

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, April 9, 2018**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, April 9, 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 (via telephone), Murguia, and Walters (arrived at 5:09 pm). The following officials were also in attendance: Joe Connor, Gordon Criswell and Melissa Sieben, Assistant County Administrators; 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 February 5, 2018 meeting. **On motion of Commissioner Burroughs, seconded by Commissioner Murguia, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 18197...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



Chris Slaughter, Land Bank Manager, said we'll get started.

WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 15 Applications
 - ▶ 12 –Yard Extensions
 - ▶ 3 – Property Acquisitions

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

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First, we have 15 applications: 12 are yard extensions; 3 are property acquisitions. As usual, everybody's current on taxes. There's no code violations.

**YARD EXTENSION – 1041 SHAWNEE AVE
ARMANDO CERRITO – 1043 SHAWNEE AVE**



The first one is a yard extension for 1041 Shawnee. It's in red. The applicant is at 1043 outlined in black.

**YARD EXTENSION – 289 S 8TH ST
MAURICIO MARES – 291 S 8TH ST**



The next one is 289 S. 8th Street. It's this property here in red. The applicant is at 291 S. 8th Street.

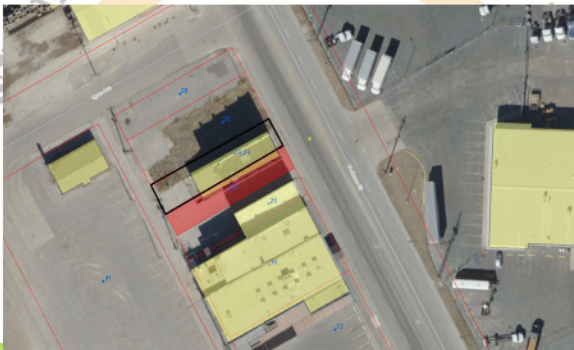
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YARD EXTENSION – 1516 N 44TH ST
MICHAEL PATTERSON – 1510 N 44TH ST



Another extension is at 1516 N. 44th Street in red. The applicant is at 1510 N. 44th Street.

YARD EXTENSION – 22 N JAMES ST
C FRAN SUTTON – 20 N JAMES ST



22 N. James Street in red, with the applicant at 20 N. James Street.

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**YARD EXTENSION – 2003 N 9TH ST
GAIL JOHNSON – 864 TROUP AVE**



2003 N. 9th Street here in red, with the applicant here at 864 Troup.

**YARD EXTENSION – 2525 ALDEN ST
SHARON TURNER – 2523 ALDEN ST**



2525 Alden, which is here in red, with the applicant here at 2523 Alden.

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**YARD EXTENSION – 2415 N 37TH ST
LOLITA MARSHALL – 3620 HASKELL AVE**



2415 N. 37th Street, again shown in red, with the applicant here at 3620 Haskell.

**YARD EXTENSION – 1020 LOWELL AVE
ROBBIN CHANDLER – 1022 LOWELL AVE**



1020 Lowell Avenue shown here in red. The applicant is at 1022.

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YARD EXTENSION – 1020 LOWELL AVE
ROBBIN CHANDLER – 1022 LOWELL AVE



We did go by. The Land Bank property is just a vacant lot.

YARD EXTENSION – 270 S BETHANY ST
ELIZABETH AVILES-PINEDA – 272 S BETHANY ST



270 S. Bethany, which is this one here in red, and the applicant at 272 S. Bethany.

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**YARD EXTENSION – 2921 FARROW AVE
MIGUEL VALDEZ – 2929 FARROW AVE**



2921 Farrow—the applicant is here at 2929 Farrow.

**YARD EXTENSION – 232 N EARLY ST
RICARDO BALDERRAMA – 234 N EARLY ST**



232 N. Early, which is this property here. The applicant owns 234 N. Early, also owns, I believe, it's 239, and they also own the property here at 839 Tenny.

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**YARD EXTENSION – 1968 R STEWART AVE
LIDIA PATINO – 1972 STEWART AVE**



1968 R Stewart Avenue which is this square here in red. Applicant's at 1972.

**PROPERTY ACQUISITION – 917 GREELEY AVE
HENSON MEMORIAL CHURCH – 901 GREELEY AVE**



We have a property acquisition for the church here at 917 Greeley. They also own these two properties here. This is the property here and it is also vacant. I forgot to go by and get an updated picture of that one.

