henson Memorial Church, property acquisition

455 Bluegrass Dr. - Ryan Casey, single family construction

Transfer to Land Bank

2700 N. 18th St. - Unified Government of Wyandotte County/KCK
(Property was transferred to the UG with over \$6,500 in back taxes. After abatement, the property will be transferred back to the UG.)

Transfer from Land Bank

2700 N. 18th St. - Unified Government of Wyandotte County/KCK
(Property was transferred to the UG with over \$6,500 in back taxes. After abatement, the property will be transferred back to the UG.)

Donations to Land Bank

1329 Webster Ave. - Jontell Jones

6007 Kansas Ave. - Lowkap, LLC

954 Ivandale St. - Linda (Ronchetto) Johnson

Tax Sale #339 (12/14/17) Transfers

(See list for the 126 properties)

2017 Conveyance Report

Tracking #: 1720

VI. Public Agenda

VII. Adjourn

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

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, October 30, 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 Walters, Murguia, Townsend, and McKiernan. The following officials were also in attendance: Doug Bach, County Administrator; Emerick Cross, Commission Liaison; Angela Lawson, Deputy Chief Counsel; and Chris Slaughter, Land Bank Manager; Ron Sutton, 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 September 11, 2017 meeting. **On motion of Commissioner McKiernan, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 171299...LAND BANK BUSINESS

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

Applications

2408 N. 9th St. - Laura Miller
905 N. 54th St. - Laura Miller
1940 N. 13th St. - Ascencion Rodriguez
127 Greeley Ave. - Anabell Mendez Aniceto
16 S. 22nd St. - Guadalupe Medina
1702 Walker Ave. - Edson Torres
1937 N. 29th St. - Wendy Sanchez
1935 Waverly Ave. - Julio Cesar
228 S. Ferree St. - Mary Sport

843 Splitlog Ave. - Jose Ayala
 1238 Cleveland Ave. - Anthony Falcon
 3629 Bell Crossing Dr. - Oracio Perez
 4845 Yecker Ave. - The Dexter Group Trust
 3132 S. 37th St. - Chris Herbst
 3219 Georgia Ave. - Joe Allen
 3001 N. 91st St. - Mike Kane
 3739 N. 35th St. - Ramon Venancio Garcia
 3733 N. 35th St. - Ramon Venancio Garcia
 3729 N. 35th St. - Ramon Venancio Garcia
 1620 N. 51st St. - Ester Reed
 1628 N. 51st St. - Ester Reed
 2507 N. 22nd St. - Antonia Ayalla
 1966 Troup Ave. - Johnny Gibbs
 1621 S. 14th St. - Diana Davila
 3072 N. 22nd St. - Mack Phoenix
 2940 N. 13th St. - Gregory Smith
 3353 N. 49th Dr. - Deborah Redmond
 909 Greeley Ave. - Henson Memorial Church
 827 S. 12th St. - Carmelia Arriaga
 (The Land Bank Advisory Board recommended approval)

Transfer to Land Bank

722 River Dr. - City of Edwardsville
 (Property part of City's inventory mainly used for park & recreation. Previous tax years due (2004-2004) and special assessments for weeds (2008).)

Transfers from Land Bank

722 River Dr. - City of Edwardsville
 (Property part of City's inventory mainly used for park & recreation. Previous tax years due (2004-2004) and special assessments for weeds (2008).)
 2910 N. 16th St. - M & K Repairs
 2914 N. 16th St. - M & K Repairs
 (M & K Repairs is currently rehabbing 2912 N. 16th St., and these vacant lots will give them additional space.)

Donations to Land Bank

1606 N. 66th Dr. - Gerald R. Currie
 5204 Miami Ave. - Debra Ralph

Chris Slaughter, Land Bank Manager, said before we get started just some changes. We did have to remove one of the applications that was for 16 S. 22nd St. That is in our NRSA Hold Area, so we have contacted the applicant and told him it would not be available for sale at this time.

Also, the application and it will reflect in the presentation, 2507 N. 22nd is going to be presented as a yard expansion, not a property acquisition.

In our donations we have removed one of those as well, 1606 N. 66th Dr. We thought we would have an inspection of the property done by the meeting and we did not get to that so we will be presenting that at a later time.

At the end when we do an update on the Rehab Program we also thought the final inspection would be in for 234 S. Ferree St. so we will probably be updating that at the next meeting. With that we'll get started.

Chairman Walker said in reference to applications does any commissioner have questions or concerns.



WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 28 Applications
 - ▶ 16 –Yard Extensions
 - ▶ 12 – Property Acquisitions

All applicants are current on their taxes
and have no Code Violations

PROPERTY ACQUISITION – 827 S. 12TH ST
CARMELIA ARRIAGA – 1216 TAYLOR AVE



Commissioner McKiernan said on 827 S. 12th St., I remember we had considered that at a previous meeting. I don't remember what the circumstances were, or correct me if I'm wrong, did we consider that at a previous meeting? **Mr. Slaughter** said it's the same applicant. I know

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there was a property on S. Valley that I told her is not available. You could be right, this could be the same one.

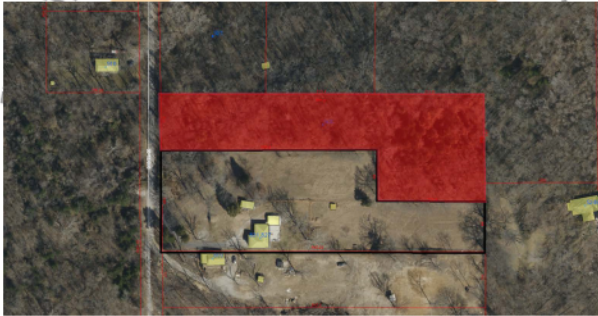
Commissioner McKiernan said isn't this the one that is right next door to the triangle where Armourdale Parkway or Argentine Blvd., one of the two, goes to the southwest? **Mr. Slaughter** said correct. This is the property right here. The applicant lives here and I believe a couple of months ago they were awarded property right here on Pennsylvania. Again, there is the property over here off of S. Valley that has not been made available. I apologize. I would have to check my numbers. I just don't know if it was this property here or that one, but we did pull it at the time. **Commissioner McKiernan** said this one on So. 12th is a new property so I have no further questions.

Commissioner Walters said the Transfer to the Land Bank is that appropriate at this time or should I wait? **Chairman Walker** said sure, I think we're going to approve them all. **Mr. Slaughter** said I'd prefer we do the applications and then we'll do the transfers. **Commissioner Walters** said I'll come back.

YARD EXTENSION – 2408 N 9TH ST
LAURA MILLER – 2404 N 9TH ST



YARD EXTENSION – 905 N 54TH ST
LAURA MILLER – 827 & 901 N 54TH ST



YARD EXTENSION – 1940 N 13TH ST
ASCENCION RODRIGUEZ – 1938 N 13TH ST



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YARD EXTENSION – 127 GREELEY AVE
ANABELL MENDEZ ANICETO – 127 GREELEY AVE



YARD EXTENSION – 1704 WALKER AVE
EDSON TORRES – 1702 WALKER AVE



YARD EXTENSION – 1935 N 29TH ST
WENDY SANCHEZ – 1937 N 29TH ST



YARD EXTENSION – 1735 WAVERLY AVE
JULIO CESAR – 1731 WAVERLY AVE



YARD EXTENSION – 228 S FERREE ST
MARY SPORT – 230 S FERREE ST



YARD EXTENSION – 843 SPLITLOG AVE
JOSE AYALA – 845 SPLITLOG AVE



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YARD EXTENSION – 1238 CLEVELAND AVE
ANTHONY FALCON – 1235 ROWLAND AVE



YARD EXTENSION – 3629 BELL CROSSING DR
ORACIO PEREZ – 3605 BELL CROSSING DR



YARD EXTENSION – 4845 YECKER AVE
THE DEXTER GROUP TRUST – 2726 N 48TH TER



YARD EXTENSION – 3132 S 37TH ST
CHRIS HERBST – 3128 S 37TH ST



YARD EXTENSION – 3219 GEORGIA AVE
JOE ALLEN – 3223 GEORGIA AVE



YARD EXTENSION – 3001 N 91ST ST
MIKE KANE – 2947 N 91ST ST



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Commissioner Townsend said I'd like to know if Ramon Garcia is present today. The question I have really is just about a matter of how many other properties from the Land Bank Mr. Garcia may already own, what his plans are for this. Years ago we had thought it would be a good idea if a requestor had five or more to come forward to us and explain his or her broader vision of where they're going with that and the purpose.

