



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, April 9, 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

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Commissioner Tom Burroughs

☐

Commissioner Gayle E. Townsend

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Commissioner Ann Brandau-Murguia

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Commissioner James Walters

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I. Call to Order/Roll Call

II. Revisions to April 9, 2018 Agenda

III. Approval of standing committee minutes from February 5, 2018.

IV. Committee Agenda

Item No. 1 - LAND BANK BUSINESS

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

Applications for yard extension, unless specified otherwise

1041 Shawnee Ave. - Armando Campos Cerrito

289 S. 8th St. - Mauricio Mares

1516 N. 44th St. - Michael B. Patterson

22 N. James St. - Cookie F. Sutton

2003 N. 9th St. - Gail Mitchell Johnson

2525 Alden St. - Sharon Turner

2415 N. 37th St. - Lolita Marshall

1020 Lowell Ave. - Robbin Clint Chandler

270 S. Bethany St. - Elizabeth Aviles-Pineda

2921 Farrow Ave. - Miguel Valdez

232 N. Early St. - Ricardo Balderrama
1968 R Stewart Ave. - Lidia Pacheco Patiño
917 Greeley Ave. - Henson Memorial Church, property acquisition
610 S. Valley St. - Obdulia Valles (Lopez), property acquisition
1933 N. 18th St. - Michael L. Knight, Sr., property acquisition

Transfers from Land Bank

20 S. Boeke St. - Carlson Custom Homes, LLC

(Carlson Custom Homes, LLC, is currently a rehabber in the WCLB Rehab Program. They are currently rehabbing 18 S. Boeke St. and this property will be combined at completion of rehab.)

4100 Roswell Ave. - J-Bloc, LLC

(J-Bloc, LLC, is currently a rehabber in the WCLB Rehab Program. They are currently rehabbing 4110 Roswell Ave. and this property will be combined at completion of rehab.)

Tracking #: 18197

Item No. 2 - RECOMMENDATION: LAND BANK POLICY UPDATES

Synopsis: Recommend approval of the proposed Land Bank policy updates, submitted by Chris Slaughter, Land Bank Manager.

This item was previously presented to the Neighborhood and Community Development Standing Committee on March 5, 2018. The committee unanimously voted to refer the item back to the Land Bank to incorporate the points brought up at that meeting.

Tracking #: 18104

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, February 5, 2018**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, February 5, 2018, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend (arrived at 5:06 pm), Walters, and Bynum (substituting for Murguia). Commissioner Murguia was absent. The following officials were also in attendance: Joe Connor, Gordon Criswell and Melissa Sieben, Assistant County Administrators; Angie Lawson, Deputy Chief Counsel; Kathleen VonAchen, Chief Financial Officer; Lisa Nolan, Deputy Treasurer Property Tax/Cash Manager; Wendy Green, Assistant Counsel; Jeff Fisher, Executive Director of Public Works; Jon Stephens, Economic Development Director; Chris Slaughter, Land Bank Manager; Logan Masenthin, Intern in Administrator's Office; and Jay Doleshal, Sergeant-At-Arms.

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

Chairman McKiernan said there were revisions to the original agenda. A blue sheet, containing supporting documentation for our first item, was put out late last week. It does have a clean copy and a redline copy.

Approval of standing committee minutes from December 4, 2017 meeting. **On motion of Commissioner Walters, seconded by Commissioner Burroughs, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 1866...ORDINANCE: AMENDING CHAPTER 8 OF THE CODE OF ORDINANCES, BUILDINGS AND BUILDING REGULATIONS CODE

Synopsis: An ordinance amending the Code of Ordinances Chapter 8, Buildings and Building Regulations, Sections 8-471, 8-474, 8-475, 8-476, 8-477, 8-480, 8-481 and 8-483, to strengthen the ordinance so that we can utilize a third-party vendor for its implementation and monitoring, submitted by Wendy Green, Assistant Counsel.



Wendy Green, Assistant Counsel, said currently, we already have the property registration ordinance in effect. That was passed at the end of June of last year. It went into effect December 1st.

February 5, 2018

PROPERTY REGISTRY ORDINANCE

The purpose of a vacant property registration ordinance is to ensure that owners of vacant properties are known to the city and other interested parties and can be reached if necessary for safety reasons as well as code violations.

- The current property registry ordinance was passed in June, 2017 and was effective as of December 1, 2017.
- The SOAR Team discovered that there are third party vendors available to assist in registering owners, maintaining the registry and providing notices.
- In order to be able to effectively use a third party vendor and to eliminate some of the “hiccups” we have discovered in the existing ordinance, we are proposing the amendments discussed further.

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The purpose of this was so that we could ensure that vacant property owners were known and that they could be reached if there were any kind of emergencies, or for safety reasons, or for code violations. Again, it went into effect December 1st.

We then discovered that there are third-party vendors out there who are available to assist in registering these owners, maintaining the registry, and providing notices. We also discovered that they do that at no cost to us. They would get paid with any registration fees that were generated through the property registration.

In order to be able to effectively use a third-party vendor and eliminate some of the, I call them hiccups, but some of the things that we noticed were somewhat prohibitive. Under the current ordinance, we have put forth some amendments to the current ordinance.

PROPERTY REGISTRY ORDINANCE AMENDMENTS

- Section 8-471
 - Excludes government sponsored entities (G.S.E.'s) from the exclusion.
 - In short, this would be a mortgage company or servicer that has a government sponsored (but not owned) loan in default under Section. 8-481.
- Sections 8-474
 - Requires the owner to provide its email address and the email address of the designated agent.
- Sections 8-475, 8-476, 8-477 and 8-480
 - Adds “or designee” after any reference to the codes administrator to allow a third party vendor or anyone else the codes administrator designates to perform the duties of the codes administrator.

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The first one you see is in Section 8-471. What it does, it just excludes government-sponsored entities. The courts have ruled that we can't force the federal government to pay our registration fees; but a government-sponsored entity is not the same as the government. Those entities could be held liable for our registration fees if they are responsible for some vacant properties.

Section 8-474 just ask that these owners that register and their designated agents provide us with an email address so we can get into contact with them very quickly.

The following Sections 475, '76, '77, and '80, those just add “or designee” after any reference to the codes administrator. This will allow us to use a third-party vendor to help us maintain this registry or anybody else that the codes administrator decides to designate for this purpose.

PROPERTY REGISTRY ORDINANCE AMENDMENTS

- Section 8-481
 - This will now be the “Mortgage Default Registration” section.
 - Mortgage companies will now be required to register any property where the owner is in default of the terms of the loan and mortgage.
 - Mortgage companies will have to provide the name and 24 hour contact phone number of the local property management company responsible for the registered property.
 - An annual registration fee of \$200 per property is required.

This section was pretty big revamping. At first, we just had it to where if a mortgage company has a loan that's in default and they go out and inspect the property and discover that it's vacant, they were supposed to register with us within 10 days of that discovery. Now, however, it changes to where if the mortgage company realizes that they just have a defaulted loan, they need to contact us. Again, they have to provide us with a 24-hour phone number.

Most mortgage companies have servicers or they also have property management companies that they employ that help them keep track of these defaulted properties. They provide them with—a lot of times they cut the grass, they board it if it needs to be boarded, and they just go in and do inspections to make sure nothing is happening with the properties. This would require them to provide us with a phone number that we could be reached 24-hours a day so we can have the contact information for these companies. It also institutes an annual registration fee of \$200 per property.

PROPERTY REGISTRY ORDINANCE AMENDMENTS

- Section 8-483 – Vacant Properties
 - (a) Changes the amount of time the structure must be vacant from 30 to 60 days before registration is required **and** adds an initial registration fee of \$200.
 - (b) Changes the registration renewal fee from \$500 to \$200 and makes it an annual renewal rather than requiring renewal every six months.
 - (f) Exempts properties that are subject to the Mortgage Default Registration under Section 8-481.
 - (g) Sets out those who do not have to register under this section:
 - (1) any governmental entity, public authority, quasi-public, nonprofit corporation
 - (2) any owner who has a rental license under Section 19-226
 - (3) any owner who intends for the property to be his/her/its domicile regardless of whether it is occupied for all 12 months of the year
 - (4) any owner who has listed the structure for sale with a licensed real estate agent or broker

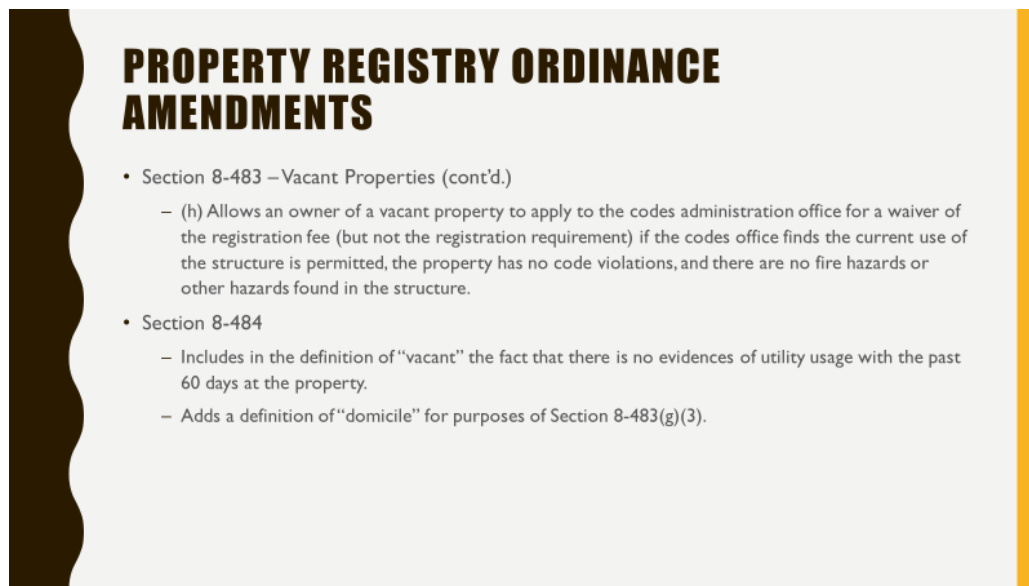
The other big change that we have is in the vacant property registry itself, which is Section 8-483. At first it was if the property was vacant for 30 days, then it was required to be registered. Now, we changed that to 60 days before registration is required; and we've added an initial registration fee of \$200.

But (b), this is better for property owners because the original ordinance, as it stands now, had a registration renewal fee of \$500 every six months. We've changed that to a registration renewal fee of \$200 once a year.

(f), We've added exempt properties. What we stated is, if you're subject to the mortgage default registration, which was the last section I talked about, then you don't have to register under this part of the code.

(g), Sets out some exempt entities that don't have to register. If it's a government entity, again, the courts say we can't make them pay us. We're also not requiring non-profit corporations to pay these fees. If you have a rental license under Section 19-226, you do not have to register under this because you're already registered under our rental licensing code. If you are an owner who intends for the property to be your domicile, but maybe you have a vacation home someplace, so for a few months out of the year you're not in your house, you don't have to register under this section. Also, if you have the property listed with a licensed real estate agent or broker, then you don't have to register the property under this.

What we tried to do is take care of some of the outliers. We don't want to punish good property owners so we've listed exceptions to where they don't have to register their property under our code any longer.