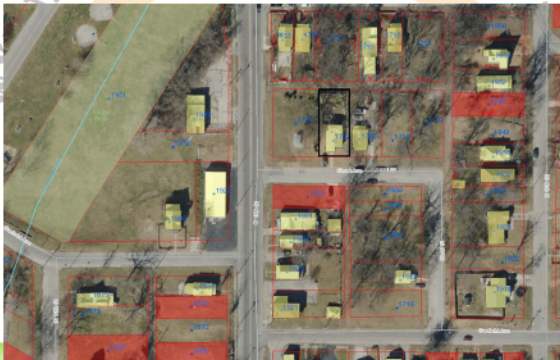
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PROPERTY ACQUISITION – 610 S VALLEY ST
OBDULIA VALLES – 1251 KANSAS AVE



610 S. Valley which is here in red. The applicant owns these two properties, which includes 1251 Kansas Avenue.

PROPERTY ACQUISITION – 1933 N 18TH ST
MICHAEL KNIGHT – 1722 SHORT AVE



1933 N. 18th which is here. The applicant is here at 1722 Short.

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LAND BANK ADVISORY BOARD RECOMMENDATION

The Land Bank Advisory Board recommends forwarding the applications to the Land Bank Board of Trustees for final approval.



Those are all the applicants. The Land Bank Advisory Board did recommend approving these and forwarding them on for final approval.

WYANDOTTE COUNTY LAND BANK APPLICATIONS

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



Again, that's our request, is the approval and forwarding for final approval.

Action: Commissioner Murguia made a motion, seconded by Commissioner Burroughs, to approve.

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Chairman McKiernan asked, Commissioner Townsend, did you have any comments or questions on any of these properties. **Commissioner Townsend** said thank you, Mr. Chairman, I do not.

Gail Johnson said I'm interested in the property at 2003 N. 9th Street. I have been caring for that property ever since Parallel was built, the new Parallel Parkway. I would appreciate it if you all would consider. **Chairman McKiernan** asked, ma'am, are you the person who's applying to acquire that property. **Ms. Johnson** said yes, sir. **Chairman McKiernan** said the motion that has been made here tonight is to approve your acquisition of that property. Yours is included. The motion that's before the Committee is to approve all of the requests as submitted. **Ms. Johnson** said thank you.

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

Chairman McKiernan said all of these applications that Mr. Slaughter just showed on the screen have been approved as submitted. Everyone will follow up with Mr. Slaughter at a later date just to move the process along to the next step.

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.)

TRANSFERS TO THE LAND BANK

- ▶ 20 S Boeke St – Carlson Custom Homes, LLC
- ▶ 4100 Roswell Ave – J-Bloc, LLC

Mr. Slaughter said we have two transfers: 20 S. Boeke Street and 4100 Roswell. These are properties that are next to existing rehab properties. They're in the Rehab Program. They're currently being rehabbed and the ask is to just have additional property once they're done to help market these properties.

TRANSFERS TO THE LAND BANK

20 S BOEKE ST – CARLSON CUSTOM HOMES, LLC



Again, the picture on the right is 18 S. Boeke which is currently being rehabbed. The picture here does show a house. I didn't make it to that. This, basically, here is 20 S. Boeke. That's the one request.

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**TRANSFERS TO THE LAND BANK
4100 ROSWELL AVE – J-BLOC, LLC**



Then we have the request here for the property to the east of 4100 Roswell, which also is in the process of being rehabbed. **Chairman McKiernan** asked the house they're working on is the one on the right. Can they work some magic on that? **Mr. Slaughter** said it's the one on the left here.

**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

This is the request.

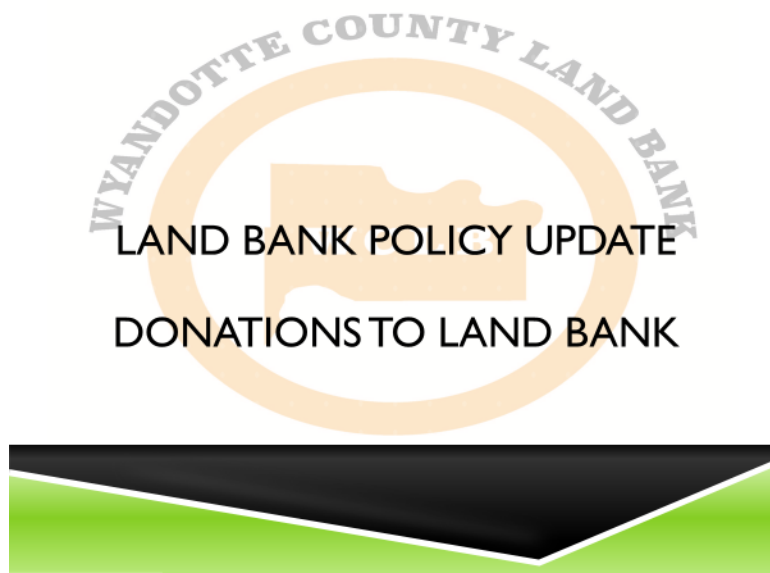
Chairman McKiernan said we have two requests that basically would be combined with the parcels for houses that are currently being renovated. **Mr. Slaughter** said correct. The way we'll do it is once the renovation is complete, then when we would transfer the Land Bank off, we would also then transfer the property to them.

