

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Tuesday, January 16, 2018**

The meeting of the Neighborhood and Community Development Standing Committee was held on Tuesday, January 16, 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 Walters, Murguia, and Burroughs. Commissioner Townsend was absent. The following officials were also in attendance: Joe Connor, Gordon Criswell and Melissa Sieben, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Wilba Miller, Community Development Director; Patrick Waters, Senior Attorney; Wendy Green, Assistant Counsel; Chris Slaughter, Land Bank Manager; and Jay Doleshal, Sergeant-At-Arms.

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

Approval of standing committee minutes from October 30, 2017 meeting. **On motion of Commissioner Walters, seconded by Commissioner Murguia, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 1720...LAND BANK BUSINESS

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

Applications

2312 N. 34th St. - Nancy Chavez-Cordona, yard extension
2923 Lafayette Ave. - Lorenza Jaranillo, yard extension
2313 N. 12th St. - Hazel Byers, yard extension
900 Lafayette Ave. - Preston Brown, yard extension
2756 N. 22nd St. - Henson Memorial Church, property acquisition
455 Bluegrass Dr. - Ryan Casey, single family construction

(The Land Bank Advisory Board recommended approval)

Transfer to Land Bank

2700 N. 18th St. - Unified Government of Wyandotte County/KCK

(Property was transferred to the UG with over \$6,500 in back taxes. After abatement, the property will be transferred back to the UG.)

Transfer from Land Bank

2700 N. 18th St. - Unified Government of Wyandotte County/KCK

(Property was transferred to the UG with over \$6,500 in back taxes. After abatement, the property will be transferred back to the UG.)

Donations to Land Bank

1329 Webster Ave. - Jontell Jones

6007 Kansas Ave. - Lowkap, LLC

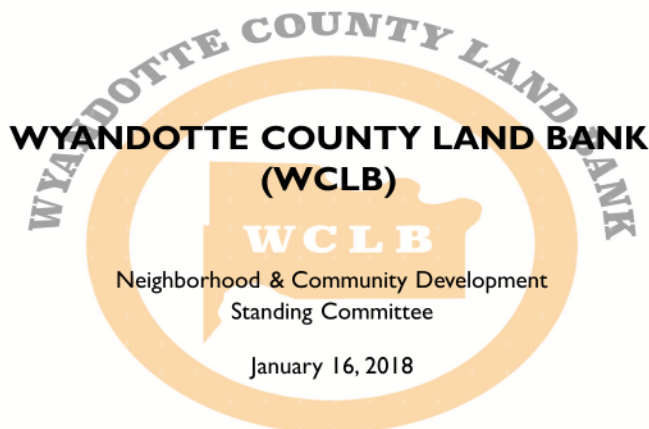
954 Ivandale St. - Linda (Ronchetto) Johnson

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

(See list for the 126 properties)

2017 Conveyance Report – For Information Only

Chris Slaughter, Land Bank Manager, said looking forward to another strong year with the Land Bank.



We'll get started right away. Quite a few items tonight, but a lot of business as usual.

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WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 6 Applications
 - ▶ 4 –Yard Extensions
 - ▶ 1 – Property Acquisitions
 - ▶ 1 – Single Family Construction

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

We're going to start off with some application requests. We have six for you tonight, four yard extensions, one property acquisition, one single-family construction. All applicants are current on their taxes. All applicants have no code violations.

YARD EXTENSION – 2312 N 34TH ST NANCY CHAVEZ-CORDONA – 2308 N 34TH ST



The first one is a yard extension for 2312 N. 34th Street. All Land Bank properties are highlighted in red. The applicant is outlined in black.

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YARD EXTENSION – 2923 LAFAYETTE AVE
LORENZA JARANILLO – 2917 LAFAYETTE AVE



2923 Lafayette Avenue, another yard extension.

YARD EXTENSION – 2313 N 12TH ST
HAZEL BYERS – 2309 N 12TH ST



The third yard extension is 2313 N. 12th Street. It's kind of a small property there next to it.

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YARD EXTENSION – 2756 N 22ND ST
PRESTON BROWN – 2754 N 22ND ST



The final yard extension is 2756 N. 22nd Street.