PROPERTY REGISTRY ORDINANCE AMENDMENTS

- Section 8-483 – Vacant Properties (cont'd.)
 - (h) Allows an owner of a vacant property to apply to the codes administration office for a waiver of the registration fee (but not the registration requirement) if the codes office finds the current use of the structure is permitted, the property has no code violations, and there are no fire hazards or other hazards found in the structure.
- Section 8-484
 - Includes in the definition of “vacant” the fact that there is no evidences of utility usage with the past 60 days at the property.
 - Adds a definition of “domicile” for purposes of Section 8-483(g)(3).

We've also allowed a provision under (h), this is new as well, that you can apply to the codes administrator for a waiver of the fee. If you don't meet one of those other exceptions, but your property is being maintained and you're using it for a permitted use, you can apply to have the fee waived. We still want you to register the property so that we know it's supposed to be vacant, for safety purposes, but we're not requiring you to pay that \$200 registration fee. This provision would allow you to be able to apply to the codes administrator for a waiver of that fee.

The last section, 8-484, where we just added a definition of domicile. For the purposes of the people that go away for a few months to a second home and then come back, we've defined domicile here.

We also included in the definition of vacant that there's no evidence of utility usage within the past 60 days of the property. That way we can further define and make sure that a property is truly vacant under our ordinance.

Commissioner Bynum said I have a question under 8-483, the new Section (g), excluding non-profit corporations. Are we excluding them from the registry or just the fee? **Ms. Green** said they

are excluded from the registry. It's the same thing as our old owner registration: if you are a non-profit, you weren't required. **Commissioner Bynum** said if you are already a non-profit and you own that property, it strikes me that we might have an owner become a non-profit after the fact. That makes me wonder about that section. **Ms. Green** said that would be something that we could do is rather than just say they don't have to register, just make sure the fee is waived for them. We can absolutely do that to take care of that issue. **Commissioner Bynum** said I'm just asking the group really.

Chairman McKiernan said as I understand the intent behind all of this, we would like to establish a registry of these vacant properties for the purpose of finding out who the property owners are and effectively getting a little bit of leverage to prevent these vacant properties from becoming, what I would call, abandoned properties. Those properties that are not up to code. Those properties that are not secured against unlawful entry. Those properties that really are a blight on the neighborhood. Kind of like you, I would wonder if we want those people to still register even if they would not have to pay a fee so that we simply keep track of those people who are owners of properties that could effectively become abandoned at some point in the future.

Commissioner Townsend said it goes to what you said, Mr. Chairman. Some of the things, counselor, that are up here for some reason I didn't see in the package I got. Was there a blue sheet? **Chairman McKiernan** said there was. **Commissioner Townsend** said, again, as I read some of this, I was concerned about the fees that were being charged. I'd rather see that money used by the homeowner to keep the property up rather than just feeing them for registration and all this. Again, the question that came to mind is if they are not keeping the property up, are they going to pay these fees? I'm not sure I'm in favor of that.

I do like what I just heard that there is an option for waiver. I'll go back and look at the blue sheet on that.

My other concern about this, and I've voiced this before when this item had come up, is that we not have a registry that can be accessed by anyone as a shopping list for those who may be in the community that would try to go to these places and do damage to them. How are we ensuring the safety of these properties by not just giving the public a shopping list? **Ms. Green** said this

registration list would not be open for public viewing. It would be open to Public Safety, it would be open to Fire, it would be open to Codes. If a KORA request came in wanting the list, they would have to sign a certification stating that they could not use it for commercial purposes. That's like any list of names and addresses that the UG has that has to be provided pursuant to a KORA request.

Commissioner Townsend asked to a what request. **Ms. Green** said a Kansas Open Records Act request. They could request it through that, but it wouldn't be available on any web site that anyone could just go look at and see what's vacant or not, if that makes sense.

Commissioner Townsend asked what would prevent the obtainer of that list from making it public. **Ms. Green** said, again, they would sign the certification that they're not using it for any type of commercial purpose whatsoever. Making it public, I would think they would be trying to use it for some type of commercial purpose. If it's a record and it's not subject to any kind of exception under KORA, it would have to be provided. We can't get around that unfortunately, but the purpose of the registry is so that we know what these properties are. We would have to have some kind of list for everybody that needs to look at it, to look at it. Unfortunately, that's just the way KORA works. If it's a list and it's not subject to an exception, it would have to be provided.

Commissioner Townsend asked there's no restriction we can put on the recipient of such a list that they could not disclose it publicly. **Ms. Green** said other than making sure they sign the certification where we state they cannot use it for any kind of commercial purpose whatsoever, unfortunately, no. If a record has to be provided under KORA, we can't restrict their use of it other than stating they cannot use it for commercial purposes. **Commissioner Townsend** asked or disclose it for any other reason. **Ms. Green** said right. **Commissioner Townsend** asked can we add that caveat to it as well. **Ms. Green** said KORA doesn't necessarily allow that, no. **Commissioner Townsend** said so it's only what KORA allows us. **Ms. Green** said correct. **Commissioner Townsend** said that's uncomfortable.

Ms. Green said if I could say something about your concern for the fee. Currently, as this ordinance stands right now, the initial registration is free; but after that, it's \$500 every six months. This amendment actually eases that burden significantly. Also, we've discovered if we use a third-party vendor, which we determined we are going to have to use, that's how they get paid for their

services is by the registration fee. They take a portion of the fee as their payment for maintaining all of this for us. We don't actually have to cut them a check. We don't pay them anything. They just get a portion of every registration fee collected. If we don't have a fee, we have no way of getting these vendors paid.

Commissioner Townsend asked the fee changes from what to what. **Ms. Green** said it changes—currently, it's \$500 every six month renewal. Now, under the amendment, it would be \$200 a year.

Commissioner Townsend asked someone can apply to waive out of that. **Ms. Green** said yes, absolutely. Anyone who doesn't already meet one of the other exceptions can apply for a waiver.

Commissioner Townsend asked who would decide if the waiver is appropriate or not. **Ms. Green** said it would be up to the codes administration office.

Commissioner Walters said this most recent discussion raised a few questions for me. What criteria would the codes administrator use to grant a waiver? Is it spelled out? **Ms. Green** said it is spelled out in the ordinance. They look for their record to verify no code violations. They also, after an inspection determine there's no hazards at the property, then they can grant the waiver.

Commissioner Walters said I'm interested in the third-party vendors get a cut of the registration fee it sounds like. **Ms. Green** said I guess that's one way of saying it. I'm not sure how else to put it. They collect the registration fee and they keep a portion that they need for their payment to maintain the registry for us, then they send the remainder of the fee to us.

Commissioner Walters asked how much is that. **Ms. Green** said one of the vendors...**Melissa Sieben, Assistant County Administrator**, said I wouldn't go down that path too far. We talked to one vendor, but there are several. To say what one will end up with first, we haven't done an RFP for this yet. We needed these changes in place before we go there. What we do know is the one that we have spoken to is about \$100 or thereabouts. They're doing work that we currently aren't staffed to do, and we would have to hire staff to handle.

Commissioner Walters said I only bring it up because I thought there was a statement made that these third-party vendors do this and would provide it to us at no cost. Was that not said? **Ms. Green** said no. We don't have to pay them any costs to set everything up, but the way

they do get paid for their services is by the registration fee. If they don't get anybody registered, they don't get paid at all. They don't get any fee from us.

Commissioner Walters asked are there other communities in our metropolitan area that use this similar process. **Ms. Green** said I don't know of any in the metro that use a third-party vendor to do it. I know Kansas City, MO, has a property registration, but they don't use a third-party vendor to do it. There are no other communities in Kansas that uses them. I did talk to one of the vendors—again, that we're talking to has thousands of cities across the United States that they use. I've talked to at least five of the different city officials that have used them. It is being used across the country, just nowhere in the KC metro area.

Chairman McKiernan said if we remember that our ultimate goal, our end goal is elimination of abandon properties causing blight in our neighborhoods, it's safe to say that staff believes that this registry would be a useful tool toward that end; and that it would give us an advantage toward that end of eliminating abandoned properties creating blight that is greater than what we have now under ordinance or under our standard operating procedure. Would that be correct? **Ms. Sieben** said that is correct. The reason that we were bringing these things to you is through our work on SOAR over the last couple of years, we've attended a couple of different events with Center for Community Progress, which is basically a blight organization. To just kind of cut to the chase, that's what they are. They only work in the areas of blight and communities that have significant challenges. This is something that they recommended as a best practice.

In my travels to Hartford, CT, which has far more difficulties than this community has here, in speaking to folks at that particular conference, this was something they highlighted as a huge success in getting these properties to move into occupied structures.

Chairman McKiernan said I guess that would be my follow-up question. Other communities that have instituted a registry like this have documented success that they believe they can contribute to the registry? **Ms. Sieben** said absolutely.

Commissioner Townsend asked is there a way—we're trying to identify owners. Is there a way that the public records would be checked first as to whether or not there's a targeted property—we

can find the owner through public records? **Ms. Green** said absolutely. In fact, that's how we would provide—if we determined that a property is vacant and hasn't been registered, a notice would be sent to the owner of record. A lot of times we check—our tax administration system has both the Citus address as well as a mailing address. We can send notices to both of those addresses. In fact, that's how we try to find people when we do our tax sale. We look at the Citus address as well as the mailing address of record.

In addition, these other vendors have search tools as well that they can use to try to find people. If the Citus address and the mailing address turn up nothing, then they could go to search tools like LexisNexis and other types of person searches to try to find these people. We definitely would send a notice first to the address of record.

Commissioner Townsend said I guess the only other thing that I would say again, with the amount of money, this is going to hit particularly hard in certain sections of the city more than others. If we're trying to induce people to improve their property—we've gone from \$500 to \$200. Even below that, I think would be something we should consider or reconsider. Again, looking at what we're trying to do and looking at who it may impact most in certain regions and whether or not those people really have the ability to pay that, we want them to improve their property. Hitting them with another tax or registration fee—why isn't it \$50 instead of \$200, or \$75? I still think we need to reconsider, look at that because in certain areas in the city where it's going to be very impacted negatively so.

Commissioner Burroughs asked who's responsible for compliance on the registry. Will the city be mandating that these be done by ordinance or will the private vendor be responsible for the compliance of the registry? **Ms. Green** said there's actually already an ordinance in place that mandates compliance with this. These amendments are just trying to make it to where it doesn't affect owners of these properties as badly as it currently does. Like I said before, the way it stands right now, they have to pay a fee every six months of \$500. There's a shortened amount of time that the property has to be vacant before they have to register and there aren't as many exceptions.

These amendments actually, I think, make the ordinance that's already in place stronger. It makes it less onerous on these owners that are trying to do the right thing by reducing the fee

and also creating more exceptions and the ability to have a waiver of the fee. Currently, it's mandated by ordinance. I think these amendments just make that—I think they'll make it more effective, but also, again, better for these owners.