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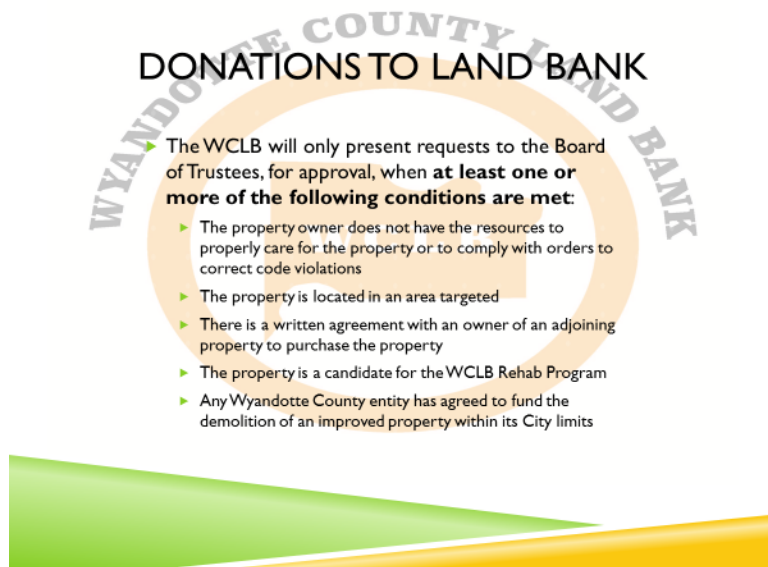
Action: Commissioner Murguia made a motion, seconded by Commissioner Burroughs, to approve. Roll call was taken and there were five “Ayes,” Walters, Murguia, Townsend, Burroughs, McKiernan.

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. 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.



Chris Slaughter, Land Bank Manager, said based on the conversation we had last month, we went back and made some changes which we hope will be to your satisfaction.

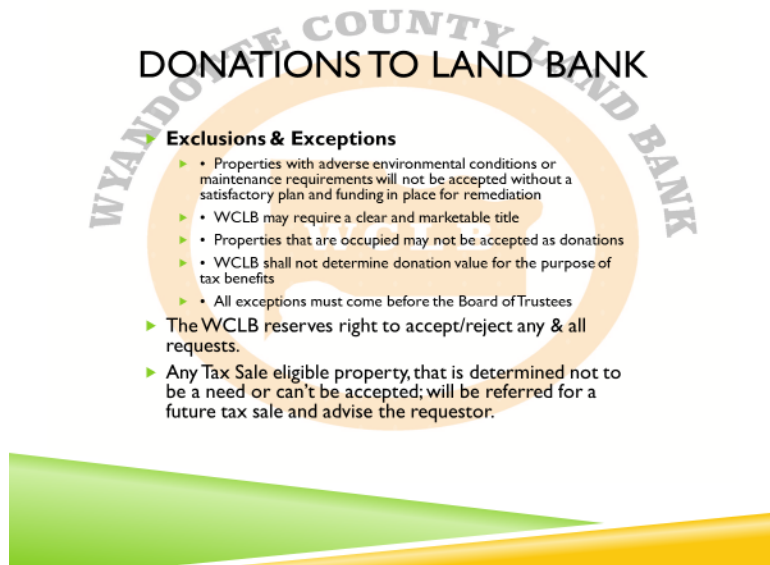


The first change is highlighted bold here in the presentation. That is, we added the language that when “at least one or more of the following conditions are met,” is when we would then be bringing this application or donation request to this board for approval.

As you can see, just some of the highlights of some of the situations where we would bring. The property owner doesn’t have resources to upgrade or get the property up to codes. If it’s in a targeted area, again, I always love using the example of the Douglass/Sumner neighborhood, St. Peter’s/Waterway neighborhood, if there’s a property in there, we’d like to be able to grab it and get ahold of that. If we have an agreement because the property is a vacant lot, that maybe the adjacent owner is willing to take that on as a yard extension.

Again, we talked about the Rehab Program.

