

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, April 30, 2018**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, April 30, 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 Townsend, Murguia, and Walters. Commissioner Burroughs was absent. 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; Ryan Haga, Assistant Counsel. Greg Takin, Neighborhood Resource Director; and Rachel Miskec, Rental License.

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

Approval of standing committee minutes from March 5, 2018 meeting. **On motion of Commissioner Townsend, seconded by Commissioner Murguia, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 18224...ORDINANCE: AMENDMENT TO RENTAL LICENSE ORDINANCE

Synopsis: An ordinance amending the Unified Government's ordinance regarding standards and conditions to be met to hold a rental license. The amendment adds the requirement that a licensee or applicant shall not own any rental dwelling that has been on the Unified Government's unfit list for a period of 12 months or more at the time of application or renewal of a rental license, submitted Ryan Haga, Assistant Counsel.

Ryan Haga, Assistant Counsel, said this is an amendment to our rental licensing ordinance that basically requires any applicant for rental license, if they have multiple rental dwellings, that none of those dwellings be on the demolition or unfit list at the time of application or renewal, or at least should say, have been on those list for twelve months or more.

We also made another slight change regarding past due property taxes. We cleared it to where to it says any past due taxes versus where the property is considered delinquent under Kansas Law, which typically implies that it has to be three years and tax sale eligible.

Chairman McKiernan said so past due then would be a single year, would qualify as past due. **Mr. Haga** said that's correct. If you have any questions, Greg Talkin and Rachel Miskec are here to take any questions.

Commissioner Walters said could you give us a little background on why these changes are being proposed. **Mr. Haga** said as part of our SOAR initiative, as a way to deal with any potential blight. I mean, basically what we want to do is put potential of rental—landlords to make sure that the onus is on them to keep all their properties up and in compliance with local ordinance instead of perhaps focusing on the ones that are in good condition and then letting potential other properties slide into blight, if you will.

Chairman McKiernan said I'll say I certainly support this, that someone who is taking money from other people to live in a property that they own, manage to keep their properties up at least to our minimum code of ordinances.

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

Item No. 2 – 18213...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 property acquisition, unless noted otherwise

1730 Haskell Ave. – Geraldine White

627 S. Pyle St. – Kyle Quintanilla

1901 N. 11th St. – Tim Danner

3240 Cleveland Ave. – Annette Brown, yard extension



April 30, 2018

WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 4 Applications
 - ▶ 1 –Yard Extensions
 - ▶ 2 – Property Acquisitions

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



Chris Slaughter, Land Bank Manager, said we have just a couple of applications and an update for you guys tonight so we'll get right started. Before we do get started, I will say, there is one application that we are going to ask to pull and that is 627 S. Pyle St. We will hopefully be bringing it back at a future time. Needless to what the slide says, we only have three applications to go through tonight.

**PROPERTY ACQUISITION – 1730 HASKELL AVE
GERALDINE WHITE – 1732 HASKELL AVE**



The first one is 1730 Haskell Ave. and that is outlined here in red. The applicant's property is right here next to it, 1732.

**PROPERTY ACQUISITION – 1901 N 11TH ST
TIM DANNER – 1122 RICHMOND AVE**



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Another property acquisition, the applicant is here at 1122 Richmond and this is the property that they're requesting, 1901 N. 11th St.

YARD EXTENSION – 3240 CLEVELAND AVE
ANNETTE BROWN – 2505 N 33RD ST



We have yard extension at 3240 Cleveland which is right here and the applicant's property here is 2505 N. 33rd St.

Commissioner Walters asked could you go back to the second property. **Commissioner Murguia** 1122 Richmond. That's not on the agenda. Am I missing something? **Mr. Slaughter** said 1901 N. 11th is the Land Bank property and 1122 is the applicant's property. The request is for 1901 N. 11th. **Commissioner Murguia** said okay, I'm sorry.

Chairman McKiernan said remind me again, how does it affect or not affect this request that the properties are not adjacent. **Mr. Slaughter** said this is what we are deeming or have deemed as a property acquisition that the properties do not touch, or if they do touch, there's no house or improvement involved. This is a property owner here that is requesting a property away from his

own personal residence. **Chairman McKiernan** said so property acquisition, not yard extension. **Mr. Slaughter** said correct. The only yard extension is the last one which again, this is the Land Bank property and this is the applicant's property.

Chairman McKiernan said so, if you go back to the first one, then the same thing applies. We have a owner who already has a vacant lot and wants a second vacant lot. **Mr. Slaughter** said yes. **Chairman McKiernan** said that owner lives where? **Mr. Slaughter** said 1734, which is this house right here. **Chairman McKiernan** said okay. Alright. **Mr. Slaughter** said my fault, I should have highlighted that.