Commissioner Burroughs said let me rephrase my question, if I may. We just heard from staff that we don't have the personnel to do this and the \$500 fee is being reduced to \$200. Who is in charge of compliance? **Ms. Green** said I get you. The third-party vendor, the ones that we have seen so far, again, like Melissa said, we are going to be doing an RFP. The vendors that actually send out all the notices and would also let any codes administrator know that it's time to issue the citation. We do have, again, it's not in this packet because there's no need to amend that particular part of the ordinance; but in the penalties section, it does have an escalating administrative citation fee. If we know you should be registered and you don't register and you continue to fail to register, it's an escalation of a fee. I believe it starts at \$250 and it just goes up to \$5,000. Since it's an administrative fee, it would become a special assessment that could be levied on the property.

Kathy Batesel, Real Estate Broker, current president of Wyandotte County Landlords, Inc., said I own a couple of properties here in Wyandotte County. I'm speaking on behalf of many property owners when I express a strong objection to recent and proposed changes to the Building Regulations Chapter 8, Section 8.

Recently, Commissioner McKiernan, Assistant County Administrator Melissa Sieben, and City Attorney Wendy Green recently met with a few of us to discuss these changes. We all want to see the stated goals happen: increase property values and promote safety; however, we have five significant reasons why we cannot support this measure.

First, these measures affect very few property owners. Less than 3% of all Wyandotte County properties are considered vacant. This is significantly better than national averages according to the stats that you'll see on the handout I gave. Abandon properties do create many problems; however, vacant, maintained properties do not.

Next, the proposal requires property owners to submit a scope of work even though there's no legal requirement for property owners to have any kind of scope of work for their properties. This requirement and the fees are due even if the property is 100% code compliant. They have to

apply for a waiver to get that removed. This is an unreasonable imposition on property ownership rights.

Third, it will create a need for constant education beyond code enforcement officials. Property owners, lenders, foreclosure agents, asset managers, attorneys, title companies, and real estate agents will all need to know these standards even if they don't normally work in Wyandotte County. This ordinance will be very obscured to most of them and they won't understand the finer points. Not all vacant properties required to be registered and this will create unrecorded liens on properties that will cause legal problems.

When we asked why code enforcement wouldn't be the best way to address these issues since aggressive code enforcement and greening are noted as the top two methods for addressing blight, Commissioner McKiernan said people ignore enforcement notices.

While we all know about doing the same thing and expecting a different result, this is going to require new documents, new training, new oversight, more labor demands, but only compliant property owners will be compliant with it. The non-compliant people will still snub their noses at it.

Last, all property owners can evade this simply by listing their houses at an inflated price. That will effectively increase the visibility of these properties to vandals and criminals.

Please withhold your support and seek better ways to meet these stated goals. Remember, the vacancy rate here is better than most places in the US, which means the UG is already doing great on addressing them. This promotes standards that are unfair to property owners. It will be hard to educate people and harder still to enforce these rules. Please do not support these measures.

Chairman McKiernan said thank you, Ms. Batesel, for those comments. It sounds as if what you are proposing is not only a reconsideration of the amendments to the existing ordinance, but a more fundamental examination and potential change to the underlying ordinance itself. Some of the things that you brought up here really speak to the parts of this ordinance that are not up for amendment today, but that you would ask this committee to consider re-examining the entire ordinance. Is that what I heard? **Ms. Batesel** said absolutely. This ordinance creates a lot of problems for the day-to-day operations and real estate transactions.

Chairman McKiernan said with our stated goal of reducing abandon properties that create blight in neighborhoods driving down property values, certainly impairing your ability to sell properties in neighborhoods where there are large numbers of unsecured, abandon houses, I still think that's our goal. I think the question for this committee is what route we take toward that goal with either the proposed ordinance amendments or with other consideration of the ordinance itself.

Commissioner Walters asked can I ask a question. Maybe, Melissa, you can help out a little bit here. What I was sort of thinking, even before the presentation was made, was if I own a property and it's current on its taxes and it's in perfect condition and it's vacant, why do I have to register it? What is the benefit to the community? Sorry to put you on the spot. **Ms. Sieben** said this is all based on everything that we've been learning with SOAR, is a vacant house feels unsafe to the neighbors. If you've lived next to someone who wasn't living there, it feels unsafe. When you get multiple of these on a street, it then creates a target for an area.

If people are just holding onto these, which we keep running into where they're just holding onto them, there's no reason why they're holding onto them. They just haven't gotten around to selling it, aren't interested in dealing with the headache. They'd rather just let it sit there and do minimal maintenance on it. They're not improving our neighborhoods.

I could go on and on about this, but we firmly believe this is one of the most significant things that we need to work on with SOAR. In fact, it is our stated top priority for 2018 is to figure out how to get these vacants occupied and to get them in the hands of people who want to do more than just the minimum because codes are minimum. They're not a neighborhood asset at a minimum.

I'm going to have to let fellow commissioners speak on where they're at on the rest of this, but that's what we put forward for 2018. It's what we talked about in 2017. The registry is clearly something that we felt that Commission was very passionate about and we moved forward with it last year. We found out that we had some fundamental issues with our ability. It's a lot of legal work. It's a lot of things that Wendy did in the private sector that we need help with. She can't sit and do this without having ten more of her.

We have a lot of them. I don't understand the statistic that we're low. I'm very confused by that. I don't have the data in front of me to sit here and just oppose it at this point. What I will

tell you is for those of you who live in neighborhoods with them, you know what I'm talking about. Whether or not it's minimally maintained to code or whether or not it's not maintained to code, they are something that makes our neighbors feel unsafe. In addition, they are detractors if they're only minimally maintained.

Chairman McKiernan said I guess what I hear Commissioner Walters asking is, is there an alternative to this ordinance that would get us to the same end goal. I certainly will share that I certainly am tired of abandoned houses causing blight and eventually burning down and being removed from the block and us losing that valuation in terms of property valuation. I think what I'm hearing is, is there an alternate way to the goal of remediating the blighted properties?

Commissioner Townsend said I think in listening to the terminology again, the last speaker hit a key, a nail on the head as did Commissioner Walters. We talked before in the legislative body the difference between vacant and abandon. I'm not sure it's really as clear here as it needs to be. Vacant is not necessarily abandon. That goes to what Commissioner Walters said. Sometimes property owners elect not to have occupants because of the poor neighbors they become. There are a lot of things here to consider and one of them is vacant versus abandon.

Chairman McKiernan said I can say just from my personal bias on this, if a house is secured against unlawful entry and it is otherwise up to code on the outside, I prefer it be filled; but that kind of house is really the least of my worries in terms of the safety of the neighbors, the safety of the neighborhood, the police and fire who might otherwise need to enter that building.

Commissioner Bynum said I have a couple of comments. I don't sit on this committee regularly, but it's my understanding that we, as a body, embraced the concepts that staff brought to us for SOAR. One of those being obviously tools in the toolbox for blight reduction. **Chairman McKiernan** said correct. **Commissioner Bynum** said and we, as a body, adopted the vacant property registration ordinance. **Chairman McKiernan** said correct. **Commissioner Bynum** said it exists right now. I wouldn't be inclined to support repeal of that. If there's conversation such as this one that we need to have that modifies that, I'm willing to participate in that.

I like the ordinance amendments that are being brought forward. I'm a little confused as to the direction our conversation tonight is going away from tools in the toolbox that helps SOAR meet the goals that we have embraced the entire time we've been having the presentations brought to us as an elected body. I really don't care what neighborhood it is, vacant properties, abandoned or not, do not help the quality of life in those neighborhoods. I can speak to that personally. I can speak to that from vacant, empty homes in my mother and father's very lovely neighborhood.

We've withstood now almost a decade of recovery from a really bad economic decline and that caused a lot of vacancies in neighborhoods all across this community. Those vacancies did not improve those neighborhoods. There's no way you can say that all of those mortgage foreclosures and other things that happened in those neighborhoods were improvements. I'm going to stand in support of the ordinance and in support of the amendments that are being brought forward.

Commissioner Bynum said I only have one other question. I don't know if we can dive down into that kind of data tonight. I respect Commissioner Townsend's concern about the \$200 fee being a burden on those who might own a piece of vacant property and want to keep it up but maybe don't have the finances to do that. I don't know if we have the data in terms of any part of the community to dive deep enough to know how many of those owners are there in a given area. With that, I will support the ordinance and its amendments.

Action: **Commissioner Bynum** made a motion to approve the ordinance and its amendments.

Commissioner Townsend said I'm thinking I almost may need to recuse myself from this because there's a possibility that there may be property that is in my name that may, without further clarification here, fall under this. I've said what I had to say.

With respect to—I would say any tools that we use for SOAR or anything else, I think it shows that we do due diligence anytime we look at something and then say, maybe we didn't think it out as fully as we did when the initial process was brought to us—or maybe not the process, but the idea. I think re-evaluation is always good or as you say, a deeper dive into it, whatever the

problem or issue is that's presented or process. With that, I'm going to recuse myself to be on the safe side. I may or may not come under this, but I'm going to recuse myself.

Chairman McKiernan said the request for action tonight is to approve these amendments to the existing ordinance. We have a motion for adopting these amendments to the existing ordinance.

Chairman McKiernan seconded the motion understanding that this is not the end. There can be further amendments and revisions to this ordinance.

Commissioner Burroughs asked how long, for my benefit, how long has the ordinance been in place. **Ms. Sieben** said there was a prior ordinance that we gutted and revised. This type of function has been available to us since sometime in the '90s and unfortunately, wasn't executed. I firmly believe had it been, we'd be sitting in a different place here tonight with the number and the de-valuation that we've seen in this community.

Commissioner Walters asked what's the answer to his question. **Ms. Green** said the vacant property registration portion was put in place at the end of June of 2017, and it became effective December 1, 2017. **Chairman McKiernan** said and that did come through this committee.

Commissioner Burroughs said so we have no way of knowing if this program is giving us the benefit of the proposed ordinance. **Ms. Green** said correct, because we haven't been able to stand it up yet. We just simply don't have the resources to stand it up, that's why we started to look at third-party vendors when we realized that the software that we thought was going to be implemented last fall that would help us still hasn't been implemented. That's when we started looking outside of the UG to third-parties and that's when we realized we needed to put these amendments in place.

Commissioner Burroughs asked is there a chance that we could adopt this ordinance for a period of time like three years or 18 months, revisit it to find out if it's working—advance to determine if it's even worthwhile. We're making amendments to an ordinance that we haven't even had a chance to really verify if we're going to get the fruit of the labor. That's why I asked about the

compliance. If we don't have personnel to administer it, if we find all these faults coming through, are we going to be the ones going out and spending the time and the manpower and the resources and the vendor gets his cut? We have a registry, but the work still falls on us as a body.

Commissioner Burroughs said, Mr. Chairman, I might add as a substitute motion that this ordinance be adopted for a period of two years, if that's the will of the body, and that we re-visit it in a year to determine if it's doing what it's stated to do. **Chairman McKiernan** asked does the maker of the motion accept that amendment. **Commissioner Bynum** said I accept it if we have precedence for adopting ordinances that sunset. I'm willing to accept it. I just don't know if we ever passed an ordinance before with an expiration date on it. **Ms. Sieben** said I can tell you that we'd be happy to come back and give updates and let you see where it's sitting. We haven't even brought forward to you a third-party vendor yet. We had to have this in place so that we could even go out and solicit them.

