NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, March 5, 2018

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, March 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, and Walters. Commissioner Murguia was absent. The following officials were also in attendance: Joe Connor and Gordon Criswell, Assistant County Administrators; Angie Lawson, Deputy Chief Counsel; Kathleen VonAchen, Chief Financial Officer; Charles Brockman, Economic Development; and Chris Slaughter, Land Bank Manager.

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

Approval of standing committee minutes from January 16, 2018 meeting. **On motion of Commissioner Walters, seconded by Commissioner Burroughs, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 18103…LAND BANK BUSINESS

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager.

Transfer to Land Bank

3850 Bell Crossing Dr. from City of Kansas City, KS

(The Land Bank has received an application from an adjacent property owner for this property. The applicant would like the property to be combined with her property [3860 Bell Crossing Dr.] for the following: provide livestock additional grazing space, increase youth interactive learning, restore noxious weeds to native grass & flowers, and preserve existing wildlife.)

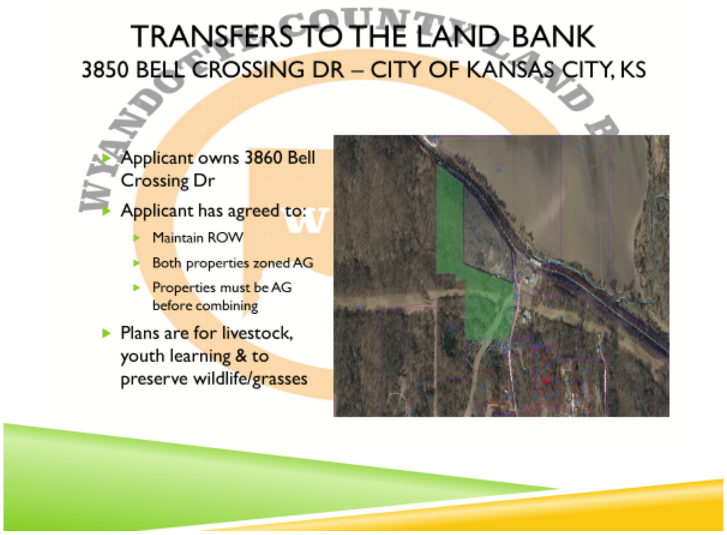
WYANDOTTE COUNTY LAND BANK (WCLB)

Neighborhood & Community Development Standing Committee

March 5, 2018

TRANSFERS TO THE LAND BANK

- 3850 Bell Crossing Dr – City of Kansas City, KS



Chris Slaughter, Land Bank Manager, said the first thing we're going to talk about is a transfer to the Land Bank; it's 3850 Bell Crossing Dr. It's currently in the ownership of the City of KCK. The property we're going to talk about here is shaded in green for you. The applicant is the owner, or eventual applicant if approved tonight, will have the application as well of 3860, which is this area of land right here to the north.

If approved, and then approved for the Land Bank application, the applicant has agreed to maintain the right-of-way that's located through here. By that, what we mean, is keep it opened, keep it free of debris, keep the trees kind of trimmed and help out as much as she can.

Then, currently right now, both properties are zoned R-1. She would start the process of getting both of these zoned to agriculture. Once that's done, then we would allow her to combine the properties, but not before both of them are of the same distinction.

Her plans for it is to add some livestock there. She has some youth learning programs she wants to do, and then just preserve the wildlife, the grasses, and stuff. The applicant, Ms. Moore. is also here in attendance if you have any questions for her.

Our request would be to go ahead and approve the transfer to the Land Bank. If that's approved, we'll present our application for the property as well.

Commissioner Walters asked do you know how the city came to own that land. **Mr. Slaughter** said we did some looking into that. I want to say we purchased it somehow or got ahold of it sometime in the 80s, so it's been in our possession for some time.

Chairman McKiernan said just for everybody's benefit here, we are still in the process of cleaning up a lot of parcels that historically have been in the name of the City of Kansas City, Kansas, or the Board of Commissioners and never have gone actually formally into the Land Bank. We've been in the process. Mr. Slaughter brings a batch it seems every meeting that we are transferring in. This is one of those parcels that we have actually had in our possession for a while, just not formally in the Land Bank, which is why it has to come into the Land Bank first before it can go out from there.

Commissioner Townsend said I do have some questions if the applicant is here.

Olivia Moore, 5029 Haskell Ave., introduced herself. **Commissioner Townsend** said maybe staff would also have the answers to some of these. The land that you currently own, is that zoned do we know, for the use of livestock now? **Ms. Moore** said the land that I currently own is zoned R-1 Residential, but it is over 5 acres. **Commissioner Townsend** asked the property that you currently own. **Mr. Slaughter** said yes. The Land Bank, I'm getting ahead of myself. The city property here is roughly about 20 acres, and I believe Ms. Moore's is about 10. For livestock, the key number or any kind of farming type stuff, is 5 acres. She would definitely have more than that once combined.

Currently, both properties are zoned R-1 Residential. The goal, if approved, would be to get them both zoned agriculture. **Commissioner Townsend** asked the property she currently owns, is that zoned for agricultural use. Can you put livestock on it now? **Ms. Moore** said not without a special use permit. Over 5 acres, you can use it for agricultural.

Commissioner Townsend said currently, there is no livestock there. It's not zoned for that use? What is your plan? What type of livestock are you planning on bringing in? What's your intended purpose for this? **Ms. Moore** said that would be lots of poultry, ducks, chickens, turkeys, in addition to horses and potentially cows and goats.

Commissioner Townsend asked and the purpose for that menagerie? **Ms. Moore** said well, I would be using these animals to produce high quality and nutrient enhanced food because as you know, the northeast area is a food desert. I would also be using this outdoor space as a learning lab for youth to come and have an opportunity to see what agriculture looks like in their hometown.

Commissioner Townsend said that sounds good, but I'm going to tell you, I have had in the last year and a half a lot of complaints about a lot of livestock and chickens and turkeys and all that and some other things that cropped up that we didn't know were there. **Ms. Moore** said I assure you that they'll be well taken care of. I do have a Bachelor's Degree in Animal Science from the Kansas State University.

Commissioner Townsend said okay, but my concern is what the concerns of your other neighbors around there might be, as well as, I would expect, you look like a responsible person, but my concern is for the other neighbors there and currently there is no livestock there. **Ms. Moore** said currently there is livestock there. **Commissioner Townsend** said well, that's what I asked about before. What's there now? **Ms. Moore** said there are chickens, ducks, and horses. **Commissioner Townsend** asked and how many do you have of each? **Ms. Moore** said 4 horses, 20 chickens, and 20 ducks.