PROPERTY ACQUISITION – 900 LAFAYETTE AVE
HENSON MEMORIAL CHURCH – 901 GREELEY AVE



We have one property acquisition. That's for 900 Lafayette which is located right here. The applicant's properties are up here to the north.

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**SINGLE FAMILY CONSTRUCTION
455 N BLUEGRASS DR – RYAN CASEY**



We have a single-family construction at 455 N. Bluegrass Drive. This is the property in question.

**SINGLE FAMILY CONSTRUCTION
455 N BLUEGRASS DR – RYAN CASEY**

- ▶ 2,000 SF ranch/craftsman style home with separate 2-car garage
- ▶ 40' permanent easement to North line
- ▶ 50' permanent easement on Eastern line
- ▶ Approx \$242,000.00 build
- ▶ Est. construction Spring 2018



Some information on that: the proposed is a 2,000 square foot ranch or craftsman style home. It'll have a separate two-car garage. They are proposing a 40' permanent easement here on the north, with a 50' going down the easterly line. It's an approximately over \$240,000 build. They hope to get started here this spring.

They are working, also, in conjunction with the Bonner Planning Department. I have spoken with them recently and they are all very enthusiastic about this project to this point.

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WYANDOTTE COUNTY LAND BANK APPLICATIONS

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

The request is for approval of these applications, so we can forward them to the Board of Trustees for final approval.

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

TRANSFERS TO THE LAND BANK

► 2700 N 18th St – Unified Government

WCLB

Next, we have a transfer to the Land Bank. It’s 2700 N. 18th Street. The current owner is the Unified Government.

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TRANSFERS TO THE LAND BANK 2700 N 18TH ST – UNIFIED GOVERNMENT

- ▶ Property went back to UG because of a mortgage foreclosure; currently over \$6,500.00 in back taxes that need abatement.
- ▶ Request is to transfer to LB to abate taxes.



This property was brought to the UG through a mortgage foreclosure. There's currently over \$6,500 in back taxes. Really, the ask is let's transfer to the Land Bank, abate those taxes, and then if approved, we'll present the ask to transfer it back to the Unified Government once that process has been completed.

WYANDOTTE COUNTY LAND BANK TRANSFERS TO LAND BANK

REQUESTING APPROVAL
OF THE TRANSFER REQUEST
& TO FORWARD TO THE
LAND BANK BOARD OF TRUSTEES
FOR FINAL APPROVAL

Again, the request is to approve the transfer to the Land Bank and then we can forward it to the Board of Trustees for final approval.

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Chairman McKiernan asked, I'm just curious, what's the ultimate disposition of this property, the ideal disposition of this. **Mr. Slaughter** said once it goes back to the Unified Government, what they've explained to me is it will probably be then moved over to Habitat, so they can get it finished up for one of their families to take possession of.

Chairman McKiernan asked was this house previously occupied and now not because of the foreclosure. **Mr. Slaughter** said I'm going to refer that to staff.

Wilba Miller, Community Development Director, said this property was originally a home, new build. The resident decided she needed to go into a nursing home. **Chairman McKiernan** said I see. **Ms. Miller** said she got back behind on her taxes. She turned around and just signed it back to us because she hadn't been able to fulfill her commitment.

Chairman McKiernan said then the ultimate resolution here is that we're going to look for someone else to occupy and pay for this home. **Ms. Miller** said Habitat will go in, clean it out, do the freshening up and resell it to one of their homeowners.

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



Mr. Slaughter said we also are going to have the ask that once we do abate the taxes, that we then will transfer it back to the UG for the dealing with the Habitat group. **Chairman McKiernan** said so same property, second step of the process. I'll entertain a motion.

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

WYANDOTTE COUNTY LAND BANK DONATIONS TO LAND BANK

- ▶ 1329 Webster Ave – Jontell Jones
- ▶ 6007 Kansas Ave – Lowkap, LLC
- ▶ 954 Ivandale St – Linda (Ronchetto) Johnson



Next, we have three donations to the Land Bank: 1329 Webster Avenue, 6007 Kansas Avenue and 954 Ivandale Street.