Commissioner Bynum said I guess my second question then for you would be I'm willing to entertain that. What kind of start date would it have if we pass it tonight and then send it to full Commission with the two-year expiration? What would the timetable be for a start date? **Ms. Green** said we would have to amend the other section that made it effective December 1, 2017. We would amend that section to include a different effective date, then I would think within that same section, that's where we would put the end date of the ordinance. Again, I don't know if we have a history of doing that or not. Unfortunately, I can't answer that question.

Angie Lawson, Deputy Chief Counsel, said I would recommend putting a specific end date so that there's no question when the two years run from, if it's from today or what, or the adoption date by the full. I know we've done it before. I can't cite you a specific example. You certainly have the statutory authority to do so. It's more common at the state level.

Chairman McKiernan said my question would be, if we're going to put an "end" to the ordinance amendments, would it make more sense for us to further amend, put that into the proposed ordinance amendments the date changes and the sunset date implementation, and then bring back that revision for vote rather than vote on it now knowing that we're going to bring it back in a very

short period of time for the purpose of the date changes. **Ms. Lawson** said that's up to the Board. You can instruct counsel to add that amendment in and it would appear that way at full Commission or we can bring it back.

Commissioner Burroughs said, Mr. Chairman, it's not my intent to make this difficult. It's just my intent that if this has been on the books since '96 and we don't have anything to draw from and we haven't used this tool in the toolbox—there's been a tremendous amount of time and energy put into the crafting of the ordinance and the verbiage that's being presented to us this evening. I'm cognizant of that and I respect that and I want to support that, but at the same time, if we're just updating a tool that's going to sit in the toolbox, that's what I'm struggling with.

Chairman McKiernan asked so then the maker of the motion accepts the amendment. **Commissioner Bynum** said I do. **Chairman McKiernan** said the amendment effectively is that we will further update this ordinance with implementation and sunset dates at a future time. As the second, I'll accept that as well.

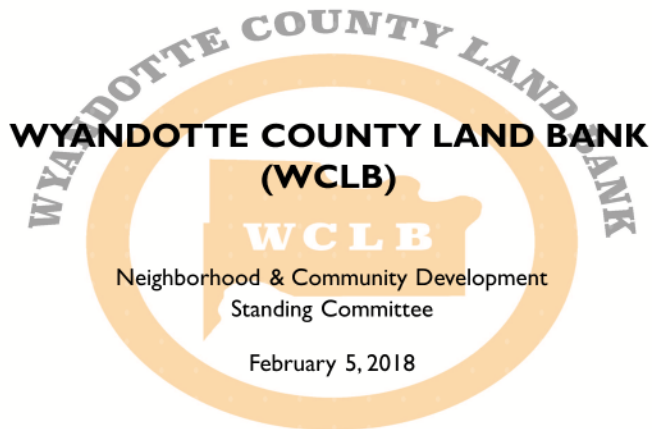
Roll call was taken on the motion, with the amendments, and there were four "Ayes," Walters, Bynum, Burroughs, McKiernan. (Commissioner Townsend previously recused herself.)

Item No. 2 – 1868...LAND BANK BUSINESS

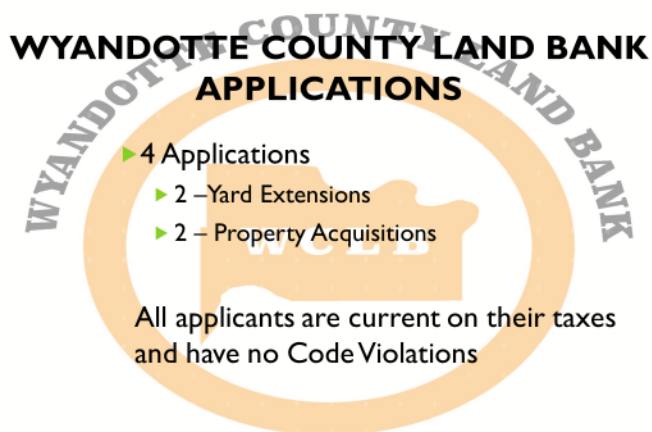
Synopsis: Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager.

Applications

731 & 733 Lafayette Ave. - Kenthedo Robinson, yard extension
 832 Lafayette Ave. - Mazen Iskandrani, yard extension
 834 Lafayette Ave. - Mazen Iskandrani, property acquisition
 2501 N. 22nd St. - Antonia Ayala, property acquisition



Chris Slaughter, Land Bank Manager, said we have a pretty short agenda for you and we'll have some updates from the Rehab Program.



Mr. Slaughter said we have four applications tonight: two yard extensions, two property acquisitions. Again, as a reminder, all applicants are current on their taxes and have no code violations.

YARD EXTENSION – 731 & 733 LAFAYETTE AVE
 KENT HEDO ROBINSON – 723 LAFAYETTE AVE



The first one is 731 & 733. It is one property. Lafayette Avenue here in red. The applicant is at 723 Lafayette.

YARD EXTENSION – 832 LAFAYETTE AVE
 PROPERTY ACQUISITION – 834 LAFAYETTE AVE
 MAZEN ISKANDRANI – 824 LAFAYETTE AVE



We have a property acquisition and a yard extension, the owner is here, at 824 Lafayette and here's 832 and 834 Lafayette.

PROPERTY ACQUISITION – 2501 N 22ND ST
ANTONIA AYALA – 2106 CLEVELAND AVE



We have a property acquisition. The owner is right here at 2106 Cleveland. They also own this property right here which I believe is 2505. This property here was approved by the Board in November of '17, and this property here is the one that the application is for tonight.

Mr. Slaughter said those are the ones we recommend approval for.

Action: Commissioner Walters made a motion to approve.

Commissioner Townsend said I just had a couple of questions or clarification about the application for 731 Lafayette Avenue, one applicant, and then one applicant that has applications for two of the acquisitions.

With respect to the 731 Lafayette application, is the owner—where does the owner reside? Is the owner in Brooklyn, NY? **Mr. Slaughter** said yes. This property is one of multiple that he has here in the county. **Commissioner Townsend** asked is that next to a residence that the applicant owns. **Mr. Slaughter** said the applicant owns this property right here and this is the property that they're applying for.

Commissioner Townsend said okay. Have we had any problems with the upkeep of the residence? My concern, obviously, as we just kind of talked about this in another way is an owner who is not at least in the commuting area of KCK. **Mr. Slaughter** said the checks we do through

the Accela Program through Codes indicated there were no outstanding code violations and that's why the application was moved forward.

Commissioner Townsend asked is that the case with both of these: the Robinson application and I guess it's Iskandrani. **Mr. Slaughter** said correct. **Commissioner Townsend** said, again, that person appears to be within the commuting distance. **Mr. Slaughter** said that property on 824 Lafayette...**Commissioner Townsend** said and 832...**Mr. Slaughter** said I'll point out here, this is the applicant's property, was just recently purchased on January 3rd this year.

Commissioner Townsend said those were the key questions I had when I saw addresses that were not adjacent to the acquisitions requested. We've had no problems with them, correct? **Mr. Slaughter** said correct. None that we discovered.

Commissioner Burroughs seconded the motion to approve. Roll call was taken and there were five "Ayes," Walters, Bynum, Townsend, Burroughs, McKiernan.

Transfers from Land Bank

714, 716, 718 & 720 Everett Ave. - CHWC, Inc.

(CHWC, Inc. will build two single-family houses in the Douglass/Sumner neighborhood)

727 & 743 Barnett Ave.; 732, 740 & 750 Tauromee Ave. - UG of WyCo/KCK

(Property for the Juvenile Complex project)

WYANDOTTE COUNTY LAND BANK APPLICATIONS

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

Mr. Slaughter said next we have some transfers.

TRANSFERS FROM THE LAND BANK

- ▶ 714 Everett Ave – CHWC, Inc
- ▶ 716 Everett Ave – CHWC, Inc
- ▶ 718 Everett Ave – CHWC, Inc
- ▶ 720 Everett Ave – CHWC, Inc
- ▶ 727 Barnett Ave – Unified Government
- ▶ 743 Barnett Ave – Unified Government
- ▶ 732 Taumoe Ave – Unified Government
- ▶ 740 Taumoe Ave – Unified Government
- ▶ 750 Taumoe Ave – Unified Government

TRANSFERS FROM THE LAND BANK 714, 716, 718 & 720 EVERETT AVE – CHWC, INC

- ▶ Property will have 2 new Single Family Houses built on them



We have 714, 716, 718 & 720 Everett. It's this area right here. The transfer will be to CHWC for two single-family houses to be constructed on.

TRANSFERS FROM THE LAND BANK

727 & 743 BARNETT AVE

732, 740 & 750 TAUROMEE AVE

UNIFIED GOVERNMENT

- ▶ Property is part of the Juvenile/Memorial Hall project



Then we have 727 & 743 Barnett; 732, 740 & 750 Tauromee. These are properties, as you know, that are part of the juvenile project that are still in the Land Bank's name. We're really simply just doing a transfer to the Unified Government to finish those projects.

Mr. Slaughter said, again, that is the request to move those transfers forward.

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

REHAB PROGRAM

- ▶ Currently
 - ▶ 44 contractors in our pool
 - ▶ 89 houses in inventory
 - ▶ 21 – demo recommended
 - ▶ 57 – rehab program
 - ▶ 11 – just deeded over from Tax Sale 339
 - ▶ 21 houses rehab started
 - ▶ 26 houses awaiting closing
 - ▶ 8 houses with no offers
 - ▶ 1 house awaiting info from USD500
 - ▶ 1 house awaiting eviction
- ▶ 6 houses rehab completed



February 5, 2018

Mr. Slaughter said finally, we just wanted to give you another update on the Rehab Program. We have increased our contractors. We're up to now 44. We have increased our inventory. We're up to 89 properties. Of those, 21 are in the Demo Program and those are in the process to start coming down now with the changes that were made to the Demo Program.

Fifty-seven are in the Rehab Program. Eleven have just been deeded over. They're the first out of the 11 from Tax Sale 339. We will actually be starting the inspections and the boardings next week. Of those, we have 21 where the rehab has started, 26 we're waiting to close on, and we are down to 8 with no offers. I believe, I think, we were in the 19 – 20 range with no offers. We've gotten some offers last week on those. We're evaluating those. Again, we still have the one property over by Sumner; and we're still in the process of evicting another one.

We have also increased the completed rehabs from five to six, so we're well on our way to breaking that five record that we talked about last month. We'll give you an update on that one.



3110 Kimball Avenue. This property we did receive in a tax sale. It had some fire damage to it. It really sits kind of like right on the cross between 31st Street and Kimball.

3110 KIMBALL AVE



As you can see, there's a before and after.

3110 KIMBALL AVE



Some other before and after: the kitchen that was completed.

February 5, 2018

3110 KIMBALL AVE



Updated bathroom.

3110 KIMBALL AVE



Just one of the rooms. You can see kind of some of the soot damage there from the fire.

February 5, 2018

3110 KIMBALL AVE

- ▶ Rehab time – 1.5 months
- ▶ Appraised Value (Jan 1) \$10,860
- ▶ Private Appraisal for \$84,000
- ▶ Property rented for \$775.00



Some interesting facts. It only took them a month and a half to complete. January of last year, I will say this is a 2017 appraised value of \$10,860. They had a private appraisal done after the rehab and it went to \$84,000. Currently, it's being rented for \$775. Again, another property that we're proud to say has been a complete success. We'll just continue to keep bringing you updates each month.