LAND BANK ADVISORY BOARD
RECOMMENDATION

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

Mr. Slaughter said these were all reviewed by the Advisory Board and they had no issues with them. They are tax current and there are no current code violations.

WYANDOTTE COUNTY LAND BANK APPLICATIONS

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

The ask tonight is to approve those and forward them to the Board of Trustees for final approval.

Commissioner Walters asked is there indication of the intent from Mr. Danner. **Mr. Slaughter** said he wants to put a garden there. **Commissioner Walters** said a garden, okay.

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

Item No. 3 – 18214 – UPDATE: LAND BANK REHAB PROGRAM

Synopsis: Update on the Wyandotte County Land Bank Rehab Program, submitted Chris Slaughter, Land Bank Manager.



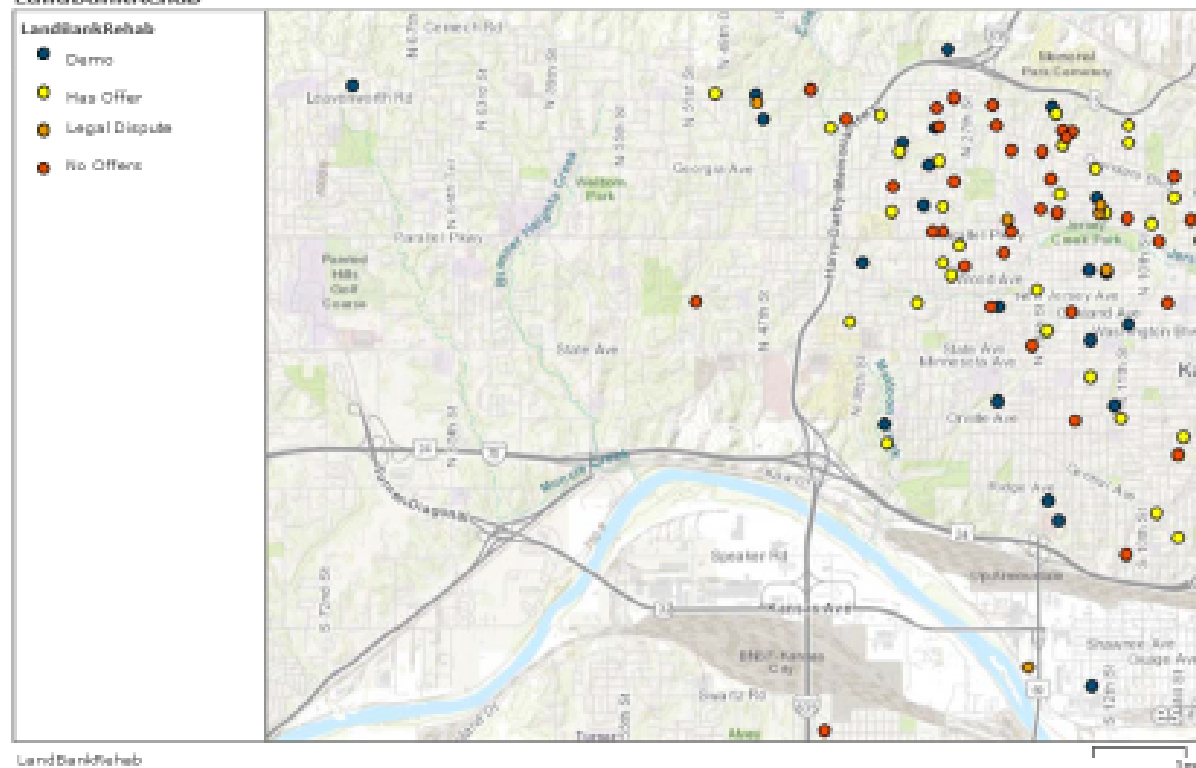
Chris Slaughter, Land Bank Manager, said here's our current numbers. We have 50 contractors in our pool. That number will rise. We had a presence at the tax sale, we had some information, and we talked to a lot of interested contractors. We've already received, I think, three or four applications to be in the rehab pool so we expect that number to go up next month.

Currently, our inventory is 108. That has gone down three. As you can see, we have had three of our houses where the demo process has been completed. We're down to 108. Of those 108 we still have 26 that are still recommended to be demoed. They're in that process, 76 are currently in the rehab program and that breakdown comes in: 21 where the rehab has started, 14 we're waiting to close, we actually closed on one today and I think we will be closing on a couple more either this week or next week. Then we have 41 houses with no offers and then again, six that are tied up through court proceedings and stuff.