Commissioner Townsend said I need somebody from Planning and Zoning. How many can you have without a special use permit? **Charles Brockman, Economic Development,** said I don't know exactly how many, Commissioner, but when it's R-1, it has to be 5 acres and you have to have a house on the property. Since it's R-1, she has to change it to A-G because her home is somewhere else. She'll combine that A-G, make that into A-G, and she can go there and have her livestock on the property. She has outbuildings on there already. **Commissioner Townsend** asked she has what. **Mr. Brockman** said outbuildings, shelter. I think you have water as well for the animals. **Ms. Moore** said yes.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, to have this held over for further investigation of what's there already. Are we in compliance with any special permits that may be needed, may not be**

needed? Just don't have all the information that I'd like to have before that. Can we do that?

Chairman McKiernan said thank you very much. There's a motion to hold over until we have more information regarding the special use permits and any necessary planning issues that haven't been brought forward seconded by Commissioner Walters. Any further discussion on this item?

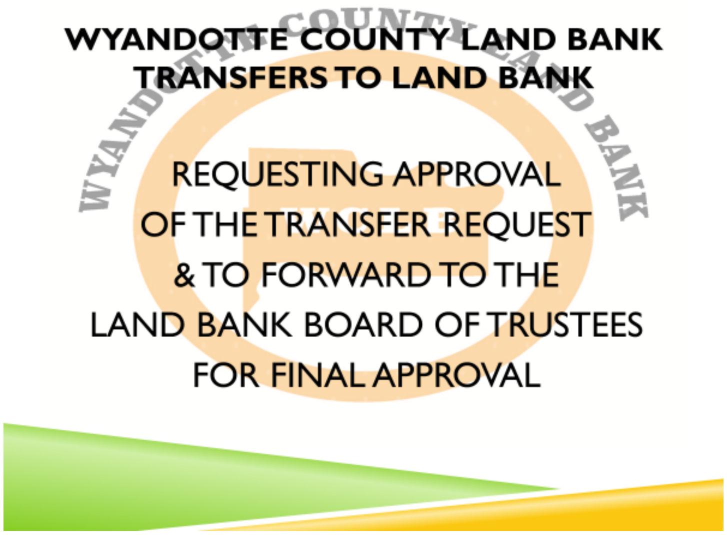
Ms. Moore said I'd like to make one note about the purchase of the property. The city acquired this parcel in 1928.

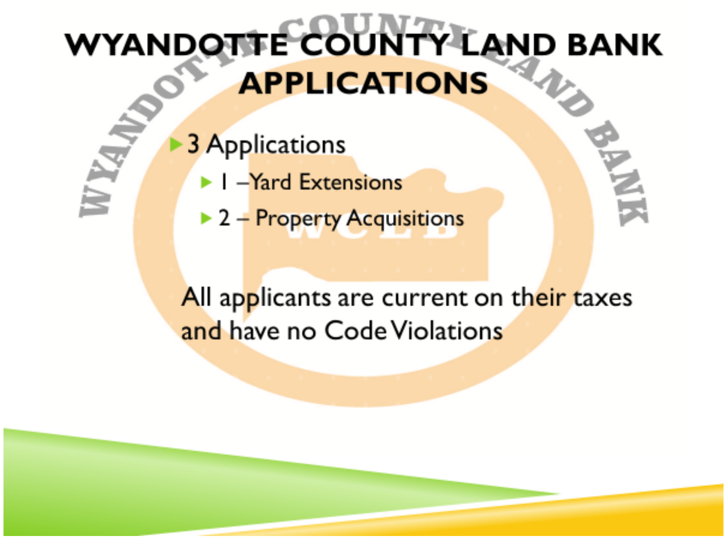
Chairman McKiernan said so the motion that is before us tonight is to hold over consideration of transferring this into the Land Bank to be transferred back out until we have more information about necessary permits and any planning issues that need to be addressed.

Commissioner Townsend said what I'll do, Mr. Chairman, is to follow-up with an email to Mr. Slaughter with a copy to Planning and Zoning asking specifically what my questions are concerning this so we can get those answered. Thank you, Ms. Moore.

Roll call was taken and there were four "Ayes," Walters, Townsend, Burroughs, McKiernan.

Applications
3043 S. 37th St. – Wilma Manthe, yard extension
3300 Farrow Ave. – Tiffany Miller, property acquisition
3850 Bell Crossing Dr. – Olivia Moore, property acquisition



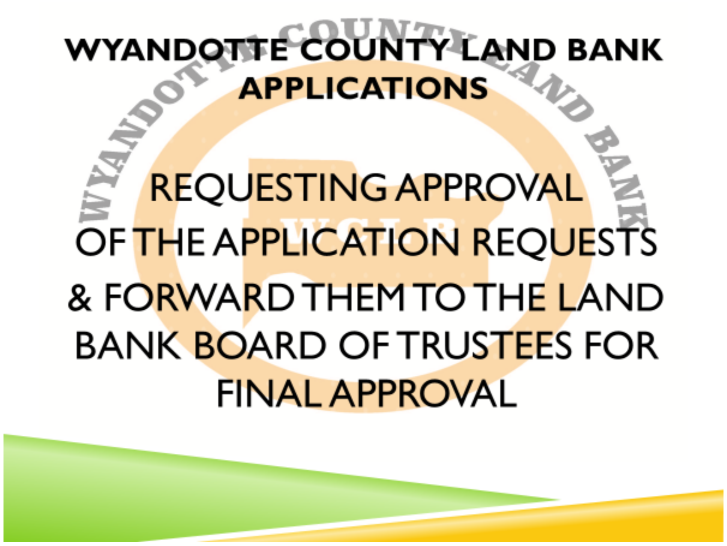


Chairman McKiernan said I guess this is now two applications. **Mr. Slaughter** said two applications tonight, yes.

Mr. Slaughter said the first is a yard extension application for 3043 S. 37th as shaded in red. The applicant is outlined here in black at 3040 S. 36th. We have a property acquisition—the slide is wrong, I apologize. The applicant is not shaded here. The applicant is here. That's why it's a property acquisition being that property is not adjacent to each other. The applicant is here at 3223 Farrow, and this is the Land Bank property right here at 3300 Farrow.

The last one was going to be the one we just discussed.

Chairman McKiernan said in terms of the agenda, the 3850 Bell Crossing Drive has been removed as an application and will come back in the future. **Mr. Slaughter** said or we could just pull it, and then, again, if you want to not vote on it, we can just pull it. **Chairman McKiernan** said we'll pull that one and it will come back when the transfer to the Land Bank comes back. **Mr. Slaughte**r said correct.