Commissioner Townsend said again, a great, great program. Have you seen, or maybe I don't know if we have enough of a track record, but of the homes that have been rehabbed, do you see the rehabber continuing to retain ownership and doing rentals or have they just sought to sell the properties outright on the market after they've been rehabbed? **Mr. Slaughter** said so far, the majority have been rentals. We have had some that were sold. I think it really just dictates what the market in that area allows them to do.

I will say the group that did this, they've done a couple of the other rehabs so far that are completed. What they were prouder of is establishing kind of that first increased comp in the area. There are a couple of houses up the street on 31st that we're in the process of closing. One will be demoed unfortunately. It's just beyond being saved. Their thought process is, the more that they can attain in these types of areas and if they do get some appraisals or some comps, it will help them maybe make the decision to make some sales. They still have a pretty extensive screening process for the people that they're putting in these homes. They're just ecstatic about the program

as well. Again, they're probably the group that has set the bar at the height it is now and only hope to keep raising it as we go forward.

Commissioner Townsend said great program. Great to see the asset improved in value. I guess time will tell, it will be interesting to watch and see if the homes maintain their value and their look if they are rentals versus someone who may buy the home. If I was going to guess, the rentals might be...**Mr. Slaughter** said that would be something that would probably be red flagged for us if they wanted to stay in the program as contractors. I think we would highly frown on renting property out and letting it deteriorate and stuff. Honestly, with this group, I don't think that would be something they would stand for either. I think they're invested in the community. They have numerous other properties and they are very proud of the fact. They really look at Wyandotte County as a tremendous opportunity to keep increasing these assets that we have here. Though it didn't appear to be much of an asset when we first got our hands on it—so yes, if that was the case, that would probably be discussion we would have that could possibly end their relationship with our program. **Commissioner Townsend** said okay. Just something to watch. The program is new. It's a great program.

Adjourn

Chairman McKiernan adjourned the meeting at 5:59 p.m.

cg



Staff Request for Commission Action

Tracking No. 18197

Full Commission Meeting Date: 4/26/18

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 4/9/18

(If none, please explain):

Publication Required: No

<u>Date:</u> 03/28/2018	<u>Contact Name:</u> Chris Slaughter	<u>Contact Phone:</u> x8977	<u>Contact Email:</u> cslaughter@wycokck.org	<u>Department/Division:</u> Land Bank
<u>Item Description:</u> 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 (15) Item (2) - Transfers from Land Bank (2)				
<u>Action Requested:</u> 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.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Applications, Transfer from Land Bank				

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
Armando Campos Cerrito	1043 Shawnee Ave	1041 Shawnee Ave	Yard Extension	
Mauricio Mares	291 S 8th St	289 S 8th St	Yard Extension	
Michael B Patterson	1510 N 44th St	1516 N 44th St	Yard Extension	
Cookie F Sutton	20 N James St	22 N James St	Yard Extension	
Gail Mitchell Johnson	864 Troup Ave	2003 N 9th St	Yard Extension	
Sharon Turner	2523 Alden St	2525 Alden St	Yard Extension	
Lolita Marshall	3620 Haskell Ave	2415 N 37th St	Yard Extension	
Robbin Clint Chandler	1022 Lowell Ave	1020 Lowell Ave	Yard Extension	
Elizabeth Aviles-Pineda	272 S Bethany St	270 S Bethany St	Yard Extension	
Miguel Valdez	2929 Farrow Ave	2921 Farrow Ave	Yard Extension	
Ricardo Balderrama	234 N Early St	232 N Early St	Yard Extension	
Lidia Pacheco Patino	1972 Stewart Ave	1968 R Stewart Ave	Yard Extension	
Henson Memorial Church	901 Greeley Ave	917 Greeley Ave	Property Acquisition	
Obdulia Valles (Lopez)	1251 Kansas Ave	610 S Valley St	Property Acquisition	
Michael L Knight	1722 Short Ave	1933 N 18th St	Property Acquisition	
LAND BANK ADVISORY BOARD RECOMMENDATION	The Land Bank Advisory Board recommends forwarding the application(s), to the Land Bank Board of Trustees, for final approval.			

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RECEIVED
JAN 17 2018


Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

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

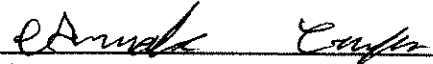
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

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

Signature (Required)

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

 Date 1/17/2018
Sign here

Armando Campos Cerrito
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1041 Shawnee Ave

Parcel ID Number: 072088

Applicant Information (Please Print)

Name: Armando Campos

Company/Organization: _____

Mailing Address: 1043 Shawnee ave Kansas city ks

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1043 Shawnee Ave

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

Please Respond to the Following Questions:

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

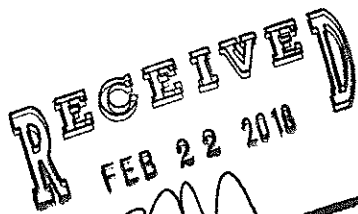
Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

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

 Date 7/17/2018
Sign here

Armando Campos Cerrito
Print Name



19

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:

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- 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.
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- 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.

Mauricio Mares

Date 2-21-18

Sign here

Mauricio Mares

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 289 S 8th St

Parcel ID Number: 122025

Applicant Information (Please Print)

Name: MAURICIO MARE ORTIZ

Company/Organization: _____

Mailing Address: 291 S 8th St

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 291 S 8th St

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.

Mauricio Mares Date 2-21-18
Sign here

Mauricio Mares
Print Name

RECEIVED
FEB 22 2018

#20

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.

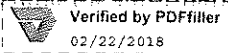
Program Requirements and Policies:

- 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.

Michael B. Patterson



Date 2/22/2018

Sign here

Michael B. Patterson

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1510 N. 44th Street

Parcel ID Number: 060456

Applicant Information (Please Print)

Name: Michael B. Patterson

Company/Organization: N/A

Mailing Address: 1510 N. 44th Street

Phone Number(s): -

E-mail(s):

Address of the adjacent structure you own: 1510 N. 44th Street

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

Please Respond to the Following Questions:

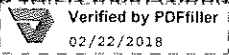
1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes"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

Michael B. Patterson



Date 2/22/2018

Sign here

Michael B. Patterson

Print Name

#22

RECEIVED
FEB 26 2018

C45

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

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

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

Program Requirements and Policies:

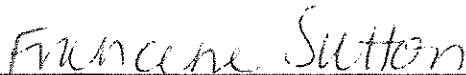
- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information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

Signature (Required)

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

Date 2-26-18

Sign here



Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 22 N James St, KCKs 66118

Parcel ID Number: 141345

Applicant Information (Please Print)

Name: C. Francene Sutton

Company/Organization: _____

Mailing Address: 5630 EDGEMILL DR. KCKs 66106

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 20 N. James St, KCKs. 66118

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.

C. Francene Sutton Date 2/26/18
Sign here

C. Francene Sutton
Print Name

RECEIVED
MAR 01 2018
BAM

#24

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:

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- 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.
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- 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.

Gail Mitchell Johnson

Sign here

Date 3-1-18

Gail Mitchell Johnson

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2003 N 9th St

Parcel ID Number: 095077

Applicant Information (Please Print)

Name: Gail Mitchell Johnson

Company/Organization: _____

Mailing Address: 864 Troup Avenue

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 864 Troup Avenue

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 ☒

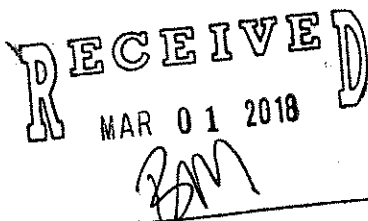
Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

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.

Gail Mitchell Johnson Date 3-1-18
Sign here

Gail Mitchell Johnson
Print Name



#25 9

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.

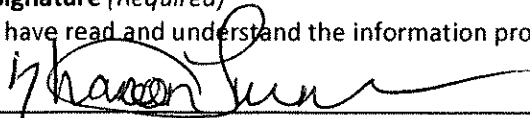
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

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- 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.



Sign here

Date 02-23-2018

Sharon Turner

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2525 Alden Street Kansas City KS 66104
Parcel ID Number: 158211

Applicant Information (Please Print)

Name: Sharon A. Turner

Company/Organization: Self

Mailing Address: 2523 Alden Street Kansas City KS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2523 Alden Street KCK 66104

Do you live in the adjacent structure above? Yes X 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 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.


Sign here

Date 02-23-2013

Sharon Turner
Print Name

RECEIVED
MAR 01 2018

#26

1 ~~BM~~ **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:

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- 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.

Lolita Marshall Date 2-20-18
Sign here

Lolita Marshall
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2415 N 37th St

Parcel ID Number: 216809

Applicant Information (Please Print)

Name: Lolita Marshall

Company/Organization: N/A

Mailing Address: 3620 Haskell Ave, Kansas City KS. 66104

Phone Number(s):

E-mail(s):

Address of the adjacent structure you own: 3620 Haskell Ave, K.C. 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.

Lolita Marshall Date 2-20-18
Sign here

Lolita Marshall
Print Name

RECEIVED
MAR 06 2018

#28

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.

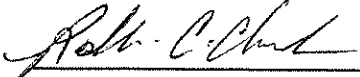
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

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- 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.
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- 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.



Sign here

Date 3-6-18

Robbin C. Chandler

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1020 Lowell Ave Kansas City, KS 66102

Parcel ID Number: 069497

Applicant Information (Please Print)

Name: Robbin Clint Chandler

Company/Organization: _____

Mailing Address: 1022 Lowell Ave Kansas City, KS 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1022 Lowell Ave Kansas City, KS 66102

Do you live in the adjacent structure above? Yes X 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 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.

Robbin C. Chandler

Sign here

Date 3-6-18

Robbin C. Chandler

Print Name

RECEIVED
DEC 12 2017
[Signature]

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.
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- 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.

Elizabeth Aviles

Signature

Date 12-6-17

Elizabeth Aviles

Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 270 S Bethany St

Parcel ID Number: 070905

Intended Usage of Property: gardening

Applicant Information (Please Print)

Name: Elizabeth Aviles

Company/Organization: _____

Mailing Address: 272 S Bethany St

Phone Number(s): _____

E-mail(s): _____

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.

Elizabeth Aviles
Sign Here

Date 12-6-17

Elizabeth Aviles
Print Name

RECEIVED
MAR 21 2018

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.

Miguel Valdez Date 3-5-18
Sign here

Miguel Valdez
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2921 Farrow Ave KCK, KS 66104

Parcel ID Number: 164906

Applicant Information (Please Print)

Name: Miguel Valdez

Company/Organization: _____

Mailing Address: 2929 Farrow Ave Kansas City, KS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2929 Farrow Ave, KCK, 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.

Miguel Valdez Date 3-05-18
Sign here

Miguel Valdez
Print Name

RECEIVED
MAR 13 2018

#36

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.


Sign here

Date 03-04-18

Ricardo B.
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 232 N Early

Parcel ID Number: 119819

Applicant Information (Please Print)

Name: Ricardo Balderrama

Company/Organization: _____

Mailing Address: 839 Tenny Ave Kansas City KS 66101

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 234 N Early KCR 66101

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.