Mr. Slaughter said as Mr. Garcia making his way to the podium, I will say that on the map here the black is an outline of his current property. The two below to the south and one to the north are the Land Bank requests tonight.

Ms. Garcia said we wanted to buy the property to extend his driveway and on this side wants to make the yard more bigger.

Commissioner Townsend asked have you secured any other? **Ms. Garcia** said this is the property, the home where we live, that's the only property he has purchased. The driveway is small and people have been going back there to dump stuff in that, he wanted to make sure it was closed off and he could add to the driveway and they wouldn't go back there and drop off stuff. They we're acting like it's a dump, but it's not. **Commissioner Townsend** said and so the area

highlighted in black, that's your residence. **Ms. Garcia** said yes, it is. **Commissioner Townsend** said thank you. That satisfies the questions I have.

PROPERTY ACQUISITION – 1620 & 1628 N 51ST ST
ESTER REED – 1610 N 51ST ST



PROPERTY ACQUISITION – 1966 TROUP AVE
JOHNNY GIBBS – 1958 & 1960 TROUP AVE



PROPERTY ACQUISITION – 1621 S 14TH ST
DIANA DAVILA – 1616 S 13TH ST

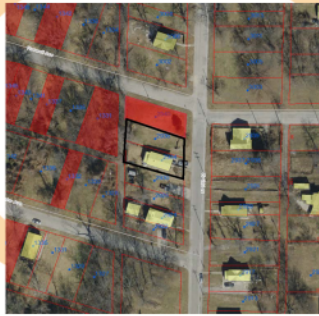


PROPERTY ACQUISITION – 3072 N 22ND ST
MACK PHOENIX – 2208 LATHROP AVE



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PROPERTY ACQUISITION – 2940 N 13TH ST
GREGORY SMITH – 2934 & 2938 N 13TH ST



PROPERTY ACQUISITION – 3353 N 49TH ST
DEBORAH REDMOND – 3333 N 49TH ST



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PROPERTY ACQUISITION – 909 GREELEY AVE
HENSON MEMORIAL CHURCH – 901 & 905 GREELEY AVE



WYANDOTTE COUNTY LAND BANK APPLICATIONS

REQUESTING APPROVAL
OF THE APPLICATION REQUESTS
& FORWARD THEM TO THE LAND
BANK BOARD OF TRUSTEES FOR
FINAL APPROVAL

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

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TRANSFERS TO THE LAND BANK 722 RIVER DR – CITY OF EDWARDSVILLE



TRANSFERS TO THE LAND BANK 722 RIVER DR – CITY OF EDWARDSVILLE

- ▶ The property has a special assessment for tax year 2008.
- ▶ The property has back taxes for tax years 2002 – 2004.
- ▶ Land Bank is requesting that the property be transferred into its inventory from the City to abate the above.



**WYANDOTTE COUNTY LAND BANK
TRANSFERS TO LAND BANK**

REQUESTING APPROVAL
OF THE TRANSFER REQUEST & TO
HAVE THEM FORWARDED TO THE
LAND BANK BOARD OF TRUSTEES
FOR FINAL APPROVAL

Commissioner Walters said I had a question on the 722 River Dr. which is a transfer to the Land Bank and transfer from the Land Bank at the same time. It also says that previous tax years are due 2004 through 2004, is that a typo; and the special assessments for weed,. is that a KCK or a county assessment in Edwardsville. Can you explain that whole thing? **Mr. Slaughter** said, Commissioner, the assessment is from the city of Edwardsville and it was for weeds. **Commissioner Walters** said they own the property? **Mr. Slaughter** said correct. The taxes were back from 2002, 2003, and 2004. They're just simply asking to transfer to the Land Bank, have the Land Bank abate those taxes and that assessment. Then once that's done then go ahead and get your approvals tonight and go ahead and transfer back to them instead of bringing it back next month for that transfer. **Commissioner Walters** asked what is the amount of the taxes. **Mr. Slaughter** said just a little bit shy of \$3,200 and the assessment is around \$333. **Commissioner Walters** asked is this an unusual situation. **Mr. Slaughter** said I would say yes. I would think that the city wouldn't have any property that they owned that would have back taxes on it. This was just a request that came from the City Manager and so we thought we'd present it to you guys tonight.

Chairman Walker said this would be a case where in reality, if we didn't do this, taxpayers of Edwardsville would be paying the taxes back to themselves, correct? The school district would

lose part of that tax, is that right? **Mr. Slaughter** said I would imagine they would still just be sitting out there.

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

TRANSFERS FROM THE LAND BANK
722 RIVER DR – CITY OF EDWARDSVILLE



Mr. Slaughter said we would ask that the taxes and assessments are abated that we would transfer this back to the city of Edwardsville.

TRANSFERS FROM THE LAND BANK 722 RIVER DR – CITY OF EDWARDSVILLE

- ▶ The property has a special assessment for tax year 2008.
- ▶ The property has back taxes for tax years 2002 – 2004.
- ▶ Land Bank is requesting that the property be transferred back to the City after special assessments & back taxes have been abated.

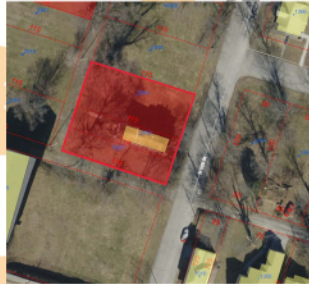


TRANSFERS FROM THE LAND BANK 2910 & 2914 N 16TH ST – M & K REPAIRS



TRANSFERS FROM THE LAND BANK 2910 & 2914 N 16TH ST – M & K REPAIRS

- ▶ Property is part of the WCLB Rehab Program
- ▶ Agreement was approved by CAO on August 25, 2017
- ▶ Agreement was filed on October 6, 2017
- ▶ These lots will allow for a larger footprint when putting property on the market following rehab



WYANDOTTE COUNTY LAND BANK TRANSFERS FROM LAND BANK

REQUESTING APPROVAL
OF THE TRANSFER REQUEST & TO
HAVE THEM FORWARDED TO THE
LAND BANK BOARD OF TRUSTEES
FOR FINAL APPROVAL

We also have a request for 2910 and 2914 N. 16th St. As you can see here in the picture they are surrounding 2912 N. 16th. That house there is in our Rehab Program. It's currently—It was approved by the County Administrator on August 25 and it's currently under agreement so

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they've asked that following the rehab this would actually make it more marketable in their plans to rent or to sell the property. That's our request tonight is to transfer that to them.

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

**WYANDOTTE COUNTY LAND BANK
DONATIONS TO LAND BANK
5204 MIAMI AVE – DEBRA RALPH**



We just have 5204 Miami Avenue. That's this property right here in black just to the north of the fields over at Turner High. There are prior year taxes back from 2011.

Commissioner Murguia asked what are the back taxes? Mr. Slaughter said I would say roughly about \$1,200. Commissioner Murguia said that's a vacant lot, right? Mr. Slaughter said correct. Commissioner Murguia said they are donating the vacant lot to the Unified Government? Mr. Slaughter said to the Land Bank. Commissioner Murguia asked what's the frontage on that vacant lot? Mr. Slaughter said I would say it's probably close to 50 ft.

Commissioner McKiernan said I'm looking at the application. Remind me again, there are back taxes on this. Mr. Slaughter said correct. Commissioner McKiernan asked how much.

Mr. Slaughter said about \$1,200. **Commissioner McKiernan** said they donate and just walk away from there. According to this application the owner does not live in Turner. **Mr. Slaughter** said correct. She lives in Overland Park.

Commissioner Murguia asked so we're just taking it so she doesn't have to pay the \$1,200. **Mr. Slaughter** said she is requesting to donate it. If you approve, yes, we'll take it, we'll abate the taxes. First thing we'll probably do is reach out to the neighbor right here and see if they want to extend their property.