Chairman McKiernan said we have two properties: S. 37th and Farrow Avenue.

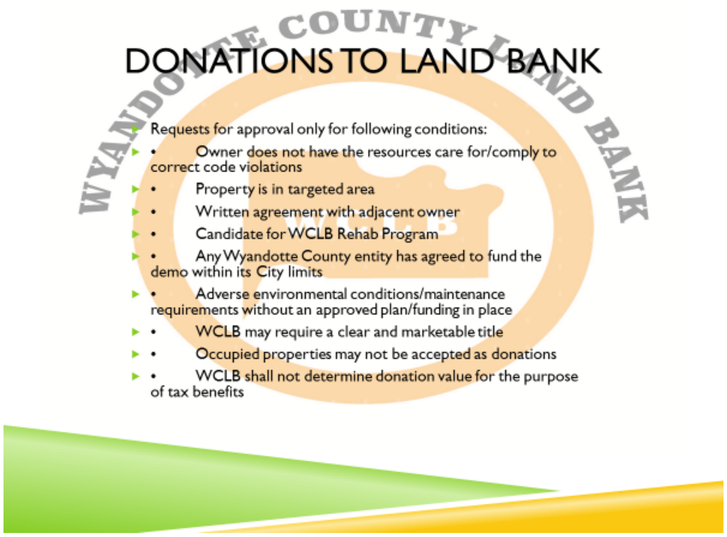
Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve both applications**. Roll call was taken and there were four "Ayes," Walters, Townsend, Burroughs, McKiernan.

Item No. 2 – 18104…RECOMMENDATION: LAND BANK POLICY UPDATES

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

Chris Slaughter, Land Bank Manager, said we've had numerous discussions over the years about why are we accepting donations or what's kind of the thought process behind it. We have tonight a list, if you want to call it, a criteria or kind of some specifics that an applicant would have to meet, or requestor would have to meet, before we would even bring it to the body for approval. I'll go through those and if there's any questions as we go through, please let me know.

Chairman McKiernan said I actually have a question before you even start because up in the preamble it says Wyandotte County Land Bank will only present requests to the Board of Trustees for approval when the following conditions are met. Is this an "and" situation where all of these conditions have to be met? **Mr. Slaughter** said no. There may be some where multiple are met, but we figure at least if one of these are met, then we will present it to you. If we, through the discussion, feel that we need to have more—**Chairman McKiernan** said I just think in terms of the clarity of the revisions, we might want to come up with some wording that specifies that at least one of these must be met. As I read it, it was these are met, and I looked at all. I didn't think that was the case. **Mr. Slaughter** said thank you for pointing that out. We will clarify that. If you want, we can just have a discussion on how we have it and if we have to bring it back, we can bring it back.



The first one would be if we could provide evidence that the owner has maybe been cited for a code violation that they can't remedy or just doesn't have the resources to take care of the property anymore. If we have a target area in place, we would like to have the ability to possibly gain that property for strategic advantage for possible development. If we have an agreement for a vacant lot with the adjacent owner that they would be willing to take that property on if it came in the Land Bank, we'd like to consider that. Any house that would be, we feel, as a candidate for the Rehab Program, we'd like to have the ability if certain criteria were needed meaning there's no financial obligation still on the property. We'd like to be able to request that. Also, that would be for a vacant lot that would be next to a rehab property that might expand property for the rehabber when they go to sell or rent the property.

If a property needs to be demoed, but yet the Unified Government, or the city of Bonner, or the city of Edwardsville agree to pay for the demo of that property, we feel that's something we can present to you guys.

Any property with environmental conditions or something that's going to be more than just a normal demo or takedown, we would like to make sure that they have the ability to possibly help with us out with the funding of that. We may require, especially when it comes to houses, if they have a clear and marketable title, we would definitely feel that's an advantage for us.

This one here is something that I'm pretty strong on. If a property is going to be donated, but maybe there's still someone in there or they feel there are squatters in there, that would be something that I would probably not want to bring before you guys, but we just wanted to list that too for conversation today. There's extra steps that have to be turned around and taken as far as filing motions and getting the Sheriff's Department for an eviction. It's doable, but it's just not necessarily one of the priorities for us.

We figured that it's been spoken before in many meetings about not using the donation as a way to be like a tax right off, so we thought we'd add that language in there too. I believe that's the last one.

Chairman McKiernan said I do have, and then we'll turn it over because I'm sure other members of the committee will also have—my first suggestion would be up at the top, in the preamble, "only presents a request to the Board of Trustees for approval when. "and strike "the following conditions are met" and replace it with, "when one or more of the following conditions are met." The "goes to one or more of" would be my suggestion.

My other suggestion would be that letter H is an exception to the rule. It's not really one of the criteria on which we would accept. **Mr. Slaughter** said I kind of wrote that backwards. We can remove that and just have that be a staple that we deal with until we're in a position to present you a house that is vacant and unoccupied is probably the better way to state that.

Chairman McKiernan said on then on letter I. This is one we've had conversations about before when someone comes in and says there are 13 years of back taxes on this and I want to donate it to you. It's a way of effectively absolving themselves of the tax liability on it. Does "shall not determine donation for value of the purpose of tax benefits", how does that fit with—I've heard concern expressed about people coming in and dropping off a property saying here, I can't pay for it, you guys take it. How does that last bullet point help us address that particular issue? This is as much for the committee as it is for you. That point, I've kind of thrown out all my initial thoughts on this and absolutely open it up to the rest of the committee or those in attendance for further discussion.

Commissioner Walters said I have a question. The item that raised my attention was the adverse environmental conditions. It's just a little bit of an alarm that we, the Land Bank, would accept property that was contaminated somehow and would expose us to clean-up costs and/or other disposition costs that I think we wound be very cautious—I would think we would want to be very cautious before we accepted that even though, if we didn't accept it, it probably would just stay in our community as a contaminated property. **Mr. Slaughter** said probably, yeah. **Commissioner Walters** said I don't know what my comment is necessarily other than to say acceptance of environmentally contaminated properties need extra scrutiny.

Commissioner Burroughs asked do we have a contract partner that we utilize to evaluate areas of concern that we may consider contaminate; somebody may go in and identify asbestos. Do we have somebody we contract with to give us the value of what it would take to remediate that property? **Mr. Slaughter** asked other than what we kind of have through our demo department? Right now, currently, take the houses we get in the Rehab Program. I mean, really, it's just kind of up to me and Mr. Brockman to make that determination, but we've already kind of already accepted them through the Rehab Program that they're going to come to us anyway.