If we do need to demo it, but we have an understanding with either the Unified Government, City of Edwardsville, City of Bonner Springs, that they have funds that would be able to take that down at no additional expense to us and, again, that would be if it’s definitely in a state of demolition.



What we've also changed, kind of per our conversation, was we took some of these ones that we kind of were having some discussion on. These could be something that may just be an exclusion or exception against a property with adverse environmental conditions. Maybe there's not a clear and marketable title that would cost some additional expense to obtain. Anything that's occupied, those are additional steps that involve the courts and the Sheriff's Department we may want to look at. We would not take a donation for the purpose of tax benefits.

Again, all exceptions must come to the Board. We're still hoping to reserve the right to reject or accept any requests.

If it's eligible for a tax sale, but maybe it's something we don't want to take right away, we'll definitely make the request to the Delinquent Real Estate Department to get that in an upcoming tax sale.

**WYANDOTTE COUNTY LAND BANK
POLICY UPDATE**

**REQUESTING APPROVAL
OF THE POLICY UPDATE
& FORWARD THEM TO THE
LAND BANK BOARD OF
TRUSTEES FOR FINAL APPROVAL**



Those are the changes. I'm more than welcome to entertain questions or discussion.

Chairman McKiernan said, basically, it appears, and again for the benefit of staff, I'll just ask that .pdf copies that are on BoardSync match what's handed out since mine does not match. I need to look at this paper copy.

It appears that at least everything I brought up last month has been addressed in this. **Joe Connor, Assistant County Administrator**, said, Commissioner, I just want to recognize and thank you for pointing out that error. We will make sure the online version is correct.

Commissioner Townsend said I reviewed the proposed language. I think it does accurately represent the nature of our discussion of last month with these. These were some thorny issues, but I think this is a good reflection of what we talked about and our intent. Thank you, Mr. Slaughter, and your staff.

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

Chairman McKiernan said, Mr. Slaughter, I'll echo Commissioner Townsend. Thanks for your work on this. I think we're taking some really great steps forward. That is the last item on our —

wait a minute, you told me you were going to have an update on Land Bank Rehabs. It's also not on my agenda.



Chris Slaughter, Land Bank Manager, said I appreciate the time. If we need to move these to quarterly, we can do that; but I always like to leave on a high note. **Chairman McKiernan** said I would ask on future agendas, can we just put this on the agenda so that I don't have to remember, or if we're just going to do it routinely, just put it on as a standing item on the agenda so that we are just prompted that we are going to consider it. **Mr. Slaughter** said I apologize. We'll start doing that.



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Currently, we're at 50 contractors. We have 111 houses in the inventory. 29 are currently going through the Demo Program. 76 are in the Rehab Program. We have six right now that we're dealing with evictions. The previous owners have filed motions in court to set the tax sale aside, so those are kind of just sitting there on hold. We do have 15 that the process has started; 11 are waiting to be closed, and those, generally, are just waiting on the title insurance company to come up with the policy.

We have 50 houses with no offers, but 25 currently are from tax sale. We had open houses last week and offer packets went out this morning. We'll have those due next week, and our second round of open houses will be on Wednesday. We should have something, probably, within a week after that.

We have ten houses complete. I think it was mentioned earlier if we would be able to meet our 2017 number of five. I think we've at least matched it. Hopefully, by next month, we'll break that. I don't know if we'll plan a celebration yet, but we're working on that.



The last one, really quickly, 1515 N. 38th Street. It literally sits on 38th if you're going along that corridor. You can see a before and after of the outside.



Just some pictures of the update. Again, one that we got in pretty decent condition compared to some of the other before's that we've shown you.



Updated kitchen.

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1515 N 38TH ST



Updated bath.

1515 N 38TH ST

- ▶ Rehab time – 5 months
- ▶ Appraised Value (2018) \$32,500
- ▶ Property will list for \$75,000.00



Just some facts about that. It took five months for them to do it. The beginning of this year it was appraised at \$32,500. They currently have it listed for \$75,000. Once we get an update on what that sold for, we'll gladly pass that along.

I will say the one we talked about last month on South 8th, it was listed at \$149,900. They did drop it to \$139,900, but they did get a contract for that amount. Again, just wanted to share some good, positive results of the program.

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Chairman McKiernan said I'll just say again, I really appreciate all the work that everyone is putting into this program because we're making a very positive difference. These houses, like many of the rest of them, probably would have slid all the way to demolition if we hadn't been able to intervene positively. I really appreciate the work that everyone is doing in this.

The fact that in the first three months of this year you're really equal with all of last year and ready to eclipse, that is really incredible. Well done.

Adjourn

Chairman McKiernan adjourned the meeting at 5:17 p.m.

mls