Commissioner McKiernan said how about she pays the back taxes and then we take it. I mean she can donate it. Let me think about this one for a minute. What's the tax history on this? A vacant lot for \$1,200 that has to be seven years. **Mr. Slaughter** said 2011 I think is the last one. Roughly about \$200 a year has probably been the average.

Commissioner Townsend asked what does this property currently look like? Is it overgrown weeds that need to be cut? What does it look like now? **Mr. Slaughter** said it's been awhile since I went out there but it was in pretty decent shape. I wouldn't say it was freshly cut, but it wasn't tall weeds and overgrowth like that. **Commissioner Townsend** asked how long ago was that. **Mr. Slaughter** said probably early part of last week.

Chairman Walker said unfortunately the alternative here is to throw it into foreclosure and incur the expenses of that to acquire the property just to put it in the Land Bank and erase the taxes as well until the state recognizes a right to proceed against the individual taxpayer for a deficit judgment which Kansas does not and probably never will. I can't imagine why somebody would walk away from a piece of property that has potential for \$200 a year.

Commissioner Murguia asked what's the appraised value on the lot? **Mr. Slaughter** said I don't have that information, but I would imagine being in Turner \$15,000 maybe \$10,000. **Commissioner Murguia** said so after we get this property, after we accept the donation you said you we're going to reach out to the neighbors to see if they want it. How much are you going to

charge them for that lot? **Mr. Slaughter** said probably our asking price would start at that appraised value.

Chairman Walker said I'd hate to see—when you have a piece of property that has some value to us and sell it just to get it on the tax roll kind of price.

Commissioner McKiernan said I'll just go on the record again, as saying in my opinion, there's no way that this should have gotten to seven years. We need to move on these properties before that time and that I do object to somebody who doesn't live in our city holding this property and then walking away from it and leaving us. Granted we get the property and what Commissioner Walker said is correct, it will probably cost us more to go get it then having them donate it and just eating the back taxes, but it should not have gotten to seven years. We should have moved on this at year one, year two, and then at year three we should have taken care of it.

**WYANDOTTE COUNTY LAND BANK
DONATIONS TO LAND BANK**

REQUESTING APPROVAL
OF THE DONATION REQUESTS
BE FORWARD TO THE LAND BANK
BOARD OF TRUSTEES FOR
FINAL APPROVAL

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

Item No. 2 – 171352...UPDATE: LAND BANK REHAB PROGRAM

Synopsis: Update on the following properties that have completed their rehab, submitted by Chris Slaughter, Land Bank Manager.

- 2028 S. 15th St.
- 3609 Delavan Ave.
- 1131 N. 49th Terr.
- 234 S. Ferree St.

For information only.

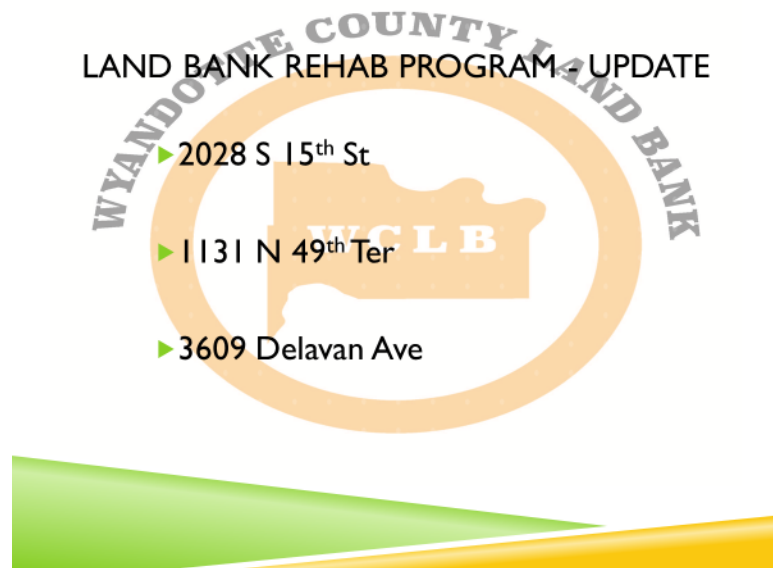


Chris Slaughter, Land Bank Manager, said we are going to give you an update. I know your packets said four properties, but again, the one on Ferree we'll present next month. We have three properties we're going to touch on, show you some pictures of how the properties turned out and first just wanted to give you some information kind of what we have currently in our pool. We have 35 contractors in our contracting pool. They're the only ones that get an opportunity to make an offer on any of our properties. Some of them also help us out by do the boarding for us as well.

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Currently we have 70 in our name, 52 have been recommended for the Rehab Program or currently being worked in the Rehab Program, 18 were recommended for demo. The three houses we'll talk about here in a minute have the rehab completed. Six houses have already started the rehab meaning they've already closed. We have 16 houses awaiting that have been awarded by the County Administrator, but we are waiting to close. It's taken a little extra time because of getting title insurance through the company that we partnered with. We have 15 houses with no offers so as we get new contractors onboard we give them an opportunity to go look at those and see if they'd like to make an offer on them. We have 12 houses from this current tax sale in August that we should be getting boarding bids this week.

I'd like to recognize Charles Brockman. He's also acting as our Construction Manager on this. He's been very, very helpful in getting this program where it is now.



The three we're going to talk about here 2028 S. 15th St., 1131 N. 49th Terr., and 3609 Delavan Ave. combined since they have all been finished and all had private appraisers, the rehabbers have added over \$266,000 value or that's the new value of the three houses combined. It's about \$124,000 increase which is also about 87.5% appraisal increase.



Commissioner Walker, I know we've had emails and calls on this one. This one was all the way back in December as we we're really trying to get the program started was one of the first ones that really got going. It was done by Summit Waters.



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Here's just some pictures of the inside of the property. As you can see they kept some of the original features of the property. This built-in bookshelve there.



Some pictures of one of the bathrooms they did.



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And just some of the other quality finishes again.



Again, this took two months to rehab. The appraised value in January was \$42,800. They had a private appraisal for \$80,000 and currently it's being rented for over \$750 per month.



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Next is 1131 N. 49th Terr. I will say when we first looked at this one you had to walk up the steps sideways there was so much growth. As you can see, after they had all that removed, just even that made a vast difference.



Again, some pictures from the inside, the kitchen and bath.

1131 N 49TH TER



This was part of the old porch and another picture of the bathroom.

1131 N 49TH TER



This is actually the back of the house. They added a nice little patio area. Great landscaping as you can see concrete poured. As you continue down this way this is actually the side. This view right here is this back corner. They added a complete retaining wall. Just did great work again.

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1131 N 49TH TER

- ▶ Rehab time – 1 ½ months
- ▶ Appraised Value (Jan 1) \$52,900
- ▶ Appraisal after rehab \$ 86,000
- ▶ Currently rented for over \$900/month



This only took a month and a half. It appraised at the beginning of the year \$52,900, \$86,000 after appraisal. It is currently being rented for over \$900 a month.



The last one we'll take about is 3609 Delavan. They we're telling us about their different tiers of whether they're going to sell or whether they're going to rent, how they ended up picking their finishes and stuff.

3609 DELAVAN AVE



This is off the backroom here. It's going to kind of just be a little sunroom.

3609 DELAVAN AVE



This one they actually did put on the market to sell so they did a little bit higher end there ceiling fan.

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3609 DELAVAN AVE



I just wanted to show you also, these are also getting the basements completely done. If there is foundation work, they will go after it. Just a picture of how big they expanded that old driveway.

3609 DELAVAN AVE

- ▶ Rehab time – 2 months
- ▶ Appraised Value (Jan 1) \$46,100
- ▶ Appraisal after rehab \$ 100,000
- ▶ On market 12 hours & sold for asking price



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Delavan took two months to rehab. It was appraised at \$46,100. At the beginning of the year it appraised at \$100,000 and that's what they put it on the market for and within 12 hours they had a full offer on it.

That's just a recap. We're chugging along. Hopefully next month we'll have some more. One of the things holding us back just a little bit is getting the title insurance ask to actually being able to close on these properties. We think we've kind of got that whittled down to maybe a seven to ten-day period and stuff. That's it. Unless you have questions, that concludes my presentation.