I think another way to look at this point would be a commercial property that someone may, just like you said, Commissioner, may want to walk away and feel that this is maybe the easy way out. Part of what we we're trying to state in this is—we didn't just want to take it and now what do we do or how do we do it. I think the whole point would be there would either be an internal or external stream that could possibly help us remedy that situation, but only if we have that identified would we then bring it forward. If we couldn't identify that and we knew there was a property in this type of state, more than likely, we're going to want to hold it until we definitely know whether this is something that we could remedy or not. Instead of just bringing you an address and saying here's another request and then getting into it and then realizing, hey, this is going to have some issues and stuff.

From the Land Bank perspective, no, we don't contract the stuff. I think there's other resources within the Unified Government that we could probably ask for assistance on, but hopefully that answers your question, Commissioner.

Commissioner Burroughs said so in the past, we had these superfund dollars that were available for vacated service stations tank remediation. On the local level when people walk away from areas of potential contamination like that, they end up in our possession. There's a tremendous cost for that remediation and those properties sit for an extended period of time. Do we do any kind of sampling to see what degree the contamination is? Do we have a fund set in place on a local level that would help remediate the property, or do we leave that up to a potential vendor who may want to purchase the property and the cost of transfers to them.

Mr. Slaughter said the only thing that comes to mind is we do have a commercial property at 2900 Brown. It's the old laundry mat that I think, Commissioner Townsend, we have spoken about before. We're still evaluating an offer we received from one of our rehabbers. I think we are looking at it from the position that it would be up to the rehabber to go out and secure those services to remedy that as part of their offer, their bid for the property.

I understand what you're saying because I think that's the last thing we want to do, especially with any kind of structure, is just have it sit, other than we haven't had anybody express any interest in taking that project on. Again, we're hopefully also still identifying these before they come to you guys. If we do bring them, we hope to also have in place to say here's how we feel this is going to be remedied, whether it's something that would come from us or from an outside source for the rehabbing and stuff.

Chairman McKiernan said to also answer your question, I'm not aware of any dollars we have set aside in the budget for any sort of environmental remediation. If the purchaser can't take the responsibility for that, then it would have to come from some other third party as far as I am aware.

Commissioner Townsend said I'll pick up with that same point about the environmental issue. You mentioned an external stream with regard to remediation. So the plan is if there was a piece of property targeted, before you would come to us requesting it be admitted to the Land Bank, you would have the resolution? **Mr. Slaughter** said yes, that's our plan or that's what we're thinking here with this plan.

Commissioner Townsend asked the remediation would occur—the thought is the remediation would occur prior to a vote to accept it into the Land Bank, or what? **Mr. Slaughter** said you know, again, right now, the way we have dealt with this, especially this one property on Brown, it would be something that we would probably write into the agreement with the rehabber with the condition that if it was not met, then that would probably give us the grounds to start the process to take the property back. **Commissioner Townsend** said because when I saw it, the first thing I thought about, okay, here comes another issue for budget session. I don't think any of us really wanted to take that on for this. Well, I won't speak for the others, but I'll leave it at I bet a lot of bells rang with that thought too, budget.

Commissioner McKiernan also addressed already the addition. I would like to see in the wording so that it's clear that some, all, multiple, that these criteria are inter-conjuctive at least so many. That was one issue.

Item No. 2 which says the property is located in an area targeted. How would the targeted area be identified and known to the public? **Mr. Slaughter** said the best word for that would be a hold area. **Commissioner Townsend** asked would be what. **Mr. Slaughter** said a hold area. An example would be the NRSA area that's west of 18th St., kind of by City Park. Douglass-Sumner is a great example as we're working not only through the Land Bank, but the Economic Development Department to identify potential developers.

If there is a way that we can grab some of these properties without having to wait for the tax sale process. That's kind of what I've always envisioned the benefit of having this option of the donations. It may be something that we present in the future; here's a new designated area. We'd like to hold all the Land Bank property for this project, however, any donations in there that we could possibly obtain, we will present to you guys. When we would present that, we would say that this is targeted in the "designated area."

Commissioner Townsend said this has been addressed already the concern about how to establish or whether we even want to accept property where it appears the person's only donating it to walk away from tax benefits. **Mr. Slaughter** said, again, any request that we bring to you, you guys still would have the power to vote no, not accept it. We're not trying to state this just to say that if it meets one or two now that we're going to change the wording, it's automatically accepted. Again, everything will still come to you guys and you guys would have the authority to approve or deny those.

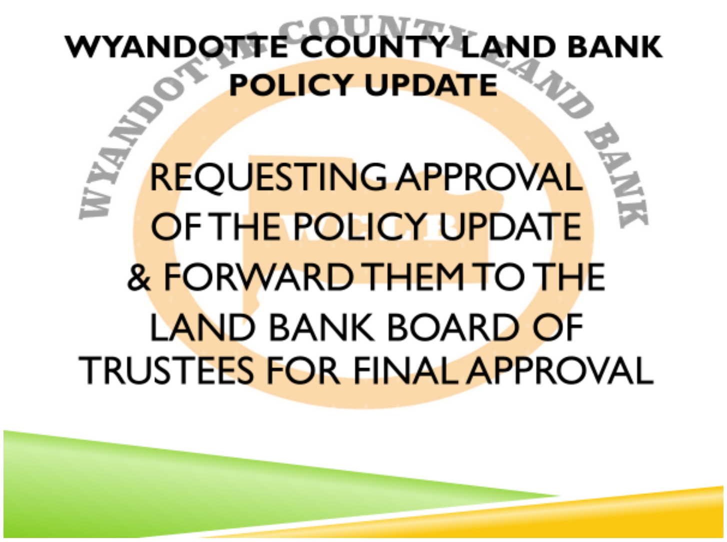
Commissioner Townsend said I do recall if we've done one or more of these where there was a tax issue, that the particular facts were what really controlled and swayed us one way or the other. Other than that, if these things are referred to with alphas or numeric instead of bullet points, that would be great. Thank you.

Commissioner Walters said one more question. Have we accepted property that did not have a clear and marketable title in the past? **Mr. Slaughter** said we haven't really accepted any houses through the donation process so I would have to say probably not, and definitely not through the tax sale. Now, we have accepted some donations from like Wells Fargo. We just did the three, the community stabilization trust, that did come with marketable title. So yeah, we have, but it's going to be a very specific source of property versus just a private citizen coming and wanting to offer up their property.

Commissioner Walters said I am glad you are trying to list criteria. I think it would be great if you could provide us with a summary when properties are brought forward to describe which of these categories are fulfilled with the application.