Ricardo B. Date 03-04-18
Sign here

Ricardo B.
Print Name

RECEIVED
MAR 08 2018

#29

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.

Lidia Pacheco Patiño
Sign here

Date 3-8-18

Lidia Pacheco Patiño
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1968 R Stewart Ave

Parcel ID Number: 159626

Applicant Information (Please Print)

Name: Lidia Pacheco Patiño

Company/Organization: _____

Mailing Address: 1972 Stewart Ave Kansas City KS 66104

Phone Number(s) _____

E-mail(s): _____

Address of the adjacent structure you own: 1972 Stewart Ave KCK 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.

Lidia Pacheco Patiño Date 3-8-18
Sign here

Lidia Pacheco Patiño
Print Name

RECEIVED
MAR 12 2018

#30

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.

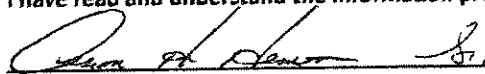
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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.



Date 3-12-18

Sign here

AARON H. HENSON SR.

Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 917 Greeley Ave / Kansas City, KS

Parcel ID Number: 154016

Intended Usage of Property: Potential Extra Parking

Applicant Information (Please Print)

Name: Aaron H. Henson

Company/Organization: Henson Memorial Church

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

Phone Number(s): _____

E-mail(s): _____

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.

Aaron H. Henson Sr. Date 3-12-18
Sign here

AARON H. HENSON SR.
Print Name

#21

RECEIVED
FEB 26 2018

CS

Application to Purchase a Vacant Land Bank Property as ~~Yard Extension~~

Property Acquisition

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:

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- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

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

Date 2-23-2018

Sign here



Print Name

Property Acquisition

Application to Purchase a Vacant Land Bank Property as ~~Yard Extension~~

Land Bank Property You Wish to Purchase: 1010 S. Valley St.

Parcel ID Number: 072230

Applicant Information (Please Print)

Name: Obdulia Barron Valles

Company/Organization: _____

Mailing Address: 1265 Hasbrook Ave

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1253 Kansas Ave

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.

Obdulia B Valles

Sign here

Date 2/22/18

Obdulia Barron Valles

Print Name

RECEIVED
MAR 14 2018
SM

#32

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.
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- 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.

Michael L Knight
Sign here

Date 12-12-17

MICHAEL L KNIGHT SR.
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 1933 N 18th ST KCKS 66104

Parcel ID Number: 098648

Intended Usage of Property: PARKING and garden spot.

Applicant Information (Please Print)

Name: MICHAEL L KNIGHT SR.

Company/Organization: NONE

Mailing Address: 1722 SHORT ST

Phone Number(s): _____

E-mail(s): _____

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.

Michael Knight Date 12-12-17
Sign here

MICHAEL L KNIGHT SR.
Print Name

TRANSFERS FROM LAND BANK

Recipient	Property Address	Parcel	Comments	Standing Committee Recommendation
Carlson Custom Homes, LLC	20 S Boeke St	069194	Carlson Custom Homes, LLC is currently a rehabber in the WCLB Rehab Program. They are currently rehabbing 18 S Boeke St and this property will be combined at completion of rehab.	
J-Bloc, LLC	4100 Roswell Ave	105324	J-Bloc, LLC is currently a rehabber in the WCLB Rehab Program. They are currently rehabbing 4110 Roswell Ave and this property will be combined at completion of rehab.	

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Staff Request for Commission Action

Tracking No. 18104

Full Commission Meeting Date: 4/26/18

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 3/5/18, 4/9/18

(If none, please explain):

Publication Required: No

<u>Date:</u> 03/29/2018	<u>Contact Name:</u> Chris Slaughter	<u>Contact Phone:</u> x8977	<u>Contact Email:</u> cslaughter@wycokck.org	<u>Department/Division:</u> Land Bank
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Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed policy updates and forward them to the Land Bank Board of Trustees for final consideration.

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:

Memo to WCLB BOT - Donation Policy, WCLB Donated Policy - 030518



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: February 21, 2018

SUBJECT: Propose Policy Update – Donation to Land Bank

The purpose of the Wyandotte County Land Bank is to return tax delinquent and distressed property to productive use that benefits the community.

The Land Bank will be presenting new policy for Donation Requests to the Land Bank; the purpose of this policy is to give the Land Bank direction for upcoming requests, this will also include requests of existing structures, and to make further recommendations to the Board.

Highlights of the proposed policy are:

The WCLB will only present requests to the Board of Trustees, for approval, when the following conditions are met:

- The property owner does not have the resources to properly care for the property or to comply with orders to correct code violations
- The property is located in an area targeted
- There is a written agreement with an owner of an adjoining property to purchase the property
- The property is a candidate for the WCLB Rehab Program
- Any Wyandotte County entity has agreed to fund the demolition of an improved property within its City limits
- Properties with adverse environmental conditions or maintenance requirements will not be accepted without a satisfactory plan and funding in place for remediation

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- WCLB may require a clear and marketable title
- Properties that are occupied may not be accepted as donations
- WCLB shall not determine donation value for the purpose of tax benefits

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**WYANDOTTE COUNTY LAND BANK
(WCLB)**

**ADMINISTRATIVE POLICY
AND
PROCEDURE GUIDELINES**

**APPROVED 03/26/15
UPDATED 08/17/17**

Wyandotte County Land Bank
Administrative Policy and Procedure Guidelines
As approved and adopted by the Board of Trustees
on March 26, 2015

These policy and procedure guidelines are a consolidation and codification of all prior policies and procedures of the Wyandotte County Land Bank and supersede all such prior policies and procedures.

Section 1. Authority and Role

- 1.1 Establishment.** The Wyandotte County Land Bank (WCLB) was established by the Unified Government of Wyandotte County/Kansas City, Kansas (UG) by the power vested in it by K.S.A. 19-26,103 et. seq.
- 1.2 Governance.** The WCLB is governed by a Board of Trustees (BOT) comprised of the Mayor/Chief Executive and the UG Commissioners. The WCLB manager is charged with its administration.
- 1.3 Land Bank Advisory Board.** A Land Bank Advisory Board (LBAB) shall be available to advise the BOT and WCLB manager on matters relating to the business and affairs of the WCLB, and to suggest or be available for consultation with regard to projects, proposals and/or activities which the WCLB may undertake. The membership of the LBAB shall consist of eight representatives designated by the Executive Board of the Liveable Neighborhoods Task Force and, subject to the modification and approval of the County Administrator, representatives from the following UG Departments: Administration, Community Development, Delinquent Real Estate, Economic Development, GeoSpatial Services, Neighborhood Resource Center, Treasury, and Urban Planning and Land Use. The LBAB shall serve solely in an advisory capacity.
- 1.4 Governing Authority.** The core governing documents of the WCLB are the applicable state statutes and the UG Code of Ordinances. The policies and procedures set out in this document constitute guidelines only and the Board of Trustees reserves discretion to deviate therefrom when it deems appropriate.
- 1.5 Purpose.** The purpose of the WCLB is to return tax delinquent and distressed property to productive use that benefits the community.

Section 2. Priorities for Property Use

- 2.1 Government Use.** The first priority for use of real property of the WCLB is to make available its properties to local governments for public use and ownership.
- 2.2 Housing.** The first priority for use of real property of the WCLB for nongovernmental purposes is the production or rehabilitation of property for housing.
- 2.3 Other Purposes.** When there is no governmental purpose or use for a property, nor a feasible use for housing, the WCLB may consider permitting the property to be used for other community improvement purposes. These uses should be consistent with the following priorities:
- a. Neighborhood revitalization;
 - b. The return of property to productive tax-paying status;
 - c. Land assemblage for economic development;
 - d. Long-term “banking” of properties for future strategic uses; and/or
 - e. The provision of financial resources for operating functions of the WCLB.
- 2.4 Neighborhood Consultation.** The WCLB encourages every applicant seeking to acquire property from the WCLB to demonstrate prior consultation with neighborhood associations and non-profit entities operating in the geographical area of the property.
- 2.5 City-Wide Master Plan.** The WCLB shall encourage the development and use of properties in a manner consistent with the UG City-Wide Master Plans and other government-approved plans.

Section 3. Priorities for Identity of Transferees.

- 3.1 Priority Transferees.** Except where limited by the terms of the acquisition of a property, the WCLB may, at its discretion, give priority to:
- a. Government entities;
 - b. Non-profits that will hold title to the property on a long-term basis or hold title to the property for the purposes of subsequent reconveyance to private third parties for housing or other public purposes;
 - c. Other individuals and entities seeking to obtain the property for housing;
 - d. Non-profit institutions such as academic and religious institutions;

- e. Entities that are a partnership, limited liability corporation or joint venture comprised of a private non-profit corporation and a private for-profit entity; and
- f. Individuals who own and occupy residential property for purposes of a yard extension disposition program.

3.2 Transferee Qualifications. All applicants seeking to acquire property from the WCLB, or to enter into transaction agreements with the WCLB, may be required to provide as part of their application information regarding, but not limited to:

- a. The legal status of the applicant, its organizational and financial structure;
- b. Its prior experience in developing and managing housing;
- c. The financial health and resources of the applicant; and/or
- d. Adequate plans for development.

3.3 Reserved Discretion. The WCLB reserves full and complete discretion to decline applications and proposed transaction agreements from individuals and entities that meet, among others, any of the following criteria:

- a. Failure to perform in prior transactions with the WCLB;
- b. Ownership of properties that became delinquent in ad valorem tax payments and remain delinquent in ad valorem tax payments during their ownership;
- c. Parties that are barred from transactions with local government entities;
- d. Inability to demonstrate sufficient experience and/or capacity to perform in accordance with the requirements of the WCLB;
- e. Ownership of properties that have a history of violations of state and/or local laws, codes or ordinances; and/or
- f. Properties that have been used by the transferee or a family member of the transferee as his or her personal residence at any time during the twelve (12) months immediately preceding the submission of application (except in rental cases).

Section 4. Priorities Concerning Neighborhood and Community Development.

4.1 Neighborhood and Community Development. The WCLB reserves the right to consider the impact of a property transfer on short and long-term neighborhood and community development plans. In doing so, the WCLB may prioritize the following in any order it deems appropriate:

- a. The preservation of existing stable and viable neighborhoods;
- b. Neighborhoods in which a proposed disposition will assist in halting a slowly occurring decline or deterioration;

- c. Neighborhoods that have recently experienced or are continuing to experience a rapid decline or deterioration;
- d. Geographic areas that are predominately non-viable for purposes of residential or commercial development; and/or
- e. Potential impact on areas targeted by a strategic development plan.