Commissioner Townsend said that was a good job. Was the rehab the same on all three of those properties? **Mr. Slaughter** said yes. They had two different companies, but it's the same group. Summit Waters and J-Bloc, LLC. **Commissioner Townsend** asked did they know whether they were going to sell or rent at the beginning and made that decision you mentioned with the finishes or was that developed as it kind of went along. **Mr. Slaughter** said I think once they actually started comparing comps, rentals in those areas and stuff and the total investment that they have to put in, I think that helps them eventually make the decision. We do ask whether they're going to rent or sell when they send their offer in. I have to check if they said sell, but ended up renting or vice-versa.

Action: Information only.

Adjourn

Chairman Walker adjourned the meeting at 6:06 p.m.

tk



Staff Request for Commission Action

Tracking No. 1720

Full Commission Meeting Date: 1/25/18

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 1/16/18

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
01/03/2018	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 (6)

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

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

Item (4) - Donations To Land Bank (3)

Item (5) - Tax Sale Transfers (126)

Item (6) - 2017 Conveyance Report

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, Transfers from Land Bank, Donations to Land Bank, Tax Sale Transfers, 2017 Conveyance Report

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
Nancy Chavez-Cordona	2308 N 34th St	2312 N 34th St	Yard Extension	
Lorenza Jaranillo	2917 Lafayette Ave	2923 Lafayette Ave	Yard Extension	
Hazel Byers	2309 N 12th St	2313 N 12th St	Yard Extension	
Preston Brown	901 Greeley Ave	900 Lafayette Ave	Yard Extension	
Henson Memorial Church	2754 N 22nd St	2756 N 22nd St	Property Acquisition	
Ryan Casey	N/A	455 Bluegrass Dr	Single Family Construction	

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INTENTIONALLY**

6/12/17 BM
#76

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.

Nancy Chavez Cardona Date 6/12/17
Sign here

Nancy Chavez Cardona
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2312 N 34 St KS KS 66104

Parcel ID Number: 107951

Applicant Information (Please Print)

Name: Nancy Chavez Cardona

Company/Organization: _____

Mailing Address: 512 Sandusky Ave

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2308 N 34 St Kansas KS 66104

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 ☒

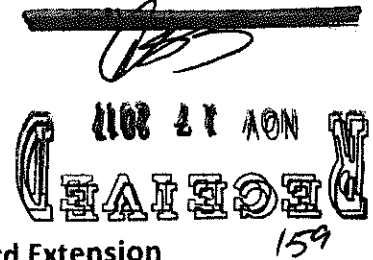
Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

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.

Nancy Chavez Cardona Date 6/12/2017
Sign here

Nancy Chavez Cardona
Print Name



Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

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

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

Program Requirements and Policies:

- 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.

Jeremy Jaramillo Date 11/16/17
 Sign here

LORENZA JARAMILLO
 Print Name

Application to Purchase a Vacant Land Bank Property as Yard ExtensionLand Bank Property You Wish to Purchase: 2923 LaFayette AveParcel ID Number: 101671**Applicant Information (Please Print)**Name: LORENZA JARAMILLO

Company/Organization: _____

Mailing Address: _____

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: _____

Do you live in the adjacent structure above? Yes ___ No Y**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.

Lorenza Jaramillo
Sign here

Date 11/16/17

LORENZA JARAMILLO
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

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

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

Program Requirements and Policies:

- 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.

Hazel B Byers Date 11-14-17
Sign here

Hazel B. Byers
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2313 N 12th St.

Parcel ID Number: 157125

Applicant Information (Please Print)

Name: Hazel B Byers

Company/Organization: _____

Mailing Address: 2309 N. 12th

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2309 N 12th

Do you live in the adjacent structure above? Yes ☐ No ☒ (Mother lives in structure)

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.

*Please note we have maintained this property since original
Signature (Required) Structure burned.*

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.

Hazel B Byers Date 11-14-17
Sign here

Hazel B Byers
Print Name

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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.

Preston L. Brown
Sign here

Date 12-04-17

PRESTON L. BROWN
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2756 N. 22nd K.C., KS 66104

Parcel ID Number: 160122

Applicant Information (Please Print)

Name: PRESTON L. BROWN

Company/Organization: _____

Mailing Address: 1814 New Jersey Ave K.C., KS 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2754 N. 22nd K.C., KS 66104

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.

Preston L. Brown Date 12-04-17
Sign here

PRESTON L. BROWN
Print Name

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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.

Arnon H. Henson Sr. Date 12/5/17
Sign here

ARNON H. HENSON SR.
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 900 Lafayette, Kansas City, KS

Parcel ID Number: 154022

Intended Usage of Property: Potential Extra Parking

Applicant Information (Please Print)

Name: Arar H. Henson

Company/Organization: HENSON MEMORIAL CHURCH

Mailing Address: P.O. Box 12307, Kansas City, KS 66112

Phone Number(s): (913) 244-3122

E-mail(s): ahenson2@comcast.net

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.

Arar H. Henson Sr.

Sign here

Date 12/5/17

ARAR H. HENSON SR.

Print Name

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#170

Land Bank Property for New Construction

Use this application for the following projects:

- Develop vacant parcels with new construction, including, but not limited to, the construction of new houses, commercial buildings, parking lots, etc.

Note: Separate applications are available for the purchase of adjacent side lots and to rehab existing residential or commercial structures.

Purchase Price and Development Costs:

Applicants are able to purchase lots for new construction at a value determined by the Wyandotte County Land Bank (WCLB) staff. This value is based on comparable sales in the area; the purchase price is firm.

Requirements and Policies:

- Not all land bank properties are available for sale—if a property is on the “Hold” list, it may not be for sale.
- An application is required for all purchases of property. No sales contracts will be accepted. If an application is incomplete, you will be contacted by the Land Bank office; 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.
- Evidence of funding is required for all applications. Applicants are required to have the funds necessary to purchase and develop the property, prior to entering into negotiations with the Land Bank staff. Funds can be a bank statement, line of credit, or pre-approval letter from a lending institution. Examples of experience are required for all applicants. Either the buyer or the buyer’s contractor must have experience doing similar work. All contractors must possess licenses, required by the Unified Government’s Neighborhood Resource Center (NRC), in order to obtain permits and perform work.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- In cases of multiple applications, the WCLB will compare the following: offer price, development plan, financial capacity, track record of applicant, type of project, consistency with adopted City Plans, and other factors. If the result is a tie amongst applicants, precedence may go to the Wyandotte County residence.
- The WCLB reserves the absolute right to accept or reject any and all applications and/or offers for purchase.
- All sales include restrictions and an agreement to finish the development plan before a deed, transferring the property, will be issued. All deeds transferred from the WCLB are prepared with the assistance of the UG’s Legal Department. All contracts contain reversionary language, allowing the WCLB to regain possession of the property and to refuse to issue the deed if the buyer:
 - fails to meet their development plan,
 - fails meet the timelines agreed to in this application, or
 - violates the other restrictions described in the contract

NOTE: The reversionary right is to protect the WCLB in case the buyer fails to complete the project, as agreed. If the property is reverted, the buyer will not be reimbursed for any losses and will be ineligible to purchase any future land bank property

- Depending on the project, the WCLB may require the applicant to schedule a Preliminary Site Plan Review with the Urban Planning and Zoning Department. This review is intended to identify issues, such as zoning, utility connections, and similar items that can make the project unfeasible. Zoning changes or variances must be made prior to closing and the WCLB can serve as a co-applicant to the zoning application. The WCLB further reserves the right to require a review of the development plan by the Economic Development Department.
- All work requires appropriate building permits. The buyer is solely responsible to coordinate and obtain the permits and approvals necessary to complete the project. All construction work must meet all the building requirements. If a zoning variance or rezoning is required, please note this on the application. If any necessary permit is not obtained or produced, the WCLB may start the reversionary process. Copies of all permits, pre and post construction, are to be submitted to the WCLB office.
- The buyer must apply for permits and start construction within **30 days** of the initial closing.
- All properties are 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 that all code violations must be remedied before the WCLB transfers ownership of 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's agents, employees, or contractors. Nothing in this article restricts the WCLB's rights and remedies available at law or in equity.
- A title policy is not purchased by the WCLB; the buyer must arrange a title policy through a title company of their choosing.
- The WCLB staff will have property inspections every 60 days that are non-negotiable. Proper notification will be given by the WCLB staff; failure to allow the WCLB staff access to the property may result in the reversion process.
- The buyer must finish the construction within the **negotiated time frame** from the initial closing. If the project is not completed by the negotiated time frame, the WCLB may invoke its right of reversion and take possession of the property. It is the responsibility of the buyer to notify the WCLB on the progress of construction and upon the completion of the project.