Do we get applications to donate from people who have a lot of landholdings or is it mostly just an individual? **Mr. Slaughter** asked you mean large landowners like multiple properties. **Commissioner Walters** said yes, multiple properties and they want to get rid of at least a couple. **Mr. Slaughter** said very, very seldom. Generally, it's just a one-off type of deal. **Commissioner Walters** said the only reason I was asking is I just wondered how we could really evaluate someone's resources to care for property. **Mr. Slaughter** said I think that would have to be an interview. We'd probably want to get the Codes Department involved to see what kind of issues they've maybe had that prevented them from remedying the situation.

Chairman McKiernan said our request for action tonight was to approve the redline portion of Section 15 and forward to full Commission. It sounds, based on our discussion, that there are some wording issues that could be addressed; and that there are some considerations for the nuiances and some of the points that could also be addressed. I guess my question would we be better to send this back for a little bit more work, bring it back for next month's committee meeting. Is there an urgency to this that would prevent us from doing that? **Mr. Slaughter** said no, there's not.



Action: **Commissioner Walters made a motion, seconded by Commissioner Burroughs, to send this back and have Mr. Slaughter address the points that were brought up here tonight, and to bring a revision forward for our next standing committee meeting.** Roll call was taken and there were four "Ayes," Walters, Townsend, Burroughs, McKiernan.

Chairman McKiernan said Item No. 3 on our Committee Agenda tonight is for information only. **Mr. Slaughter** said actually, Commissioner, before we go to that, I just want to give you an update on the Rehab Program like we've done the last couple of months. Then we'll segue into that.

Chris Slaughter, Land Bank Manager, said we're back to our frequently seen slide, but we're currently sitting at 46 contractors. We've added 35 properties from the December sale. Our total inventory is 112 houses, 20 of those are currently going through the Demolition Program. Now, 54 in rehab, and again, those are minus the 35 that we are just now starting to board and inspect, and then we'll make our recommendation which go to rehab, which go to demo. As you can see, 17 rehabs are in the process, 12 are still waiting to close, and then we have 25 that we'll have to submit to new contractors as they come in or keep reminding the pool of the houses without offers. I would imagine as we're moving into the spring and the summer construction season, we should see that number drop. We have 9 completed, but 4 have completed in this current year. We've had 3 new ones so we're going to touch on that.

This is 2819 S. 8th St. This was actually one of our very first properties that we got. As you can see, there's the before and after.

Here's kind of an inside of what used to be the kitchen and the new remodeled kitchen. What was before and after.

Again, here is another bedroom.

Just some facts on that. This one took a little longer. I think we've been spoiled with some of our other contractors, but it took 10.5 months. In 2017, it was appraised at $22,160. It's currently on the market and they have it listed at $149,900. That price may come down if offers aren't received, but that's the last information that we received. Hopefully, they get that offer and that would be incredible, but we'll see.

The next one is 1314 N. 29th St. Again, before and after of the front.

There’s the kitchen.

Bathroom.

This is the living room.

Here are some facts on it. It took 2.5 months to do this one. It was appraised at $9,270 and it is currently listed for $75,000. This is just a little bit shy of kind of where Kensington Park is and State Ave.

616 Elizabeth Avenue before and after.

Again, the conditions before.

This wall, I will note, as you can kind of see here, has been removed. It kind of creates more of that open floor plan there.

I love this picture. This is kind of the condition that we're so used to seeing and hearing and getting phone calls on. Just by them cleaning it out and doing some concrete work here in the back, it just made a huge difference. They do have access from the alley.

This took 2.5 months. For this rehabber, that was longer than they're used to doing and performing for us. They were quite frustrated by that, but we told them it was still acceptable. This was appraised in 2017 at $33,100 and it is currently listed for $105,000.

Again, three more finished properties. Hopefully, those initial numbers aren't too alarming, but we're still going. We're getting there. Again, I think we're just seeing the effects of the winter months and slow downtime and stuff that's gone with that. Unless there is any questions on these we can segue into the other.

Chairman McKiernan said right before you do that, I'm going to go back on my old soap box. I do this every time. You have worked absolute magic. You absolutely work magic with these houses, but what distresses me is the number of houses that are going to end up going on the demo list out of these that we have inherited. I'll go back to my old plea that we find a way to intervene earlier in this slide so that they don't slide all the way to demolition, so that we catch them earlier and maybe the change of value is not as dramatic, but we lose less to the demo list. That would be where I think we still need to go on this. You are working—Mr. Laughlin is going to fill us in. Mr. Slaughter said I had a feeling he was going to steal my thunder, but I'll let him talk.

Tib Laughlin, General Services Director, said the donation criteria, that you talked about earlier, is a key piece of how we intervene earlier. If we start moving, as we're trying to, to a case management model for our delinquent taxes and intervene in that first year that someone misses their tax payment—we get people where they're dead or they've moved or it's a family member—we can intervene early in the process and get them to donate the house that they can't sell, and we can get it years before these pictures. That's what that donation criteria is critical to us.

Commissioner Townsend said I want to echo again what a great program this is. I also agree with Commissioner McKiernan, but it's good to know that we have some mechanism to go to. I'm dying to see the after picture on that first house. That's the after picture? Where's the before picture? **Mr. Slaughter** said that's the after picture. I'll go back to the side-by-side. It's a little dark to see here.

Actually, an interesting thing on this is this house probably could have been a demolition candidate. This whole side here in the back, which I believe would be the northeast section of the house, had severe termite damage. The foundation was messed up. Again, and maybe that attributed a lot to the 10.5 month time on the rehabilitation.

One thing that me and Mr. Brockman talk about when he makes his recommendation for demo, is it something that still could be saved with the right rehabber? We're starting to open up to that a little bit. It may meet the criteria, but who do we know within our pool who might have some interest or have a specialty of doing that type of work? We want to try and save everyone that we can, but there's some that maybe half of the house has already collapsed in.

The thing I was going to say before Mr. Laughlin got up here was, again, remember we had what was coined as purgatory. It didn't sell at the tax sale or somebody didn't come and purchase it. We just had to wait until the next time we could move it in which may be one, two, three, or four tax sales before so another year, year and a half, two years with it sitting there deteriorating, squatting, holes in the roof getting rain in, and then becoming a severe demo candidate. We feel the program is that mechanism. I think that was well said to get these saved as best we can. We're going to just keep moving forward to fulfill that promise.

Commissioner Townsend said it's a good job. Also, I think something about the construction of these older homes in a lot of the other parts of the city that they are able to rehab that you're not demoing more.