DONATIONS TO THE LAND BANK 1329 WEBSTER AVE – JONTELL JONES

- ▶ 2017 AV \$500
- ▶ Property currently owes \$9,970.50 in back taxes



1329 Webster Avenue, the current appraised value is \$500, but there's currently almost \$10,000 in back taxes.

DONATIONS TO THE LAND BANK 6007 KANSAS AVE – LOWKAP, LLC

- ▶ 2017 AV \$58,380
- ▶ Property currently only owes 2017 taxes



The 6007 Kansas Avenue you can see there shaded in yellow. It's currently appraised at over \$58,000. It is current other than the first half taxes for 2017 haven't been paid.

DONATIONS TO THE LAND BANK
954 IVANDALE ST – LINDA (RONCHETTO) JOHNSON

- ▶ 2017 AV \$760
- ▶ Property currently does not owe any back taxes



954 Ivandale Street is currently appraised at \$760. There are no current back taxes on it.

WYANDOTTE COUNTY LAND BANK
DONATIONS TO LAND BANK

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

Again, the request would be to, if approved, to forward those for final approval of the Board of Trustees.

Commissioner Walters said I have a question. On that first one, did you say that the current value of the property is \$500? **Mr. Slaughter** said correct. **Commissioner Walters** said and there's \$10,000 in back taxes on it. **Mr. Slaughter** said yes. **Commissioner Walters** asked it's a vacant lot. **Mr. Slaughter** said yes, it's shaded in yellow.

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Chairman McKiernan asked does that \$10,000 also include like demo of a previous building that was there. **Mr. Slaughter** said I don't have that in there, but I'm going to go ahead and assume based on the value of the property, it's not generating a lot of tax, there's probably a good chance of a \$7,500 - \$8,000 demo on it. **Chairman McKiernan** asked there was a structure there at one point and we tore it down. **Mr. Slaughter** said probably, yes.

Commissioner Murguia asked how big is the lot. **Mr. Slaughter** said from the looks of it, I would say it can't be no more than probably 35 to 50 feet wide and probably about 100 to 120 feet deep. **Commissioner Murguia** said and that \$500 is the County's appraised value. **Mr. Slaughter** said correct.

Commissioner Murguia asked do we have a lot of vacant lots worth \$500. **Mr. Slaughter** said in certain areas of the county, yes. **Commissioner Murguia** asked can you tell me where this is. I'm not sure I know. **Mr. Slaughter** said 13th and Webster. I'm a little fuzzy on my geography, but let's just say pretty close to 13th & Quindaro. I just don't know if it's to the north or the south.

Chairman McKiernan asked this is a property that wasn't generating any taxes anyway, assuming if my scenario plays out that they abandoned the house and we tore the house down because it was in need of demo. **Mr. Slaughter** said you know, another way to look at this is, with the back taxes and the eligibility to be put into a tax sale, we would have to then forward it over to the Delinquent Real Estate Department, have them work it up, get it into a tax sale. More than likely it's going to come to the Land Bank anyway.

Chairman McKiernan asked the person that's donating it, is that the person who owes the back taxes. **Mr. Slaughter** said correct.

Commissioner Burroughs said this is a question for Legal, Mr. Chairman. Do we have a floor that we identify as an amount that we can deny accepting anything into the Land Bank? **Patrick Waters, Senior Attorney**, said I'm not aware of any, Commissioner. I'll ask Chris from practice, is there any? **Mr. Slaughter** said no. This is pretty low. I'm sure if we went back and did some research, there's probably others that have had a less value than this that we've accepted.

Generally, the practice is per the request, we present it as long as there's no mortgage or any kind of notes that we wouldn't be able to extinguish once it came into the Land Bank.

Commissioner Burroughs said we deed this property to the Land Bank. The Land Bank then does what to the property. If the value's only \$500, do you put it out to bid to a private contractor, private entity, which the value would then be more than \$500 I would assume. **Mr. Slaughter** said that's a possibility.

It would join our inventory. As you can see there's a pretty good saturation of Land Bank property in the shaded red properties in that area. There's a good chance that the demand to develop may be pretty low right now. **Commissioner Burroughs** asked is that just one structure next to the vacated property. **Mr. Slaughter** said correct, just to the west of that.

Chairman McKiernan asked any other questions for Mr. Slaughter; otherwise, we have three potential donations to the Land Bank.