Any variation of the submitted Development Plan will require the prior written approval of the WCLB. Failure to complete the plan in its entirety and as submitted with the application may result in the reversion of the property and/or rejection of all future applications.

Signature (Required)

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

_____
Sign here Date: 12/2/17

Ryan Casey
Print Name

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: 455 N. Bluegrass Dr. Parcel ID Number: 22 8408
BONNER SPRINGS, KS 66012

Applicant and Contractor Information (Please Print)

Buyer Information

Name: RYAN CASEY

Company/Organization: N/A

Mailing Address: _____

Phone Number(s): _____

E-mail(s): _____

Contractor

Name: RYAN CASEY

Company/Organization: _____

Mailing Address: _____

Phone Number(s): ~~_____~~ _____

E-mail(s): _____

Website: N/A

Note: Additional contractors may be listed on separate page. All Contractors will need applicable licenses, as required by the City's Building Code, for which the property resides.

Please note: The WCLB will perform a verification of the information and any falsified information may result in the rejection of the application.

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.

Project Information

1. What is the intended use upon completion:
X Single-family Residential
_____ Two-family Residential
_____ Multi-family Residential
_____ Commercial, Type: _____
2. What is your anticipated completion timeframe?
_____ 0 to 6 months
X 6 to 12 months
_____ 12 + months
3. What is your estimated construction budget per square foot? \$ 110.00

Residential Projects:

4. Following construction, will the applicant occupy the building?
Yes X No _____
5. If the applicant will not occupy the structure, what is the intended use?
N/A Rental property
N/A Sell for homeownership

Commercial Projects:

6. Following construction, is an end user identified for the building?
N/A Yes, I (we) will operate our business out of the building
N/A Yes, I (we) have an end user identified
N/A No, I (we) will seek to rent the space to a tenant
N/A No, I (we) will seek to sell the building

Development Plan

The following information must be attached to this document before your application will be processed. The application will not be considered complete until it is submitted with all attachments.

Development Plan

- Project Narrative - Please provide a written narrative of the project with a description of the work to be performed. Provide information on the construction team, including examples of past experiences on similar projects completed and any other information for the WCLB to consider in reviewing the application.
- Construction Budget - Provide a detailed breakdown of work. Be as specific as possible — the WCLB will give more weight to an application with more detail.
- Project Costs - Itemize costs for each part of the development, including where the buyer will perform work and any cost savings that are achieved from this work to help compare different proposals.
- Site Plan and Elevations - Buyers should meet with the Urban Planning and Zoning Department to identify any zoning or site development issues.

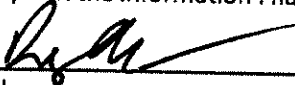
Proof of Funds

Documentation is required to verify the funding necessary to purchase the property and to complete the new construction. This typically includes:

- A letter, line of credit approval, and similar documents from a lending institution, approving any financing proposed for the project. The documents should contain the amount available, the term, and all requirements of the financing; it should state that the financing can be used for the proposed project. The amount of financing must equal or exceed the amount contained in the development project costs.
- Personal or business bank statements and a letter from the applicant, if the applicant proposes to use existing cash. The amount of the statements must equal or exceed the amount contained in the development project costs.

Signature (Required)

I have read and understand the information provided above and contained in this application. I hereby certify that the information I have provided for this application is true and correct.


Sign here _____ Date 12/2/17

Ryan Casey
Print Name _____

TRANSFERS TO LAND BANK

Recipient	Property Address	Parcel	Comments	Standing Committee Recommendation
Unified Government of Wyandotte County/Kansas City, KS	2700 N 18th St	163008	Property was transferred to Unified Government with over \$6,500.00 in back taxes; after abatement property will be transferred back to the Unified Government.	

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TRANSFERS FROM LAND BANK

Owner	Property Address	Parcel	Comments	Standing Committee Recommendation
Unified Government of Wyandotte County/Kansas City, KS	2700 N 18th St	163008	Property was transferred to Unified Government with over \$6,500.00 in back taxes; after abatement property will be transferred back to the Unified Government.	

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DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	STANDING COMMITTEE RECOMMENDATION
Jontell Jones	115274	1329 Webster Ave	
Lowkap, LLC	922105	6007 Kansas Ave	
Linda (Ronchetto) Johnson	906008	954 Ivandale St	

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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: Jontell L Jones

Mailing address: 12204 Pebble Beach Drive

City: Kansas City State: Kansas Zip: 66109

Daytime Phone #: 816-500-2864 Alternate Phone #: 816-483-8800

Email address: jjones@mosaic-construction.com

DONATED PROPERTY INFORMATION

Property address: 1329 Webster Ave.

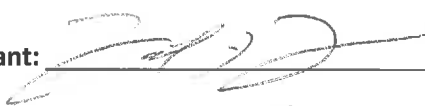
Parcel ID#: 115274

Structure Present: Yes _____ No X

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

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

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: 

Date: October 20, 2017

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

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DEC 9 2017

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.

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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: LOWKAP, LLC

Mailing address: 12709 WOODWARD STREET

City: OVERLAND PARK

State: KS

Zip: 66213

Daytime Phone #:

Alternate Phone #:

Email address:

DONATED PROPERTY INFORMATION

Property address: 6007 KANSAS AVENUE

Parcel ID#: 932105

Structure Present: Yes _____ No X

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

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

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]
MANAGING MEMBER

Date:

12/6/17

Please return to:

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

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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: Linda (Ronchetto) Johnson
Mailing address: 1345 SE DALTON DR
City: Lee's Summit State: MO Zip: 64081-3199
Daytime Phone #: None Alternate Phone #: _____
Email address: _____

DONATED PROPERTY INFORMATION

Property address: 2954 IVANDALE ST. KANSAS CITY, KS 66101
Parcel ID#: 90608
Structure Present: Yes _____ No X
Has this property recently gone through foreclosure? Yes _____ No X
Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes _____ No X

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: Linda R. Johnson Date: 11/27/2017

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

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Wyandotte County Land Bank

Economic Development Department

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5730
Fax: (913) 573-5745
Email: cslaughter@wycokck.org

MEMORANDUM

TO: Wyandotte County Land Bank Board of Trustees

FROM: Chris Slaughter, Land Bank Manager 

DATE: January 2, 2018

SUBJECT: Non-Sale/Non-Redeemed Property – Tax Sale 339

Per Policy change, approved on August 17, 2017 by Board of Trustees, all incoming property will be presented at Standing Committee for approval and forwarded to Land Bank Board of Trustees for final approval.

Attached are the properties that did receive a bid and were deemed no-sales or were not redeemed by a winning bidder, to the County, by the deadline established at the end of Tax Sale 339 (December 14, 2017). Each property has the following listed:

- Parcel number
- Site address
- Property indicator
 - V – vacant
 - I – improvement
 - C – Commercial
 - C/I – Commercial improvement