The other thing, I'm just throwing this out there, I'm wondering how these new valuations will impact the existing taxes and value on the rest of the area. **Mr. Slaughter** said we figured, let's take this house for example. It's been an anchor going the wrong way which is bringing property values down. We've always viewed this program as a way to bring those values up and bring those neighborhood values up. That's kind of the direction we're going to still keep going.

Mr. Laughlin said and we are seeing that impact. Up on Delavan, we had one of our propertunity noch houses done and then the rehabber who did that for us got a call from a company that feeds rehab companies properties looking for private transactions to see if they wanted to buy the house across the street. They've heard that their house had just been redone and now the neighbor was looking to sell.

A private company did buy that house across the street and rehabbed it. Now two of the four houses on that block have been rehabbed. One neighbor has done significant work on improving his house. Now we just have one problem house left. We are seeing this actually, the tide raising all the boats. **Commissioner Townsend** said until they get the tax bill maybe, but that's a good direction. Everybody wants their value up when they're selling.

Mr. Laughlin said right and we run into complaints on that, but remember and Chris said that we've only had four and it's been slow. We've had four done this year. We got five done last year. We've already matched last year's results. This program didn't exist until May of last year when you all had the courage to allow us to start taking houses into the Land Bank that we had never been able to do before, and that changed everything. We are doing something we have never done in the history of this organization, and we are continuing to expand the tools in our toolbox so we can do more. **Commissioner Townsend** said that's great.

Commissioner Townsend said the rehabbers. Are they coming from both sides of the river? How far away do we have them? **Mr. Slaughter** said a majority of them are from the Kansas City metro area. We get phone calls and emails all the time. We get introduced from various other departments. We've always had inquiries about current demo properties. Is there a way, going back to the demo thing, is there a way to just get those to the Land Bank and stuff? Again, the key thing is we can't take a house if it still has an existing note on it or some sort of lien. That's where the tax sales come in place.

Again, I felt that it's slowed down, but I kind of worry about that kind of stuff. I think we're just getting out of it. We're hitting spring and I think we'll take off and hopefully a little bit more exposure, a little bit more marketing. One of our goals this year is to really just kind of expose it out there. Our doors are always open to at least apply to join.

Commissioner Townsend asked where would a rehabber go to see all of our inventory. **Mr. Slaughter** said once they're qualified, they can see our inventory. **Commissioner Townsend** asked before that, they can't see it online. **Mr. Slaughter** said they would have to come and start the process. It's very painless. Me and Charles are very friendly when it comes to that. If they qualify, then we will expose those addresses to them. **Commissioner Townsend** said thank you. Thank you, again, for a great job.

Mr. Laughlin said we do get rehabbers. Everyone who goes out and talks about what's going on with SOAR, sooner or later someone raises that question when they're out of the meeting. How do I get involved in this rehab program? We get people at every meeting we go to, every informational thing, we stop and talk to somebody about what's going on. Those questions come up. Charles stops when he sees work sites and solicits people to ask them if they're interested in the program. We are beating bushes.

We have inventory. We have a lot more inventory to come. We believe there are thousands of vacant properties out there that the vacancy registry will turn up. They will eventually flow into this program in one form or another. We have to have the pool of people to do this work so we are constantly looking and recruiting.

Commissioner Townsend asked why are we not putting the inventory out to anybody that might want to see the status. Safety issues—those people who are approved as rehabbers can see them. **Mr. Slaughter** said it's kind of a selfish reason. We're already kind of flooded with enough calls/emails, people coming in the office about the vacant lot next to their house or across the street. Just for our limited staff to be able to still get stuff done, we just kept it to the rehab pool. We've always said here's the application to start the process. If you're interested and you want to go, please fill this out and we'll fill you in on all the details. Sometimes we get no response.

We get a lot of people that will come into our office, especially after the tax sale. I like to call them people with jeans and a t-shirt that say hey, I want some houses to rehab. We just want to make sure, as part of what we presented when we started this program, is a way to vet these people to make sure they're doing what they say they're going to do. That's why, at least now, we're just kind of keeping it a little bit low-key. **Commissioner Townsend** said thank you.

Commissioner Burroughs said just a short question. We have a criteria of how quick we need to turn these houses over through the Rehab Program? I think I heard you say 90 days is what you try to turn these over. Is that a timeline you put on them? **Mr. Slaughter** said we've never sat down and discussed it. I don't think I'd use that number; but if after 90 days, what do we do with them? I think it's a discussion we might need to have. Again, the last thing we want to do is just be a repository for boarded up, nicely boarded up houses.

Again, the goal is, we feel, if it's a house we put into rehab, it's something that someone in our pool could do, but some of them are taking on two, three, four at a time right now and want to do more. We're just kind of easing through this and just to make sure that, again, nobody is biting off more than they can chew at his point. Also, giving others in the pool the opportunity to still come back and say okay, I think I'm ready for another one. What have you got?

Commissioner Burroughs said we try to expedite that rehab. When we put them in for demolition, is there a timeframe on us? Do we have a timeframe if we identify for demolition? It could actually sit out there for how long? **Mr. Slaughter** said in the past, it would probably sit for a while. I think now, with the funding that the demolition department has received, I think you'll see more houses demoed. We're hoping maybe within that 90-day period, once we make that request to them, they can have it down. I'm not an expert on their process so I don't want to speak for them. The ask would be, as soon as you can get this down, please get it down for us.

Gordon Criswell, Assistant County Administrator, said just a comment to your point, Commissioner Townsend. One of the reasons we ask these folks to prequalify is to actually give us some protection. I spent 90 minutes with an individual two days ago who wanted houses, but he didn't want to go through our criteria process. I explained to him here's why we have this process of pre-qualification because you're taking us down a road that the Commission says we don't want to go down.

It all revolved around purchasing houses for Contract for Deed. We know that experience. I explained that experience to the man, but he didn't seem willing to come and talk with Chris and Charles about getting qualified. He probably could do the work, but I didn't feel comfortable saying, yeah, we're going to turn 20 houses that you can rehab and then turnaround and sell Contract for Deed given the kinds of horror stories we've heard around the notion of Contract for Deed. There's kind of a rhyme for the reason that these guys have. Anybody who wants to get into this business simply needs to qualify and they can get some work, I think. Thank you.

Commissioner Townsend said I was wondering if by more publicly putting out there the number of houses that we have, if that might help the turnover. I am 100% in agreement that we need people who are qualified. I mean that's a must. I was just wondering why we currently don't have, well, the public doesn't have access right now to all of the inventory just to see it. I was thinking that might help in bringing more people to the table; but you're right, they absolutely have to be qualified.