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

Commissioner Walters said before we move on Chris. That parcel where we own, in your map we own maybe one-third of the property in that particular little area, is that an area that the Land Bank is trying to accumulate property or is it just working out that way? **Mr. Slaughter** said I would say it's more towards working out that way.

In the past, the cycle has generally been a private request for a tax sale. Amounts this high that no one would ever think of paying close to \$10,000 for that property. From a strategic standpoint, having it come to the Land Bank so we can abate those taxes and then, hopefully, be able to sell it, maybe, for a couple hundred dollars is probably the only plan of action, other than it going into a tax sale and then still coming to the Land Bank. We're right back kind of at that starting place again.



Next, we're going to talk about the tax sale from last December, Tax Sale 339.

We have property that was either not bid on so it's coming to us, there was property that was bid on; however, they did not redeem it by the deadline. Again, as we did last month, and we did back in August, we're presenting these properties for your approval.

The ones that did not sell at the actual sale, we have 102 of those. Twelve of those are houses and there is a parking lot in that amount too. We have 90 vacant lots. We have 24 that were bid on and did not get redeemed. Twenty-three of those are houses and a parking lot is in there too and one vacant lot.

We do have over 30 houses that will be coming and being part of the Rehab Program once we go in and inspect, evaluate. Hopefully, all 30 of those plus will be rehabable. We'll have those presented to our Rehab group.

**WYANDOTTE COUNTY LAND BANK
TAX SALE 338 PROPERTY**

**REQUESTING APPROVAL
TO ACCEPT THE PROPERTY FROM
TAX SALE 339 AND TO BE FORWARD
TO THE LAND BANK BOARD OF
TRUSTEES FOR FINAL APPROVAL**

Basically, that is the ask that those properties be approved to come into our possession.

Chairman McKiernan said at this point we've just acquired these properties. Have we had a chance to inspect them to determine their worthiness for rehabilitation or is that next? **Mr. Slaughter** said that is next. I don't believe any of them have actually been deeded to us yet. Once we do get possession of them, then yes, myself and Mr. Brockman will start that process.

Chairman McKiernan said at that time we can determine whether or not those actually do go to the Rehab Program, or if they just end up being on the Demo list. **Mr. Slaughter** said correct. Then we'll have open houses and, hopefully, we'll receive offers on them. We'll just keep moving forward with the Rehab Program.

Commissioner Walters asked, just as a point of curiosity, when someone bids and is awarded the bid but then does not redeem, is there a penalty involved. **Mr. Slaughter** said, Wendy, you can back me up on this. I believe they're banned from tax sales for one year. **Commissioner Walters** said I'm surprised that there are that many that are not redeemed.

Wendy Green, Assistant Counsel, said we ban them for two years, actually. Some of these people came in and bid on multiple properties, but then didn't come back and pay for all of them. I think some of them their eyes are literally bigger than their stomach and they think they can get all these good properties. Then they realize how much they've spent. So, they only pay for one or two, but not all of them. In that situation, we still do ban them for two years.

Commissioner Walters said interesting, but there's no penalty on the ones that they did not, there's no cost to them. **Ms. Green** said no, there's no cost.

Chairman McKiernan said effectively, they generate properties that aren't redeemed, and we end up having to deal with that after they aren't able to fulfill their commitment. **Commissioner Walters** said it's unfortunate because perhaps some of those would have been successfully bid on by someone else. **Chairman McKiernan** said by someone else, yeah. **Commissioner Walters** said but they're kind of tied up now. Any thought of putting them back in the next sale versus taking them into the Land Bank?

Ms. Green said that's what we used to do. Some of them would get sold again, but some of them would not get sold again. It would just sit there in that cycle of purgatory, I think, (inaudible) before where it just keeps going in and out of sales and nobody does anything with them.

Melissa Sieben, Assistant County Administrator, said from a SOAR perspective, the way we've been looking at it and presenting this to Commission is that once it's in the Land Bank, we can assure that that product comes out on the backend, if it's not demoed, completely rehabbed up to all Code. We can't guarantee that through the traditional tax sale process, but we can through the Land Bank. From a benefit to our neighborhood, as long as Chris can move it, we're better off.