We're still at five. That number will go up next month. We did complete a final inspection today, so we just didn't have time to add it to the presentation.

Then, in the past, I think it's been asked where do these properties sit throughout the county.

LandBankRehab



United Gov of Wyandotte Co. Missouri Dept. of Conservation, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NOAA, EPA, USDA

I had a map put together and we have them broke out so anything with this darker color has either been slated for demo or has already been demoed. Anything in yellow means we have offers or the rehab process has at least started. Those six we talked about that are tied up in the courts. Anything in the red are ones that we have no offers and are currently available to that group of contractors.

I think you guys were wanting to know kind of where our footprint is and we're kind of pretty much east of I-635 and north of I-70 with a couple down south. This is the one that just recently got demoed at 76th & Leavenworth, a little building that was torn down.

We thought we'd again present you a map view of kind of where things are happening.

Chairman McKiernan said thank you very much for that. I'll open it up for questions in a moment, but I do have one question. The 41 where we have had no offers, based on what you have seen so far, what's going to be our trajectory with those? Do you think that ultimately we could get offer on those or might those migrate over to the demo list at some point? **Mr. Slaughter** said I would say yes and yes. We're currently working with a group that, without going into too much detail, that has indicated they'd like to take a large chunk of our inventory off our hands, but we're still negotiating how that's going to work, what role we'll still play and that's kind of direction we're pushing. We're going to try to keep this as close to what we're already doing with the other contractors. It's a good opportunity to get some of these numbers off our charts. I think that's a question that eventually we need to come up with some sort of idea that we can bring back to you guys to discuss. Is there a certain point where, okay, we've seen nothing, it's been a year, I don't know what that number is, and then maybe we come and just make a recommendation to move that over to the demo side. From a staff point of view, we are already starting to look at what the answer to that question might be.

Chairman McKiernan asked what do you think are the primary reasons that we haven't had offers on these particular houses? Is it the condition of the structure? Is it surrounding neighborhood? Is it anything that you can put your finger on? **Mr. Slaughter** said I think it's a little of both. I think the amount of money that would have to be put in, maybe these rehabbers feel they'll never be able to get back out of the property, that they would have to hold it versus trying to sell it. It's a good seller's market right now, but I think location has something to do with it too. We still think that they don't need to be torn down, but if we're obviously not going to get

any offers at all, we don't obviously want to just continue to hold this property, maybe it can be just a vacant lot made available to one of the other neighbors for a yard expansion.

Chairman McKiernan said historically, these are houses that after they have been in the tax sale and if they were not bid on, would have simply been left alone in the neighborhoods potentially deteriorating, potentially open to intrusion. **Mr. Slaughter** said, correct. The only difference now is we've boarded and secured it, keeping people out of them which is a good thing. Ultimately, this program was created to have a good end game in mind which would be the rehab of that property and the improvement of the neighborhoods and stuff. We're talking about it internally and we're still going to hopefully find someone that will take these on. We're not doing this to make money, so if an offer has to be pretty low, I think we would definitely would consider it.

Commissioner Townsend said you brought up what was on my mind about what might happen to the other 41 and I'm thinking, well I'm not going to say that. This is such a good program and it's new, so we do need to kind of give it some time, but there is at some point and I don't know what that is, that we have to address this.

One of the things that might help possibly is if we can increase the number of qualified contractors because people come with different designs, ideas, and resources of what they might target. Can you refresh my recollection about what is the way that a contractor can come and attempt to qualify? **Mr. Slaughter** said there is a really simple basic form on our website or we can make it available to that potential contractor. They fill it out, there's some documents they have to supply with us, and then we review them, we have them come in kind of like an interview, just question them, have them ask some questions of us, go over all the details again. We have yet to really find anybody that we didn't feel was capable of doing it. We may want to say if you're ready to make an offer, we may just limit to you to one house right now to get started just to see how things work out. That's probably another solution of the whole problem too, is just to continue to increase the awareness of the program and get some more good quality contractors in there.

Commissioner Townsend said one of the situations I was thinking about too, when you said that we have not said no to someone about their ability. We're aware of one situation where maybe that individual was overmatched for what they took on. That's another thing I guess we

can, as time progresses, kind of look and try to evaluate. **Mr. Slaughter** said I guess, I believe in the good of people, and that situation you were talking about, I never really felt like we need to kick them out because maybe it was just too much to take at first, but we can always find a home for these contractors to do their work. We're just chugging along and hopefully those numbers will come down after the next meeting and we'll have, like I said, an increase in the contractors and hopefully a decrease in the number of properties that are just sitting there. I will mention that Thursday's tax sale we will pick up 14 additional houses. We're just now starting the analytics on that. We haven't even had time to go and view them and do the inspections and stuff. Hopefully, it's 14 good houses that we can get good rehabbers in there and get them turned around.