Mr. Slaughter said we do have our inventory list posted. They are out there. They're not specified or marked differently. Someone would have to sort through the land use codes to find them. **Commissioner Townsend** said posted. **Mr. Slaughter** said on the Land Bank website. You go to our page and then inventory. I think it's marked one or the other. We do have our inventory list for sale. We also have our, what we call, a hold list, kind of what we talked about earlier. Some areas where we're holding property right now whether it's for the Unified Government or for a current development project. Also, including our houses. It's out there.

We'll definitely consider putting a specified list for the Rehab Program in there. I agree, I think it will generate some interest. I just want to make sure that if staff were able to handle that demand when and hopefully it's more than just somebody needing some questions answered, and then they hang up the phone, don't answer an email, or walk-out and we don't see them again.

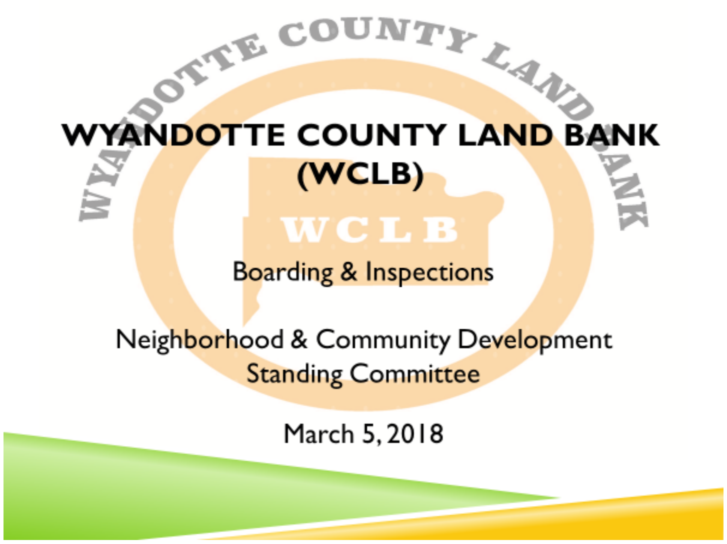
We're just trying to attack the areas where these contractors and rehabbers are to hopefully bring those, hopefully qualified people in. A lot of our rehabbers have recommended their friends and colleagues at work and they're now starting to put in their applications or get qualified. That will be available for this next round of open houses and stuff. If there's better ways to do it, we're all ears for that. **Commissioner Townsend** said we don't want you overwhelmed so that's fine. We want qualified.

Mr. Laughlin said and the project has been evolving very quickly. The way we drive information is through an open house program. We don't just have the list sitting out there and it's come talk to us about it. As they come on, Chris and Chuck do open houses and the qualified pool, the pool of rehabbers can come see the houses. They see them as we get them ready. It doesn't do us a whole lot of good to have someone come calling about a house that we haven't even had a chance for Chuck to go out and walk through yet. As we evolve, we may put yours in there and you'll get your nickel every time we use that idea.

Charles Brockman, Economic Development, said, Commissioner Townsend, I just wanted to expand on this. Chris will give a list of homes to qualified contractors and all they can do is drive by. They have to call me. I'll meet them out there. They have to sign a waiver holding us harmless to even get into the property. We're trying to protect our assets so it's safe because we don't want somebody going in there and just doing whatever, and try to sue us. We don't want that. Even the other contractors, I have them sign a hold harmless.

Item No. 3 – 18105…PRESENTATION: LAND BANK REHAB PROGRAM – BOARDING

Synopsis: Presentation on the boarding of property in the Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.



Chris Slaughter, Land Bank Manager, said the final thing we have tonight is as we've talked and you've heard plenty though the SOAR updates and stuff, about the boardings that are starting to take place. We have developed what we feel is, at least the Land Bank standard, of how we're boarding these properties. Also, we wanted to share kind of what also Mr. Brockman does as we go through the rehab process of our hands-on with our rehabbers. We like to tell them as they come on, consider us your partner in this. Part of what Mr. Brockman does, he'll touch on that here shortly, is how can we help you get through our inspection process, not sidestep it, but how can we help you get through so you pass with flying colors. Once they're successful, then the Rehab Program stays successful.

I'll just start off by saying we've seen properties, in fact, this is one of the ones we just showed you. We'll use this for our presentation as kind of our demo. You guys have all seen these throughout your areas and districts. The old way of boarding it up, just throw some plywood over there, screw some screws in there and go on to the next one. It works to an extent. It's not foolproof.

Here's kind of the back view of that. When we started this process, and I believe through a meeting with some SOAR people, there was this idea of how do we improve, how do we present these to where they're a little bit more attractive to the eye; they're not so much that anchor that's burdenly taking down the values of the neighborhood.

I'll turn it over to Mr. Brockman. He's pretty much the guy that gets down and dirty with these.

Charles Brockman, Economic Development, said basically, once the Land Bank takes possession of a property, I'll get all the contractors, send out an email saying that we're going to meet at a property and we're going to do a boarding plan. That means not only boarding it how we want it, it may, in some cases, have a metal frame so you can't rightly do a carriage bolt. You may have to anchor it to the concrete. If the roof is tore up, we'll have it tarped. If there is debris out there, we'll have them clean it up. We make a boarding plan and at the same time, I do an assessment of the property exterior. We have not gone in there yet.

What I'll do is I'll put that out for bid, give them a week. Bids come in. We go over them. We award them. Then I send out an email and send memos to Chris and the director stating these are the ones that have won and we're going to move forward with boarding.

I'll meet them out there. We will open the structure and they will immediately start boarding the first house. If there's two houses, let's just say, a boarding contractor will meet us out there. His crew will start boarding. I will enter the house, however, we may have to knock the door down; it just kind of depends on how we can get in, and then I do a full inspection. The foundation, everything, and we do an assessment.

At that point, I will note, it will either go into the Rehab Program or demo. In some cases, it's too dangerous to go in. Then I send a memo to Chris stating that this should be recommended for demo.

Now, to answer your question, Commissioner. A lot of times we've had maybe a half a dozen houses that should have been demoed and out of that, I think two were saved. The foundation was blown out, back wall knocked down, but a contractor took it and it's actually under rehab right now on Roswell. We are going that extra mile to try to do this.

Now it's in the Rehab Program. Chris touched on the open houses. We'll do open houses. We'll have contractors come by. We open the house for 30 minutes. Whoever shows up can go in and do their assessment of what needs to be done and if they want to bid on it.

This is some of the types of boarding we do. We don't, like Chris said, we don't just throw up screws. We're securing not only a property, but we're securing our investment for the contractor. We don't want anybody getting in there.