Section 5. Conveyances to the WCLB

- 5.1 Sources of Property Inventory.** Sources of real property inventory of the WCLB include, but are not limited to, the following:
- a. Transfers from local governments;
 - b. Acquisitions at tax foreclosure sales;
 - c. Donations from private entities;
 - d. Market purchases;
 - e. Conduit transfers contemplating the simultaneous acquisition and disposition of property;
 - f. Other transactions such as land banking agreements.
- 5.2 Policies Governing the Acquisition of Properties.** In determining which, if any, properties might be acquired, the WCLB may give consideration to the following circumstances and factors:
- a. Proposals and requests by individuals or entities in which specific properties are identified for ultimate acquisition and redevelopment.
 - b. Residential properties that are occupied or are available for immediate occupancy without need for substantial rehabilitation.
 - c. Improved properties that are the subject of an existing order for demolition of the improvements and/or meet the criteria for demolition of improvements.
 - d. Vacant properties that are appropriate for the yard extension disposition program.
 - e. Properties for which reutilization would be in support of strategic neighborhood stabilization and revitalization plans.
 - f. Properties that would form a part of a land assemblage development plan.
 - g. Properties that will generate operating resources for the functions of the WCLB.
 - h. Properties that would allow for the creation or expansion of community, garden, green, and/or recreational space.
- 5.3 Transaction Agreements.** In most cases involving conduit transfers and land banking agreements, a transaction agreement must be approved in advance by the BOT and executed by the WCLB and the grantor of the property. In the case of conduit transfers, such a

transaction will generally be in the form of an acquisition and disposition agreement prepared in accordance with these policies. In the case of a land banking relationship, such a transaction agreement will generally be in the form of a land banking agreement prepared in accordance with these policies. These transaction agreements shall be in form and content as deemed by the WCLB to be in the best interest of the WCLB, and shall include to the extent feasible specification of all documents and instruments contemplated by the transaction as well as the rights, duties and obligations of the parties.

- 5.4 Transactions Requiring Board of Trustees Approval.** WCLB BOT approval shall be required prior to any conduit transfer, land banking agreement, or any acquisition of property with improvements.
- 5.5 Title Assurance.** Generally, the WCLB requires all property acquired to have marketable title. In some instances, the WCLB may require a policy of title insurance or other assurances prior to acquiring a property.
- 5.6 Environmental Concerns.** The WCLB reserves full and complete discretion to require in all transactions that satisfactory evidence or assurances be provided that the property is not affected by or subject to environmental contamination.
- 5.7 Set Off Program.** Property that has been placed in the State of Kansas Set Off Program may be deemed ineligible for conveyance to the WCLB.

Section 6. Establishing Hold Areas

- 6.1 Hold Areas.** The WCLB shall work with the UG Economic Development Department and the WCLB BOT to identify geographical areas that are contemplated for development. After approval by the BOT, any Land Bank parcels in such areas shall be held for designated partnering developers and may not be available for other interested parties.

Section 7. Conveyances from the WCLB

- 7.1 Covenants, Conditions and Restrictions.** All conveyances by the WCLB to third parties shall include such covenants, conditions and restrictions as the WCLB deems, in its sole discretion, necessary and appropriate to ensure the use, rehabilitation and redevelopment of the property in a manner consistent with the public purposes of the WCLB.

- 7.2 Deed Without Warranty.** All conveyances by the WCLB to third parties shall be by quitclaim deed.
- 7.3 Conveyances requiring Board of Trustees Approval.** With the exception of conveyances of property within a hold area to previously-approved, WCLB BOT-designated partnering developers, and properties subject to WCLB Rehab Program, all transfers of WCLB property shall require the approval of the BOT.
- 7.4 Conveyances pursuant to WCLB Rehab Program.** The WCLB Manager shall seek prior approval from the WCLB BOT for all properties entering the WCLB Rehab Program. Once the WCLB receives an offer from a contractor that meets the qualifications of the WCLB Rehab Program; the WCLB Manager will seek the approval of the County Administrator to commence the rehab and subsequent conveyance of the property.
- 7.5 Conveyance Reports to the Board of Trustees.** All transfers unilaterally authorized and completed by the WCLB manager shall be reported in writing to the Board of Trustees at the immediately following Neighborhood and Community Development Standing Committee meeting.
- 7.6 Conveyance Time Allowance.** All undeveloped Land Bank property shall be conveyed and deed recorded within 180 days of Award and approval of the Land Bank Board of Trustees. Any property not conveyed within the above time period, and without a written extension from the Land Bank manager, will have Award voided and property returned to Land Bank Inventory. For any property awarded pursuant to a development/rehab agreement, the terms of said agreement shall control when such property will be conveyed.

Section 8. Collaboration with Not-For-Profit Entities

- 8.1 Transactions with Not-For-Profit Entities.** The WCLB is willing to enter into conduit transfers with not-for-profit corporate entities as outlined in this section. After executing an agreement with the WCLB, these not-for-profit corporate entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the WCLB for waiver of taxes, and “buy back” these properties for development and/or rehabilitation.
- 8.2 Documentation of Lot Purchase.** The collaboration applicant must document the purchase process extensively. This documentation should include, at minimum, the following information per parcel:

- a. The total purchase price for the property, including the net proceeds paid or payable to the seller
- b. The total amount spent to acquire the property (e.g. legal counsel, administrative costs).
- c. The development or rehabilitation costs impacting the anticipated final sale price.
- d. The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.

8.3 Maximum Costs. The total of these costs should exceed the maximum allowable lot cost (i.e., the cost that will permit rehabilitation or development) before the WCLB may consider the waiver of back taxes in part or in total.

8.4 WCLB Discretion. Some properties may present unusual or extenuating circumstances to the developer due to lack of funding for housing production or related costs. The WCLB reserves the right to evaluate and consider these properties case-by-case.

Section 9. Collaboration with For-Profit Entities

9.1 Transactions with For-Profit Entities. The WCLB is willing to enter into conduit transfers with for-profit entities as outlined in this section. The corporate entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the WCLB for waiver of taxes, and “buy back” these properties for use for development and/or rehabilitation.

9.2 Eligibility. Eligibility for this option will be based on numerous criteria. Among others, these shall include geographical location of the property. The corporate entity must first identify and consult with any active non-profit entities that may have an interest in developing the property. If such interest exists, it may be required that the for-profit and non-profit forge an agreement for joint development.

9.3 Documentation of Lot Purchase. The applicant must document the purchase process extensively. This documentation should include, at a minimum, the following information per parcel:

- a. The total purchase price for the property, including the net proceeds paid or payable to the seller.
- b. The total amount spent to acquire the property (e.g. legal counsel, administrative costs, etc.).
- c. The development costs impacting the final sale price.

- d. The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.

9.4 Maximum Costs. The total of these costs should exceed the maximum allowable lot cost (i.e., the cost that will permit rehabilitation or development before the WCLB may consider the waiver of back taxes in total or in part.

9.5 WCLB Discretion. Some properties may present unusual or extenuating circumstances to the developer due to lack of funding for housing production or related costs. The WCLB reserves the right to evaluate and consider these properties case-by-case.

Section 10. Property for Community Improvements

10.1 Community Improvement Property. The WCLB is willing to accept donations of property to be transferred to a non-revenue generating, non tax-producing use that is for community improvement or other public purposes. Additionally, the WCLB is permitted to assemble tracts or parcels of property for community improvement or other public purposes.

10.2 Eligibility. Properties can be conveyed to the WCLB for waiver of delinquent taxes and then reconveyed by the WCLB to be utilized for community improvement purposes including, but not limited to, community gardens, parking for non-profit functions such as a school or cultural center, or playground for after-school or day care. The application must demonstrate that no alternative tax-generating use is available for the property, and that the proposed community improvements are consistent with the area redevelopment plans and community revitalization.

10.3 Transferee. The application must identify and be signed by the ultimate transferee from the WCLB. The transferee should be a governmental entity, a not-for-profit property entity, or, in rare cases, a for-profit entity that is capable of holding and maintaining the property in the anticipated conditions and for the anticipated purposes.

10.4 Covenants, Conditions and Restrictions. The WCLB, in the conveyance of the property to the transferee, may require covenants, conditions and restrictions as necessary to ensure that the property is used for the contemplated community improvement or other public purposes.

Section 11. Conduit Transfers – Reasonable Equity Policy

- 11.1 Purpose.** In order to prevent benefits accruing to owners of property that is tax delinquent by virtue of the exercise of the tax waiver power of the WCLB, the WCLB establishes this reasonable equity policy guideline.
- 11.2 Definitions.** The reasonable equity policy is based on the value of the property and the equity of its owner. While any valuation is subjective, it can be reasonably estimated.
- a. “Fair Market Value” shall be determined by staff according to the County Appraiser’s valuation, in conjunction with the average sale price in a given community. The WCLB staff or WCLB BOT shall have full authority to require a professional appraisal for proposals that have significant variances in valuation and entail transactions in which the owner received consideration in excess of nominal compensation.
 - b. “Net Equity” shall mean the current fair market value, as determined by WCLB staff or the WCLB BOT, less the total amount of all liens and encumbrances (tax liens, associated interest and penalties, special assessments, mortgages, judgments, etc.).
- 11.3 Less than \$2,000 Net Equity.** To ensure that an owner does not receive unwarranted benefit, the WCLB will not consider transactions in which the owner’s net equity is less than \$2,000 and the owner receives more than nominal compensation for the sale of his property. Nominal compensation is hereby defined as \$2,000.
- 11.4 Equity in Excess of \$2,000.** To ensure that the owner does not receive an unwarranted benefit, the WCLB will not consider transactions in which the owner receives an amount greater than 75% of net equity.
- 11.5 Speculation.** To ensure that speculators do not seek to take advantage of the WCLB, staff shall closely review instances in which the owner is receiving money far in excess of his investment while consistently ignoring his tax responsibility. Particular attention shall be given to properties purchased in the past three years.
- 11.6 Excessive Sale Price.** In communities that are experiencing internal and surrounding redevelopment, it is unacceptable for an owner to seek a profit in excess of 75% of his net equity. Such an owner may believe that the market will bear more than is offered and would therefore be unwilling to sell the property for a reasonable amount. In

such an instance, it would likely fall to the Delinquent Real Estate Department to sell the property at a tax sale.

11.7 Non-Conforming Situations. To ensure flexibility and protect the interests of the WCLB and the public, the WCLB BOT reserves the right to modify, change, or deviate from this policy, if a situation clearly warrants such action.

11.8 Strategic Importance. To preserve the integrity of the WCLB's mission, all properties petitioned to the WCLB Board must pass the test of strategic importance. The WCLB may receive proposals that may pass other criteria but which may not be crucial to the redevelopment of a neighborhood. Staff must be able to assure ~~the WCLB~~the WCLB BOT that the transaction is not simply allowable but a crucial component of the comprehensive redevelopment of a neighborhood. Such a transaction must be evaluated in terms of neighborhood redevelopment and ensure a long-term tax benefit to the Unified Government.

Section 12. Agreements For Temporary Use of Land

- 12.1 Adopt-a-lot.** The WCLB may enter agreements for residents and organizations to participate in an adopt-a-lot program designed to encourage and support recreation including community-based greening and gardening of available vacant lots.
- a. Agreements shall expire on December 31 of the agreement year and be renewable on March 1 of the next year provided the lot has not been sold.
 - b. The lot will be available to be sold during the term of the agreement with the purchaser obtaining possession at the expiration of the adopt-a-lot agreement.
 - c. There will be no fee.
 - d. The agreements shall specify that the lot must be kept clean, the grass mowed, or otherwise maintained in compliance with applicable ordinances of the UG and other requirements made specific.
 - e. Participants must sign liability release waivers or add the UG to their insurance policies.
 - f. The agreements will not permit building on the lots (including fences).