COA	Parcel	Num	Dir	Street	Suf	City	State	Zipcode	Type
1	007891	325 R	N	81st	Ter	Kansas City	KS	66112	V
3	014402	235	N	61st	St	Kansas City	KS	66102	I
4	018709	6716		Montana	Ct	Kansas City	KS	66111	V
6	056719	217	N	35th	St	Kansas City	KS	66102	V
14	082322	833		New Jersey	Ave	Kansas City	KS	66101	V
27	095014	2007	N	7th	St	Kansas City	KS	66101	I
29	107900	2512	N	34th	St	Kansas City	KS	66104	I
35	099659	3120		Mellier	Ave	Kansas City	KS	66104	I
42	101649	2939		Stewart	Ave	Kansas City	KS	66104	I
43	101702	3112		Waverly	Ave	Kansas City	KS	66104	I
45	104224	3320		Kimball	Ave	Kansas City	KS	66104	I
51	105407	3001	N	40th	St	Kansas City	KS	66104	I
63	109850	1961	N	Thompson	St	Kansas City	KS	66101	V
73	115342	2940	N	16th	St	Kansas City	KS	66104	I
74	115376	2953	N	17th	St	Kansas City	KS	66104	I
83	115858	2525	N	17th	St	Kansas City	KS	66104	I
92	109862	1935	N	Thompson	St	Kansas City	KS	66101	I
95	115990	1728		Greeley	Ave	Kansas City	KS	66104	I
118	111833	660		Rowland	Ave	Kansas City	KS	66101	I
130	120117	106	N	Early	St	Kansas City	KS	66101	I
166	140520	1917	N	Hallock	St	Kansas City	KS	66101	V
177	156783	1036		Lafayette	Ave	Kansas City	KS	66104	I
178	156822	2114	N	11th	St	Kansas City	KS	66104	V
186	157537	1217		Georgia	Ave	Kansas City	KS	66104	V
190	161100	1735	S	22nd	St	Kansas City	KS	66106	V
231	140414	1947	N	Hallock	St	Kansas City	KS	66101	V
233	170412	1849	S	38th	St	Kansas City	KS	66106	V
240	173632	2943	N	47th	St	Kansas City	KS	66104	I
251	090694	1338		Oakland	Ave	Kansas City	KS	66102	I
258	193413	6200		Minnesota	Ave	Kansas City	KS	66102	V
273	095161	631		Garfield	Ave	Kansas City	KS	66101	V
276	140415	1949	N	Hallock	St	Kansas City	KS	66101	V
277	157256	1214		Haskell	Ave	Kansas City	KS	66104	V
278	158524	3004		Hiawatha	St	Kansas City	KS	66104	V
279	158525	3002		Hiawatha	St	Kansas City	KS	66104	V
280	173618	4709		Leavenworth	Rd	Kansas City	KS	66104	I
296	928942	700	N	75th	St	Kansas City	KS	66112	V
304	069194	20	S	Boeke	St	Kansas City	KS	66101	V
305	069497	1020		Lowell	Ave	Kansas City	KS	66102	V
307	072088	1041		Shawnee	Ave	Kansas City	KS	66105	V
309	080150	1137		Everett	Ave	Kansas City	KS	66102	V
310	081463	737		Tauomee	Ave	Kansas City	KS	66101	V

322	092636	1047		Ella	Ave	Kansas City	KS	66102	V
324	095021	701		Parallel	Ave	Kansas City	KS	66101	V
344	115538	3028		Cissna	St	Kansas City	KS	66104	I
347	122025	289	S	8th	St	Kansas City	KS	66101	V
348	140658	623		Parallel	Ave	Kansas City	KS	66101	V
349	140659	625		Parallel	Ave	Kansas City	KS	66101	V
351	157664	1334		Rowland	Ave	Kansas City	KS	66104	V
353	158211	2525		Alden	St	Kansas City	KS	66104	V
355	158724	1728		Yecker	Ave	Kansas City	KS	66104	I
362	169050	3528		Barber	Ave	Kansas City	KS	66106	V
370	216809	2415	N	37th	St	Kansas City	KS	66104	V
381	112016	2209		Sherman	St	Kansas City	KS	66101	V
405	140681	624		Garfield	Ave	Kansas City	KS	66101	I
406	141345	22	N	James	St	Kansas City	KS	66118	C/I
407	156160	2645	N	Mill	St	Kansas City	KS	66101	I
411	094700	337		Quindaro	Blvd	Kansas City	KS	66101	V
446	195701	1946	N	28th	St	Kansas City	KS	66104	V
455	098421	1937	N	14th	St	Kansas City	KS	66104	V
456	114617	1212		Quindaro	Blvd	Kansas City	KS	66104	V
466	068895	2201		Richmond	Ave	Kansas City	KS	66104	V
470	116019	1728		Waverly	Ave	Kansas City	KS	66104	V
471	140517	1909	N	Hallock	St	Kansas City	KS	66101	V
476	157213	1211		Greeley	Ave	Kansas City	KS	66104	I
507	115564	3049		Hiawatha	St	Kansas City	KS	66104	I
508	156824	2110	N	11th	St	Kansas City	KS	66104	V
509	156825	2108	N	11th	St	Kansas City	KS	66104	V
529	140696	621		Garfield	Ave	Kansas City	KS	66101	V
533	157286	1203		Waverly	Ave	Kansas City	KS	66104	I
534	166404	1419	S	32nd	St	Kansas City	KS	66106	C/I
535	166441	3113		Strong	Ave	Kansas City	KS	66106	V
544	140716	613		Franklin	Ave	Kansas City	KS	66101	V
550	099276	3068	N	31st	St	Kansas City	KS	66104	I
565	109244	2057	N	6th	St	Kansas City	KS	66101	V
568	195615	1976	N	29th	St	Kansas City	KS	66104	V
589	154016	917		Greeley	Ave	Kansas City	KS	66101	V
612	068111	1268		Pennsylvania	Ave	Kansas City	KS	66105	V
613	068764	1943		Parallel	Ave	Kansas City	KS	66104	V
614	072230	610	S	Valley	St	Kansas City	KS	66105	V
616	072285	1267		Shawnee	Ave	Kansas City	KS	66105	V
617	115112	3065	N	17th	St	Kansas City	KS	66104	V
618	115553	3007		Hiawatha	St	Kansas City	KS	66104	V
619	115555	3015		Hiawatha	St	Kansas City	KS	66104	V
620	131366	2800	N	8th	St	Kansas City	KS	66101	V

621	140537	1914	N	Hallock	St	Kansas City	KS	66101	V
637	140420	1952	N	Hallock	St	Kansas City	KS	66101	V
652	094226	357		Rowland	Ave	Kansas City	KS	66101	V
653	094239	351		Cleveland	Ave	Kansas City	KS	66101	V
654	094551	113		Quindaro	Blvd	Kansas City	KS	66101	V
655	094814	343		Quindaro	Blvd	Kansas City	KS	66101	V
656	095129	722		Garfield	Ave	Kansas City	KS	66101	V
657	099260	3047	N	31st	St	Kansas City	KS	66104	V
658	099404	2900		Webster	Ave	Kansas City	KS	66104	V
659	099800	2910	N	31st	St	Kansas City	KS	66104	V
660	099807	3121R		Kimball	Ave	Kansas City	KS	66104	V
661	101607	2719		Lafayette	Ave	Kansas City	KS	66104	V
662	111518	19		Greeley	Ave	Kansas City	KS	66101	V
663	111569	810		Parallel	Ave	Kansas City	KS	66101	V
664	115211	1349		Lathrop	Ave	Kansas City	KS	66104	V
665	116535	2724		Roswell	Ave	Kansas City	KS	66104	V
666	116537	2728		Roswell	Ave	Kansas City	KS	66104	V
667	132116	635		Georgia	Ave	Kansas City	KS	66101	V
668	163345	2239		Hickam	Dr	Kansas City	KS	66104	V
669	163347	2245		Longwood	Ave	Kansas City	KS	66104	V
670	914225	2318	N	43rd	St	Kansas City	KS	66104	V
690	015100	826	N	71st	St	Kansas City	KS	66112	V
691	017154	917	N	70th	Ter	Kansas City	KS	66112	V
692	017027	7024		Redwood	Dr	Kansas City	KS	66112	V
693	015111	802	N	71st	St	Kansas City	KS	66112	V
694	017055	755	N	70th	St	Kansas City	KS	66112	V
695	017087	7021		Garden	Dr	Kansas City	KS	66112	V
696	017271	732	N	70th	Ter	Kansas City	KS	66112	V
697	017235	819	N	71st	St	Kansas City	KS	66112	V
698	927206	7163		Armstrong	Ave	Kansas City	KS	66112	V
700	922322	5905		Metropolitan	Ave	Kansas City	KS	66106	V
703	115256	1359		Roswell	Ave	Kansas City	KS	66104	I
704	115343	2942	N	16th	St	Kansas City	KS	66104	V
713	090170	350	N	11th	St	Kansas City	KS	66102	I
722	162004	2216		Russell	Ave	Kansas City	KS	66104	V
723	162472	3068	N	21st	St	Kansas City	KS	66104	V
724	194620	3136		Georgia	Ave	Kansas City	KS	66104	V
732	163034	2721	N	21st	St	Kansas City	KS	66104	I
736	098030	1140		Richmond	Ave	Kansas City	KS	66104	I
738	196262	1963		Tennyson	St	Kansas City	KS	66104	I
739	119800	817		Ohio	Ave	Kansas City	KS	66101	I

**UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS**



**2017
WYANDOTTE COUNTY LAND BANK
Conveyance Report**

**Submitted by:
Chris Slaughter, Land Bank Manager**

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Per **K.S.A. 19-26,105** “The Land Bank office shall make an annual report to the Land Bank Board of Trustees on or before January 31st of each year” of properties that were conveyed during the previous calendar year. Below is a list of properties that were sold out of the Land Bank during 2017. **Chris Slaughter, Wyandotte County Land Bank Manager**

Conveyance Date	Owner(s)	Property Address	Parcel #	Proposed Use	Payment
01/18/17	Steven McCord	2110 N 5th St	109506	Yard Extension	\$650.00
01/19/17	Sarah Randall	2700 Walker Ave	075620	Yard Extension	\$100.00
01/24/17	Amy Three S, LLC	369 S Baltimore St	195247	Yard Extension	\$250.00
01/31/17	K & W Land Company, LLC	1101 S 5th St	258500	Commercial Improvement	\$20,000.00
01/31/17	Salvador Vargas	600 Melville St	154829	Yard Extension	\$1,075.00
02/02/17	Sheila Hansen	3081 Cissna St	106814	Yard Extension	\$600.00
02/10/17	Darrell Coppersmith	5121 Walker Ave	047439	Yard Extension	\$2,420.00
02/17/17	Oscar Whitmore	3519 N 80th St	040305	Residential Improvement	\$840.00
02/17/17	Tramaine Smith	833 Quindaro Blvd	156313	Yard Extension	\$400.00
02/22/17	Kansas City, Kansas Public School USD 500	3006 N 9th St	105911	Commercial Improvement	\$0.00
02/23/17	Jeffrey Lysinger	1609 R Rosedale Dr	126507	Yard Extension	\$700.00
02/23/17	Jeffrey Lysinger	1228 Springhorn Rd	128631	Yard Extension	\$200.00
02/27/17	Argentine Betterment Corporation	5217 Alma St	028108	Residential Improvement	\$0.00
03/01/17	Cheryl Behrens	7126 Osage Dr	926818	Yard Extension	\$1,290.00
03/02/17	Rosa Navarrete	1423 New Jersey Ave	209564	Yard Extension	\$150.00
03/06/17	Ricardo Balderrama	226 N Early St	119816	Property Acquisition	\$480.00
03/06/17	JAH Installation, LLC	1311 Nebraska Ave	080745	Commercial Improvement	\$750.00
03/08/17	Zion Economic Foundation	450 Walker Ave	082222	Residential Improvement	\$0.00
03/15/17	Gregory Baquette	1906 S 41st St	168338	Yard Extension	\$1,680.00
04/03/17	Rigoberto Mota Lopez	614 Lowell Ave	120805	Yard Extension	\$225.00
04/10/17	Construction Unlimited Services, LLC	2819 S 8th St	136556	Rehab	\$500.00
04/10/17	Construction Unlimited Services, LLC	631 Freeman Ave	142708	Rehab	\$500.00
04/13/17	Ocie Collins	1511 Greeley Ave	115968	Yard Extension	\$200.00
04/13/17	Ocie Collins	1513 Greeley Ave	116053	Property Acquisition	\$200.00
04/13/17	Ocie Collins	1522 Greeley Ave	115959	Property Acquisition	\$200.00
04/13/17	Ocie Collins	1526 Greeley Ave	115958	Property Acquisition	\$200.00
04/18/17	Gabriela Carrillo Salazar	828 Bunker Ave	070212	Yard Extension	\$250.00
04/18/17	Bruce Simpson	5205 Woodend Ave	028331	Yard Extension	\$810.00
04/18/17	Jantha Phetsangharn	945 Tenny Ave	093222	Yard Extension	\$250.00
04/19/17	Jose Lopez Amado	858 N 52nd St	051511	Yard Extension	\$785.00
04/19/17	Lydia Mejia	847 Quindaro Blvd	156317	Yard Extension	\$400.00
04/19/17	Lydia Mejia	849 Quindaro Blvd	156318	Property Acquisition	\$400.00
04/19/17	Isabel Salgado	1506 Richmond Ave	098504	Yard Extension	\$375.00
04/20/17	Veronica Santillan	3021 N 11th St	210104	Yard Extension	\$300.00
04/20/17	Abelardo Gonzalez	3137 Georgia Ave	194623	Yard Extension	\$480.00
04/20/17	Zion Economic Foundation	1909 N Thompson St	110827	Property Acquisition	\$300.00
04/21/17	Miguel Hernandez Cumplido	1423 Walker Ave	209594	Yard Extension	\$250.00
04/21/17	Miguel Hernandez Cumplido	1425 Walker Ave	209595	Property Acquisition	\$250.00
04/25/17	Jose Orozco	15 S 8th St	121158	Commercial Improvement	\$15,790.00
04/27/17	Zion Travelers Missionary	3405 N 30th St	164208	Property Acquisition	\$300.00
04/27/17	Zion Travelers Missionary	3413 N 30th St	164210	Property Acquisition	\$300.00
04/27/17	Zion Travelers Missionary	3417 N 30th St	164211	Property Acquisition	\$300.00
04/27/17	Zion Travelers Missionary	3421 N 30th St	164212	Property Acquisition	\$300.00
04/27/17	Zion Travelers Missionary	3425 N 30th St	164213	Property Acquisition	\$300.00
05/01/17	Maria Guerra Jacobo	1835 N 12th St	098058	Yard Extension	\$470.00
05/03/17	Juan Martinez	1053 Garfield Ave	098000	Yard Extension	\$300.00