Mr. Slaughter said I'll just add that we are boarding and securing them. So, if we did put it back in a sale, and maybe it was another six to nine months, a year, of it just being possibly wide open, not really on our radar or attention, at least this way we're securing it, keeping people out. Then, working the program.

Commissioner Burroughs asked is there an opportunity for those that may not have gotten the original bid to be revisited to see if they'd be willing to take the bid if someone backs out on the bid. If you have two bidders and the lower bid, is there a criterion keeping us from dropping down to the lower bidder and asking them if they are still interested in the property? **Ms. Green** said other than the fact that we'd have to put it out to public sale again if we did that, I don't know that we traditionally would ever go to the backup bidder. We haven't that I have seen. Looking at past tax sale documents, I would think just from a legal standpoint if we don't automatically take it like

we do now, the better part would be to put it in another tax sale so that it would be available to the entire public.

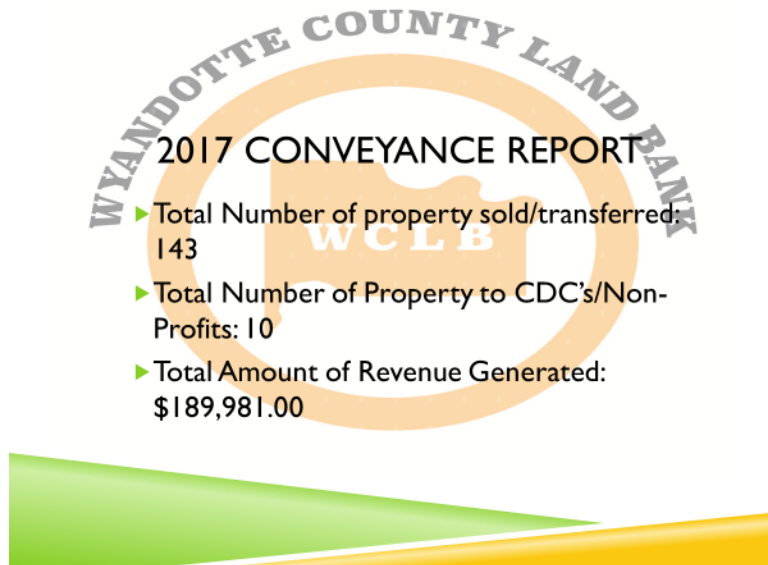
Some of these properties multiple people were bidding on them. This person who won the bid, but didn't come back and pay, just happened to be the sole survivor. Some of these were bid up quite a bit. From a legal standpoint, I don't know that I would feel comfortable going back to the other top bidder when we wouldn't even know, necessarily, who that might have been. We don't keep track of who's bidding on them. We only keep track of who won the bid. It would be hard to even figure out who those people were.

It's pretty fast-paced. If you've never seen one before, I would suggest come on and watch how we do it. It's very interesting. There's no way to keep track of how many different people are bidding on a property all at once.

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



Mr. Slaughter said this next item is just for information only. It's the 2017 Conveyance Report.



We conveyed, sold, transferred a total of 143 properties last year. Ten of those did go to our CDC nonprofit partners. The total amount of revenue generated was almost \$190,000.

Just to put into perspective, the amount of what we ended up spending on the boarding just in the Rehab alone was about \$60,000 less than this. We feel that we contributed to kind of offset part of what huge expenditure for the Rehab Program is by generating that. I will say it's not the highest we've ever had in the Land Bank, but we're pretty proud of what we did. A lot of that does reflect the Rehab sales in there, but we still sold our fair share of vacant lots for yard extension and property acquisition too.

Commissioner Walters asked, Chris, do you know how many of these 143 were houses. **Mr. Slaughter** said I think I have that on the next slide. We do have an update on the Rehab Program if I can go ahead and go, unless there's any other more questions on this.

Chairman McKiernan said I have one question on the revenue generated, that \$190,000, is that cost of sale, not the estimated cost of taxes that will be paid on these correct? **Mr. Slaughter** said correct. That is just the amount of dollars that we agreed to per property to be paid. **Chairman McKiernan** said these properties will now all generate additional tax revenue above and beyond what they had been generating when they sat in the Land Bank. **Mr. Slaughter** said correct. Some of those ten to our nonprofits may end up being in the tax-exempt status, but yes, the majority of these should start generating some tax revenue going forward. I believe there are mechanisms in place to start tracking that. I believe that'll be reported in upcoming SOAR meetings or reports.