We do windows, we save windows, double hung windows. We make sure that they're down and then we can put the boarding up. The one on the left is actually that boarding. Then on the right, we build our doors. We have stiffbacks. Those are 2 x 4 x 8s right there. Those are with carriage bolts so they're locked down tight. You can't rattle the wood and try to get in. If the window is over 50 inches, we add another one in the middle or two, it just kind of depends on the type of window for extra security.

We build a door different than that style out of 2 x 4 and ¾ quarter plywood and 1 x 6. These hinges, you cannot take the pin out. You can't knock it up. You can't get them out.

This is what our first door looked like and that's the hasp. We recently, in your pamphlet you saw the barrel bolt. That's what we're doing now. We're using the barrel bolt versus that right there.

Tib Laughlin, General Services Director, said and this is a big change. You used to screw those doors closed so if we needed to bet back inside the house, Charles had to call a contractor to come unscrew the door. Now, we treat it just like a piece of real estate we may be showing. It's got a lock. We can open it. We can go out and show it as many times as people want to get in instead of us being charged every time we need to open the door. Seems small, but it's a huge improvement.

Mr. Brockman said if some properties are screwed down, depending on how it is, I have tools, I open it so we don't have to go get a contractor and spend $50. I'll just meet them out there and do that.

Large openings, garage door, that's what it will look like.

This is the finished product, final boarding. We have our "No Trespassing" sign. You can't see it, but we have our "Wyandotte County Land Bank Rehab Program" sign.

Mr. Laughlin said another small innovation, but we didn't used to put those signs out. We didn't have houses. Chris got those yard signs. They make a difference. They tell the neighbors we're involved, there's something going on, and who to call if they have questions. We did not do that in the past.

Mr. Brockman said like Chris mentioned earlier, or Tib may have, we paint ours. We don't just slap it up there and look like... We don't want to do that. In this case, it's also painted Navahoo white; that's our color.

In this one, along with the boarding plan, we have extra tasks. Like I said, the trash, we may have to tarp it. You can see the two tarps there on the left. They've done extra tasks. There was garbage in front so that's all been taken care of. It's tarped. It's sitting ready for an open house.

So then it goes through the open houses and we have four inspections I do on every house. I do an initial inspection which means all of the garbage is taken out, it's cleaned up. Then I look at the floor plan that they submitted and their projections on how they're going to redo this house.

As an example, we may get in there and we get up in the attic and there's knob and tube. There's no way we're going to keep knob and tube. You're going to need to put brand new electrical in it. If they're deciding at the time that, hey, I don't want to move that wall, I just want to open it up, we'll do an addendum to the floor plan. I'll submit it to Chris and he'll go to the file. When I do a final inspection, I can look at that and make sure it's completed correctly. That's the initial.

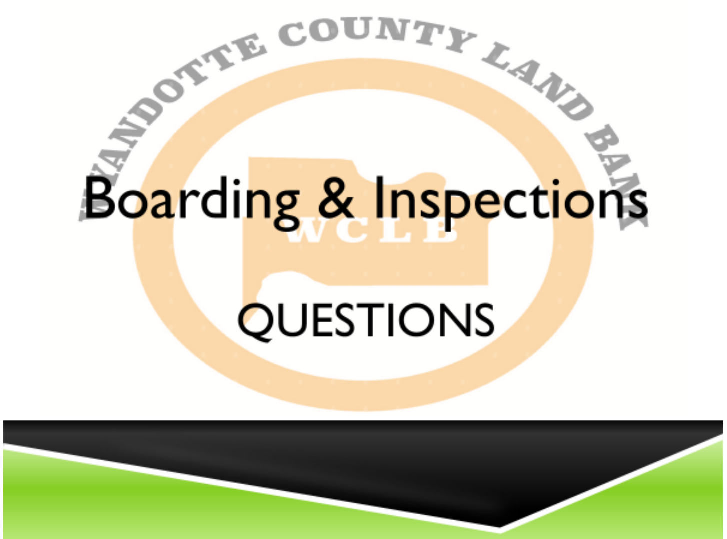
Then we do a rough-in. Basically, the Building Inspections Department has passed their rough-in which is mechanical, electrical, and plumbing. I want to make sure that the electrical is actually completed the way that we told them to. Rough-in plumbing. There are several other things in rough-in.

The new framing of the wall, ceiling, floor joist, rafters, and stairs are in the process of almost being completed. Exterior of windows, roof, soffit, siding so they're in the process of getting about two-thirds of the way through.

Then I'll do a progress inspection which means they have their windows in. They're redoing the sheetrock. The setting of mechanical. They may be setting the kitchen cabinets and things. The roof is completed. I go all through and make sure that's all done according to our Land Bank standards.

On the left, they are putting in the kitchen cabinets. On the right, they're getting ready to put in their heater vents and paint.

After it's done, we do a final. Building Inspections has passed their final inspection and then they start cleaning up and doing their little touch-ups and things like that. Then they call me and I go in there and I do a final inspection. If I find anything that I've noted like the wall downstairs stone isn't tuckpointed and sealed, they need to get that done before we pass it, or you need to have this done or that done. Then I'll do a final inspection, pass it, and then I send a memo to Chris and state that this house has passed Land Bank. It's ready to be deeded.



Chairman McKiernan said I don't have a question, but I do have a comment. I see how this process really is very beneficial in the neighborhood. I had one particular house that we had boarded the old way. Of course, those boards didn't defeat the very determined people who wanted to get inside that house to stay there. When the woman who lives next door said I see people going in and out still, we got the Police Department involved. They arrested two people in that house the following day. With the new boarding procedure, that house has been secured. It looks better, first of all, that white rather than the brown plywood. It looks much better. There's been no complaints and no traffic in and out of that house since. I've seen firsthand how it can be beneficial in terms of not only the look, but the safety of the neighborhood.

Mr. Slaughter said I just want to add, that's not a rehab house that he's talking about. I know exactly the one you're talking about. Again, I think through the Codes Department, they see kind of what we're doing out there and they see how effective it's been. I don't want to say that's the sole reason they're kind of starting to model their program after ours, but we do take pride. That's something that we kind of helped create and start and is now really catching on. You are seeing those benefits. **Chairman McKiernan** said you're a trendsetter.

Commissioner Townsend said just to comment also. I've seen firsthand the boarding process. They did make that house look better. It made it more secure. The signs that identify the particular property as rehab property, I think, did add something to the value. I appreciate those touches.

Chairman McKiernan said, gentlemen, thank you very much for your work. We appreciate the update and your continuing work.

Adjourn
Chairman McKiernan adjourned the meeting at 6:05 p.m.
tk