05/08/17	Eugene Reynolds	144 R Tiblow Ln	188206	Yard Extension	\$400.00
05/12/17	Unified Government WYCO/KCK	645 Minnesota Ave	904304	Transit Center	\$0.00
05/12/17	Unified Government WYCO/KCK	655 Minnesota Ave	904305	Transit Center	\$0.00
05/12/17	Unified Government WYCO/KCK	907 N 7th St	904306	Transit Center	\$0.00
05/12/17	Unified Government WYCO/KCK	905 N 7th St	904302	Transit Center	\$0.00
05/22/17	Maria Mercado	815 Parallel Ave	095052	Yard Extension	\$250.00
05/22/17	Rosa Jasso	268 N 35th St	056626	Yard Extension	\$500.00
06/09/17	CHWC, Inc	1420 Tauromee Ave	091810	Single Family Construction	\$0.00
06/16/17	Pablo Perez	1031 Haskell Ave	157024	Yard Extension	\$200.00
06/27/17	Robert Easterwood	3041 N 20th St	162411	Yard Extension	\$500.00
06/27/17	Willard Walker	2300 R S 39th St	912105	Yard Extension	\$750.00
06/27/17	Quindaro Development Corporation	2706 Brown Ave	910423	Yard Extension	\$600.00
06/28/17	Daniel Lopez	1119 Custer Ave	072038	Yard Extension	\$250.00
06/28/17	Graciela Solis	73 S 12th St	070002	Yard Extension	\$300.00
06/28/17	Julian Flores	1718 S 17th St	143261	Yard Extension	\$450.00
06/30/17	Alfred Walker, Jr	2514 N 91st St	938304	Yard Extension	\$3,000.00
06/30/17	Joyce Theus-Ree	331 Troup Ave	110109	Yard Extension	\$500.00
07/07/17	Pedro Garcia	1039 Cleveland Ave	157443	Yard Extension	\$375.00
07/19/17	M & K Repairs	234 S Ferree St	070826	Rehab	\$3,000.00
07/24/17	Summit Waters, Inc	2028 S 15th St	129021	Rehab	\$15,000.00
07/25/17	Kayla Barnes	2621 N 61st St	000899	Yard Extension	\$650.00
07/26/17	Gregory Baquette	1919 S 42nd St	168341	Property Acquisition	\$700.00
07/26/17	Gregory Baquette	1931 S 41st St	168332	Property Acquisition	\$720.00
07/31/17	Andre Hampton	3205 Wood Ave	910706	Property Acquisition	\$710.00
08/04/17	Robert Oliver	903 Osage Ave	073130	Yard Extension	\$500.00
08/04/17	Diana Davila	1518 S 8th St	156012	Yard Extension	\$250.00
08/04/17	Larry Brown	1214 Orville Ave	102616	Yard Extension	\$375.00
08/16/17	Carlos Nava, Jr	905 Scott Ave	071624	Yard Extension	\$375.00
08/25/17	Brian Roberts	2946 S 36th St	079423	Yard Extension	\$400.00
08/25/17	Distant Vista Properties, LLC	36 S Hallock St	120873	Property Acquisition	\$430.00
08/25/17	Distant Vista Properties, LLC	38 S Hallock St	406101	Property Acquisition	\$541.00
09/07/17	J-Bloc, LLC	3609 Delavan Ave	167225	Rehab	\$3,500.00
09/07/17	Summit Waters, Inc	1131 N 49th Ter	047554	Rehab	\$2,500.00
09/11/17	Emmett Lockridge	2745 N 91st St	184718	Single Family Construction	\$1,330.00
09/13/17	Adrian Pinela	1415 N 26th St	066192	Yard Extension	\$530.00
09/18/17	Isaias Noriega Rodriguez	930 Reynolds Ave	093378	Yard Extension	\$250.00
09/20/17	Camelia Arriaga	1222 Pennsylvania Ave	068241	Property Acquisition	\$250.00
09/20/17	Camelia Arriaga	1224 Pennsylvania Ave	068240	Property Acquisition	\$250.00
09/22/17	Rising Star Baptist Church	1042 Walker Ave	081264	Yard Extension	\$250.00
09/22/17	7259 Kaw, LLC	7219 Kaw Dr	926707	Property Acquisition	\$27,230.00
09/22/17	7259 Kaw, LLC	7239 R Kaw Dr	926706	Property Acquisition	\$20,000.00
09/22/17	Robert May	339 N 32nd St	056936	Yard Extension	\$500.00
09/27/17	Dan Gaines III	2201 N Hallock St	109605	Property Acquisition	\$0.00
09/27/17	Dan Gaines III	2213 N Hallock St	109607	Property Acquisition	\$0.00
10/06/17	M & K Repairs	1515 N 38th St	063865	Rehab	\$2,500.00
10/06/17	M & K Repairs	2912 N 16th St	115334	Rehab	\$1,200.00
10/06/17	Alvin White	2050 N Thompson St	109731	Property Acquisition	\$200.00
10/06/17	Alvin White	2054 N Thompson St	109730	Property Acquisition	\$175.00
10/12/17	Judy Sanders	2711 N 9th St	156104	Property Acquisition	\$400.00
10/12/17	Judy Sanders	2719 N 9th St	156143	Yard Extension	\$400.00
10/18/17	Monica Zamora	1402 New Jersey Ave	209573	Yard Extension	\$340.00

10/25/17	Christian Perez	1872 N 28th St	195450	Yard Extension	\$530.00
10/25/17	J-Bloc, LLC	2806 S 23rd St	130624	Rehab	\$2,500.00
10/27/17	Angel Alvarez	811 Stewart Ave	111578	Yard Extension	\$250.00
10/31/17	Advanced Services DS, LLC	3906 Washington Ave	063105	Rehab	\$1,000.00
11/03/17	Top Notch Construction, LLC	1702 Washington Ave	091216	Rehab	\$1,500.00
11/06/17	Gregory Baquette	1929 S 42nd St	168342	Property Acquisition	\$400.00
11/06/17	Gregory Baquette	1915 S 41st St	168330	Property Acquisition	\$400.00
11/06/17	Gregory Baquette	1930 S 41st St	168335	Property Acquisition	\$400.00
11/06/17	Gregory Baquette	1936 S 41st St	168334	Property Acquisition	\$420.00
11/13/17	Harsh Homes, LLC	2735 N 31st St	099667	Rehab	\$1,500.00
11/13/17	Harsh Homes, LLC	3015 Parkwood Blvd	099667	Rehab	\$1,250.00
11/20/17	Choice Impex, LLC	10 McGrew Gr	109513	Rehab	\$200.00
11/20/17	Choice Impex, LLC	1049 Webster Ave	106105	Rehab	\$250.00
11/27/17	Carlson Custom Homes, LLC	1520 N 32nd St	910819	Rehab	\$1,000.00
11/27/17	Carlson Custom Homes, LLC	18 S Boeke St	069193	Rehab	\$1,000.00
11/27/17	Carlson Custom Homes, LLC	3532 Ohio Ave	056622	Rehab	\$1,000.00
11/27/17	Carlson Custom Homes, LLC	1220 Georgia Ave	157562	Rehab	\$1,000.00
11/30/17	Jose Samuel Mendez	1031 Ridge Ave	069550	Property Acquisition	\$100.00
11/30/17	Oracio Perez	3629 Bell Crossing Dr	913414	Yard Extension	\$2,000.00
11/30/17	Paul Redmond	3353 N 49th Dr	144203	Property Acquisition	\$660.00
12/05/17	Bryce Workman	610 Sandusky Ave	198803	Yard Extension	\$420.00
12/05/17	Gregory Smith	2940 N 13th St	115267	Property Acquisition	\$500.00
12/05/17	Ascencion Rodriquez	1940 N 13th St	213727	Yard Extension	\$400.00
12/05/17	Anthony Falcon	1238 Cleveland Ave	157523	Yard Extension	\$500.00
12/05/17	Mary Jane Sport	228 S Ferree St	070829	Yard Extension	\$300.00
12/05/17	Diana Davila	1621 S 14th St	143149	Yard Extension	\$250.00
12/05/17	Ramon Garcia-Luna	3729 N 35th St	165205	Property Acquisition	\$850.00
12/05/17	Ramon Garcia-Luna	3733 N 35th St	165206	Yard Extension	\$800.00
12/05/17	Henson Memorial Church	909 Greeley Ave	154100	Property Acquisition	\$500.00
12/05/17	Albert Miller III	2408 N 9th St	157922	Yard Extension	\$500.00
12/05/17	Albert Miller III	905 N 54th St	051628	Yard Extension	\$2,500.00
12/05/17	Anabell Mendez-Aniceto	127 Greeley Ave	094520	Yard Extension	\$250.00
12/05/17	Pillar KC, LLC	1314 N 29th St	077408	Rehab	\$2,500.00
12/05/17	Pillar KC, LLC	1720 N 18th St	065317	Rehab	\$1,000.00
12/07/17	Camelia Arriaga	827 S 12th St	072548	Property Acquisition	\$940.00
12/13/17	Joe Allen, Jr	3219 Georgia Ave	100622	Yard Extension	\$580.00
12/14/17	Michael Kane	3001 N 91st St	217507	Yard Extension	\$3,000.00
12/15/17	Mark O'Bryan	1602 S 11th St	143032	Property Acquisition	\$200.00
12/15/17	Mark O'Bryan	1610 S 11th St	143204	Property Acquisition	\$200.00
12/15/17	Mark O'Bryan	1618 S 11th St	143119	Property Acquisition	\$200.00
12/15/17	Mark O'Bryan	1624 S 11th St	143033	Property Acquisition	\$200.00
12/15/17	Mark O'Bryan	1630 S 11th St	143034	Property Acquisition	\$200.00
12/15/17	Mark O'Bryan	1629 S Bethany St	143035	Property Acquisition	\$200.00
12/18/17	Angel Ayala	843 Splitlog Ave	092819	Yard Extension	\$490.00
12/20/17	J-Bloc, LLC	616 Elizabeth Ave	118516	Rehab	\$2,500.00
12/20/17	J-Bloc, LLC	3101 Kimball Ave	099802	Rehab	\$2,500.00
TOTALS					\$189,891.00

TOTALS FOR 2017	
Properties Conveyed (Returning to the Tax Roll)	133
# Properties Conveyed to CDC's & Neighborhood Groups at no charge	10
Total Properties Conveyed	143
Total Amount of Revenue generated from Land Bank properties in 2016	\$189,891.00