Ms. Sieben said we're currently working with Judd on a series of dashboards to show the impact of Land Bank and SOAR initiatives together. That'll be really exciting to be able to see that live as we move forward every day.



Mr. Slaughter said with that I'll just give you a quick update of the Rehab Program. We are up to 42 contractors from the last time we met. We have increased that. 78 houses currently in the inventory, 20 of those are in the Demo Program. Now that we've reached the first of the year we do expect those to be down here shortly.

Fifty-eight are in the Rehab. Of those 58, 20 of them are in the process of rehabbing. Nine of them we've either had approval from the County Administrator's Office or at least got to the point where we're finalizing negotiations of an offer. We have 13 houses that have had no offers, meaning they've gone completely through the inspection, the open house, and just for some reason we haven't received an offer. We are still working those with existing contractors.

We have 14 open houses scheduled for tomorrow. Let's hope it does continue to get warmer.

We have one house that is at 8th and Freeman. If you've driven by there, it's just a little bit west of Sumner Academy. There's a bunch of property that we own, but the majority of the property is owned by one individual who's trying to sell. We're waiting on a reply from the school district to see if there's any plans for that. If there's upcoming plans, I'd hate to have someone go

in and put some money and rehab this property, only to turnaround and possibly, maybe be part of some larger program with the district. We're going to kind of just hold that and see what goes on.

One of them we did notice that there is someone still occupying it. I believe that the Sheriff's Department's working to evict that person.

We are up to five houses that the rehab has been complete.

2806 S 23RD ST



Number five is 2806 S 23rd Street. We'll just give you a little update. Pictures on the left are the before. Pictures on the right are the after.

2806 S 23RD ST



Here's a shot of the rear of the property.

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2806 S 23RD ST



Here's the kitchen, little galley kitchen.

2806 S 23RD ST



Trust me, the bathroom picture on the left was pretty trashed. That's the only picture we had, but they did a great job of rehabbing that.

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WYANDOTTE COUNTY LAND BANK

2806 S 23RD ST

- ▶ Rehab time – 1.5 months
- ▶ Appraised Value (Jan 1) \$68,020
- ▶ Property received an offer for asking price within one week on market



Just some information on that, it took them a month and a half to rehab. This was also done by J-Bloc who've done three of the other rehabs that you guys have been presented with so far.

Beginning of last year, it was appraised at a little bit over \$68,000. They did receive a full asking price offer within one week. That was about \$124,000. Again, another property that we're happy to have taken possession, put it through the program, and again come up with some awesome results.

Another ripple effect, the neighbor next door had completely poured a new driveway, had a new roof put on it. As the months go on and we present, we'll hopefully have more and more success stories for you guys in this program.

That's all I have to present unless there's any other questions.

Commissioner Walters said five completed projects represents 2017 calendar year essentially. **Mr. Slaughter** said correct. **Commissioner Walters** said now we have 78, and we just got another 27. **Mr. Slaughter** said the 27, those are reflected in that 78 number. We have 14, about 16 that we're about halfway through our process before we make them available for offers to receive.

Commissioner Walters said the open houses, we only sell them to one of the 42 approved contractors. **Mr. Slaughter** said correct. **Commissioner Walters** said okay, well I hope that the pace will really pick up in 2018. **Mr. Slaughter** said as we mentioned, we have 20 that are in the process. Some of these guys have other jobs so they're going to be a little bit slower than a month

and one-half, two months. Yes, we definitely feel in 2018 we'll shatter that five mark. The question will be how much. We're really starting to see some good traction with this.

Commissioner Murguia asked, Chris, can you go back a couple of slides. On the 13 houses with no offers, how long have those 13 been on the market? What's the longest? What's the shortest?

Mr. Slaughter said the longest has probably been since summer, so maybe six months. Some of them have probably been maybe just a couple of months.