Commissioner Townsend asked do we do any kind of evaluation in vetting these contractors about their resources financially in terms of matching what they want to go at. **Mr. Slaughter** said any offer now they must show proof based on the construction budget they submit that they have funds to cover that. Most definitely, we're looking into that. **Commissioner Townsend** said thank you again for the program and everything that is being done by everyone that's involved in it.

Commissioner Murguia said are we in touch with the not-for-profits that do community development in these areas and are we providing them a list of these houses? **Melissa Sieben, Assistant County Administrator**, said yes, I was going to chime in on another part of the conversation, but we just met with Habitat for Humanity last week, we're working with them and I know—**Mr. Slaughter** said CHWC is aware of it. We're open to anybody that has a proven track record of being able to take this on. If there's more groups out there that we need to be made aware of, we're more than happy to sit down and talk with them. **Ms. Sieben** said as for the state that these are in while they're sitting one's they're a lot better than they were three years ago because they are securely boarded under our new boarding which is not as ugly as our old version of boarding. We are maintaining the property around them. They are getting the brush and debris cut back from them. They are getting a good lawnmowing job done on them on a regular basis, we're spraying them for weeds. They're, I can safely say, 100% better than they were prior unless somebody was living there and actually maintaining their property better than our basic codes. The goal here, that Chris said, is to get these that are rehabable rehabbed because it's better than the hole in the middle of the neighborhood. We are working really hard on that, and I think Chris

and the team are out there everywhere they can trying to find more rehabbers. I think we're doing a really good job and I think you're going to see your backlog go up and down. So, I wouldn't look at it on a month-to-month basis too much as I would annually on our success of how we're moving them. As Commissioner Townsend pointed out, a very new program. These houses have been sitting in our community sometimes for decades in much worse maintenance than they are now that they're moving in the Land Bank. Have a little patience, a little faith, and hopefully our wins that we're having here will become more contagious like they have in the last year.

Commissioner Murguia said first of all I just want to add to what Commissioner Townsend and Commissioner McKiernan said. I think it's a fantastic program. You guys have hit the ground running. I think it's great. I think it's going to be fantastic for all of Wyandotte County. I do just have a couple of suggestions because the policy surrounding this initiative coupled with SOAR I think it's been said before, but I'd kind of like to say it on the record, you talked about reaching out to Habitat for Humanity and I think that's fantastic. I would just hope that we would still have the end goal of creating mixed-income neighborhoods where we aren't concentrating large amounts of poverty in one particular area. So, as you distribute these, there should be some sort of policy around—you probably wouldn't want to sell off a whole block and make that whole block income qualified housing.

The other concern I have, and I just learned this, and I thought this group, particularly because it was our economic development group, might be interested in learning. As you assemble ground, and it looks like some of these are fairly close in proximity, and as developers approach our community; I know that we've lost local control over the tax credit program and that's concerning that we no longer have a voice in Low-Income Housing Tax Credits. I learned an interesting piece of information I thought you all might want to know. I run a not-for-profit that invested \$5.5M into 17 units of tax credit housing a couple of years ago. We are working with the state to achieve stabilization which allows for a developer fee. I was alarmed to hear, as we move forward with housing development is why I'm bringing it up, I was alarmed to hear from the state that they would not pay us our stabilization fee because we were investing too much into our low-income housing, that it was too high quality. Again, the amount of money we're spending on landscaping, the amount of money we we're spending on mowing, fredding the grass, and the condition of the interior unit's far exceeded the low-income housing standard. I think we, as a

local government, have a bigger issue. I do, I am in housing and I'm in development, I was appalled by that. Just keep that in mind, we don't have a lot of local control so as you develop and work on this policy, keep in mind that even if we were to attract developers, quality developers, that were looking to do affordable or lower-income housing, there is absolutely no incentive. Actually, you're penalized for providing a higher quality product.

Chairman McKiernan said thanks for sharing that. I have one request. I love the map. Next time we see the map, could you put dots on there for success stories as well, where those 11 that we've already completed the rehab are located. I think that would be real interesting to see it in relation to the others.

Action: **No action taken.**

Adjourn

Chairman McKiernan adjourned the meeting at 5:25 p.m.

tk