

**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.

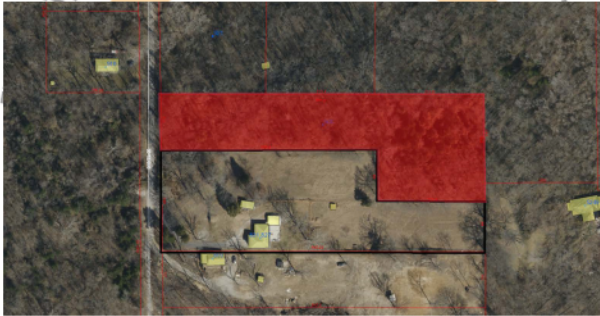
Commissioner McKiernan said isn't this the one that is right next door to the triangle where Armourdale Parkway or Argentine Blvd., one of the two, goes to the southwest? **Mr. Slaughter** said correct. This is the property right here. The applicant lives here and I believe a couple of months ago they 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



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

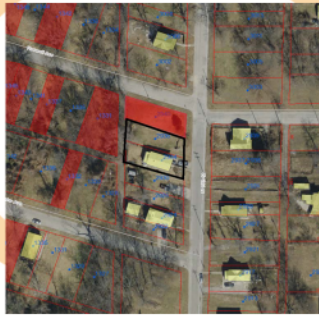


PROPERTY ACQUISITION – 3072 N 22ND ST
MACK PHOENIX – 2208 LATHROP AVE



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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 Edwarsville.

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.

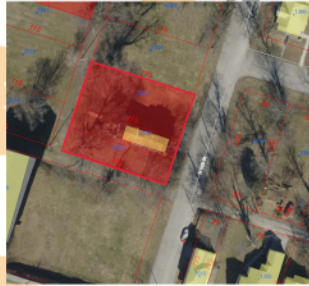


TRANSFERS FROM THE LAND BANK 2910 & 2914 N 16TH ST – M & K REPAIRS



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.

3609 DELAVAN AVE



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