We have another rehabber that has expressed interest in putting offers in on at least half of those. I sent them some offer packets last week via email. Those would be due, if they're interested, on next Monday. We have a couple of contractors that are really wanting to ramp up the number of houses that they have just based on the scale they think they're able to produce. That's why I think one of the reasons we're very confident of having a pretty banner year with the Rehab Program. Personally, the goal would be is to come and say we have zero houses that have no offers on them. There are a couple that are going to just be downright challenging to do, but they're just not in a demo state. Maybe we have to re-evaluate if it's been out there for so long then maybe we have to look at other options and stuff.

The other exciting thing is bringing on people like CHWC, Habitat, Avenue of Life is one of the new contractors. Some of the nonprofits who we feel that can turnaround and do some good and put some good people in these finished products, too, is what we're excited about.

Commissioner Murguia asked how many years have we done this, a year, just one year? **Mr. Slaughter** said we started in the spring, so we're maybe about nine months into it. **Commissioner Murguia** said as we make more progress, it's not anything urgent, it would be kind of nice to see a map, some type of visual aid, that indicates where the houses have been acquired and how marketable they've been. I think the SOAR Program is great, and what we're doing with Land Bank is fantastic, but if there are some areas that are struggling more than other areas, we might be able to drill down then and look at other kinds of incentives to enhance those more challenged areas that don't seem to have as big of a market as others.

Mr. Slaughter said I think that's a great idea. We'll definitely start working on presenting that. I just want to add that we're at the mercy of the tax sale. We're not putting any houses, any requests to be put in tax sale. We're based on what's being put in and basically what's left over.

I think that will also probably still dictate the same message of where our struggling areas are. **Commissioner Murguia** said right. I mean I think that's a good point. That's going to send us a message if there's only, I'll use Brian and I because we're both in the urban core.

If you've only acquired five out of my district and 50 out of Brian's, then that, in itself, is an issue that what challenges is Brian having that I may not be having if they're not even getting to tax sale. Do you know what I'm saying? **Mr. Slaughter** said sure.

Commissioner Murguia said then, how fast are they turning once you acquire them. If my five are turning very fast and Brian's are not turning fast, we may want to look at the residential incentives in that area. **Mr. Slaughter** said sure. I think that plays to Commissioner Walters your question earlier about demand and keeping with our vacant lots because a lot of these houses are going to be located in the same neighborhoods or same areas, too. Overall strategies for that is something I think we're working on. I think SOAR's paying close attention to it too. As the year goes on, hopefully we can present some ideas for that, or at least maybe relay on some of the existing strategies that are presented.

Ms. Sieben said, Commissioner, we do have a lot of mapping that we are doing right now, again with our new Performance Management and Data Analyst individual that's in our CKO office, Judd Knapp. We will be able to show you a lot of this visually. The latter part where you were talking about sales prices and things of that nature, definitely a great idea that we will keep looking into as we move forward and try to get that information back to you guys.

Thus far, this is a great way for us to acquire these, get them off the streets being open and unmaintained, and making them safe while we are trying to find a future rehabber.

Commissioner Murguia said I think SOAR has done a great job over the last year. I don't have any actual documented data, but I would tell you that my district is made up of Argentine and Rosedale. They're very different as you know. Sort of the economic boom around the medical center and the hospital, Rosedale values have seemed to increase, as well as the demand to live there has gone up.

I attribute what you're doing with the SOAR Program and the Land Bank that in Argentine where it's more challenging, I have yet to see a "For Sale" sign in my neighborhood. I've seen lots of independent rehabs above and beyond the Land Bank program and the SOAR Program and stuff. I think that just has to do with keeping things neater and cleaner. It's a much more attractive neighborhood. All that's working very well in my district.

Chairman McKiernan asked anything else for Mr. Slaughter. If not, thank you so much. We really appreciate it. **Mr. Slaughter** said you're welcome. **Chairman McKiernan** said it's exciting to know that those 20 where the rehab has already started could be, in fact, completed by the end of this year, if not sooner. That's fantastic.

For anyone in the public who was here regarding a Land Bank item, all of those requests were approved as submitted. You can talk further with Mr. Slaughter. We have no other business for this Committee.

Action: Information only

Adjourn

Chairman McKiernan adjourned the meeting at 5:37 p.m.

mls