Section 13. Yard Extension Disposition Program

- 13.1 Yard Extension Transfers.** Individual parcels of property may be acquired by the WCLB and transferred to individuals in accordance with the following policies. The transfer of any given parcel of

property in the yard extension Disposition Program is subject to override by higher priorities as established by the WCLB.

13.2 Qualified Properties. Parcels of property eligible for inclusion in the yard extension Disposition Program shall meet the following minimum criteria:

- a. The property shall be vacant unimproved real property;
- b. The property shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side;
- c. The property shall consist of no more than one lot capable of development. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development; and
- d. No more than one lot may be transferred per contiguous lot.

13.3 Yard Extension Transferees.

- a. All transferees must own the contiguous property, and priority is given to transferees who personally occupy the contiguous property.
- b. The transferee must not own any real property (including both the contiguous lot and all other property in the County) that is subject to any unremediated violations of state and/or local laws, codes or ordinances.
- c. The transferee must not own any real property (including both the contiguous lot and all other property in the County) that is tax delinquent.
- d. The transferee must not have been the prior owner of any real property in the County that was offered for sale as a result of tax foreclosure proceedings unless the WCLB approved the anticipated disposition prior to the effective date of completion of such tax foreclosure proceedings.

13.4 Lot Consolidation. As a condition of transfer of a lot, the transferee must enter into an agreement that the lot transferred will be consolidated with the legal description of the contiguous lot, and not subject subdivision or partition within an agreed period of time following the date of transfer.

Section 14. Land Banking Program

14.1 Scope. As set forth in these policies and procedures, the land banking program consists of transactions in which a grantor transfers real property to the WCLB and the property is held by the WCLB pending a transfer back to the original grantor, to a grantee identified in a banking agreement, or to a third party selected by the WCLB.

- 14.2 Goals.** The goals of this land banking program include but are not limited to the acquisition of real property for or on behalf of a governmental entity or not-for-profit corporation in order to:
- a. Permit advance acquisition of potential development sites in anticipation of rapidly rising land prices;
 - b. Facilitate pre-development planning, financing, and structuring;
 - c. Minimize or eliminate violations of housing and building codes and public nuisances on properties to be developed; and/or
 - d. Hold parcels of land for future strategic governmental purposes such as housing development, opens spaces and green spaces.
- 14.2 Land Banking Optional.** The WCLB is not required to enter into a banking agreement with any person or entity, and at all times retains full discretion and authority to decline to enter into a banking agreement. These policies are applicable only to real property of the WCLB which is acquired in accordance with an executed banking agreement and are not otherwise applicable to real property acquired by the WCLB pursuant to any other agreements or procedures.
- 14.3 Definitions.** As used in these policies, the following terms shall have the definitions set forth:
- a. **“Banking Agreement”** shall mean a written agreement between a grantor and the WCLB which identifies the property, the length of the banking term, the potential grantee or grantees, the range of permissible uses of the property following transfer by the WCLB, the permitted encumbrances on the property, the rights and duties of the parties, the responsibility of the grantor for the holding costs, the possible advance funding of holding costs, the forms of the instruments of conveyance and such other matters as may be appropriate.
 - b. **“Grantor”** shall mean the party that transfers or causes to be transferred to the WCLB a tract of property pursuant to a banking agreement.
 - c. **“Grantee”** shall mean the party or parties identified in a banking agreement as the party or parties to whom the property is to be transferred from the WCLB.
 - d. **“Holding Costs”** shall mean any and all costs, expenses, and expenditures incurred by the WCLB, whether as direct disbursements, as pro rata costs, or as administrative costs, that are attributable to the ownership and maintenance of a tract of property. The WCLB shall maintain records of the monthly holding costs for each property.

- e. **“Property”** shall mean the real property and improvements (if any) located thereon identified in a banking agreement and transferred to the WCLB pursuant to a banking agreement, together with all right, title and interest in appurtenances, benefits and easements related thereto.

14.4 Eligible Property. Property which is eligible for a banking agreement must either be (a) unimproved real property or (b) real property with unoccupied single-family residences.

- a. In the event that a tract of property contains improvements which are to be demolished or removed, such property may qualify as eligible property for a banking agreement so long as adequate and sufficient funds are placed in escrow at the time of the banking agreement closing so as to assure that all improvements will be demolished and removed within sixty (60) day of closing.
- b. Property that is ineligible for a banking agreement includes all other forms of improved real property, all real property which is occupied, and all real property that has been identified as containing hazardous substances and materials.

14.5 Eligible Grantors and Grantees. Parties eligible to be a grantor or a grantee are governmental entities and not-for-profit corporations defined as tax-exempt entities by the Internal Revenue Code. A limited partnership entity is eligible to be a grantor or grantee so long as a governmental entity or not-for-profit corporation has a controlling interest in such entity.

14.6 Title.

Unless and except to the extent expressly authorized in a banking agreement, property transferred to the WCLB pursuant to a banking agreement shall be fee simple title free and clear of all liens and encumbrances. The issuance of a policy of marketable title in favor of the UG may be required at the closing pursuant to the banking agreement containing such exceptions as are approved by the WCLB.

- a. Governmental liens may exist at the time of closing only if such liens are expressly acceptable to the WCLB.
- b. A mortgage or other security instrument may encumber property at the time of transfer to the WCLB provided that that the obligations secured by such instruments do not require monthly or periodic payments by the WCLB to the mortgagee. Under no circumstances will the WCLB have direct liability to a mortgage pursuant to a security instrument. It is anticipated that each banking agreement that contemplates the transfer of property to the WCLB encumbered by a security instrument will require a separate written agreement between the

mortgagee and the WCLB which provides, among other things, that:

1. The mortgagee expressly consents to the transfer to the WCLB;
 2. The mortgagee expressly subordinates its interests to covenants, conditions and restrictions as may be required by the WCLB; and
 3. Prior to the exercise of mortgagee rights under the security instrument, the mortgagee will request, on behalf of the grantor, the conveyance of the property to the grantor and pay to the WCLB the holding costs attributable to the property.
- c. At the time of closing pursuant to a banking agreement, all ad valorem taxes which are due and payable on the property must be paid in full. An exception to this requirement of no outstanding ad valorem tax liens may be granted:
1. When the grantor is acquiring the property from a third party and immediately conveying the property to the WCLB pursuant to a banking agreement, and
 2. The acquisition of the property by the grantor from the third party otherwise complies with the reasonable equity policy of the WCLB.

14.7 Length of Banking Term. A banking agreement may permit a maximum banking term of thirty-six (36) months for transactions in which the grantor is a not-for-profit entity, and sixty (60) months for transactions in which the grantor is a governmental entity.

14.8 Transfers at Request of Grantor. A banking agreement shall authorize a grantor to request a transfer of the property by the WCLB to a grantee at any time within the banking term.

- a. A conveyance by the WCLB to the grantee identified pursuant to a banking agreement shall occur within thirty (30) days of receipt of a written request for a transfer.
- b. As a condition precedent to the transfer by the WCLB, the full amount of holding costs incurred by the WCLB attributable to the property shall be paid to the WCLB. The WCLB shall provide to the grantor in accordance with section 13.13 a statement of the holding costs attributable to the property.
- c. At the time of the transfer by the WCLB to the grantee, the WCLB shall impose such restrictions and conditions on the use and development of the property in accordance with section 13.12 hereof and the applicable banking agreement.
- d. Conveyance by the WCLB to a grantee shall be by quitclaim deed.

14.9 Transfer at Request of WCLB. At any time and at all times during the term of a banking agreement, the WCLB shall have the right, in its sole discretion, to request in writing that the grantor or its designee accept a transfer of the property from the WCLB.

- a. A transfer by the WCLB pursuant to this section shall be subject to the same terms and conditions as set forth in section 13.8.
- b. In the event that the grantor (or its designee) is unwilling or unable to accept a transfer of the property from the WCLB, and reimburse the WCLB in full for the holding costs, then the WCLB shall have the right to terminate in writing the banking agreement. The property shall then become an asset of the WCLB and subject to use, control and disposition by the WCLB in its sole discretion subject only to the provisions of applicable statutes and ordinances.

14.10 Banking Agreement Closing. Within a time period specified in a fully executed banking agreement, a closing of the transfer of the property to the WCLB shall occur. At such closing, the fully executed instrument of conveyance and other closing documents shall be delivered by the appropriate party to the appropriate parties. The appropriate documents shall be immediately recorded, and a title insurance policy shall be issued. All costs of closing shall be borne by the grantor.

14.11 Holding Costs. Holding costs shall be paid as a condition precedent to a transfer of property from the WCLB. Either the grantor or the grantee can request in writing at any time a statement of the holding costs, which statement will be provided by the WCLB within fifteen (15) business days of receipt of the request. The WCLB shall also have the right to request in writing that the grantor or grantee reimburse on written demand the WCLB for holding costs. In the event that the WCLB is not timely reimbursed for its holding costs in response to its written request for reimbursement, the WCLB may request a transfer pursuant to section 13.9.

14.12 Public Purpose Restrictions. All property held by the WCLB and transferred by the WCLB pursuant to a banking agreement shall be subject to covenants and conditions providing that the property is to be used for the following goals:

- a. The production or rehabilitation of housing for persons with low incomes;
- b. The production or rehabilitation of housing for persons with low or moderate incomes;
- c. Community improvements; and/or
- d. Other public purposes.

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Each banking agreement will specify the range of permissible uses and the manner in which such use restrictions is secured. Such restrictions and conditions may be imposed either in the form of contractual obligations, deed covenants, rights of reacquisition, or any combination thereof.

Section 15. Land Banking Donation Program

15.1 Donation to WCLB. The WCLB may only accept donated property(ies) that will advance the goals of the WCLB. The WCLB will only present requests to the Board of Trustees, for approval, when the following conditions are met:

- a. The property owner does not have the resources to properly care for the property or to comply with orders to correct code violations that are present and evidence of the hardship has been presented.
- b. The property is located in an area targeted for redevelopment efforts or in a neighborhood with a large number of existing WCLB property.
- c. There is a written agreement with an owner of an adjoining property to purchase the property from the WCLB; this is only in reference to unimproved vacant lots in a non-targeted area.
- d. The property is a candidate for the WCLB Rehab Program without any conditions that would prohibit a donation.
- e. The Unified Government of Wyandotte County/Kansas City (UG), Kansas, City of Bonner Springs or City of Edwardsville has agreed to fund the demolition of an improved property within its City limits.
- f. Property(ies) with adverse environmental conditions or maintenance requirements will not be accepted without a satisfactory plan and funding in place for remediation, as determined by the UG.
- g. WCLB may require that donated property(s) be conveyed with clear and marketable title.
- h. Property(s) that are occupied may not be accepted as donations.
- i. WCLB shall not determine donation value for the purpose of tax benefits.
- j. Any exceptions to the provisions of the above must come before the Board of Trustees.

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WCLB reserves the absolute right to accept or reject any and all donation requests.

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Any property that is determined not to be an immediate need or could not be accepted by the WCLB and is determined to be tax sale eligible, will be referred for an upcoming tax sale by the WCLB. The WCLB will send a letter to the requestor with that information.

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