NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, June 4, 2018

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 4, 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: Gordon Criswell and Melissa Sieben, Assistant County Administrators; Patrick Waters, Senior Attorney; Tib Laughlin, Director of General Services; Erin Downing, Demolition Coordinator; Chris Slaughter, Land Bank Manager; and Officer Jacob Dent, Sergeant-At-Arms.

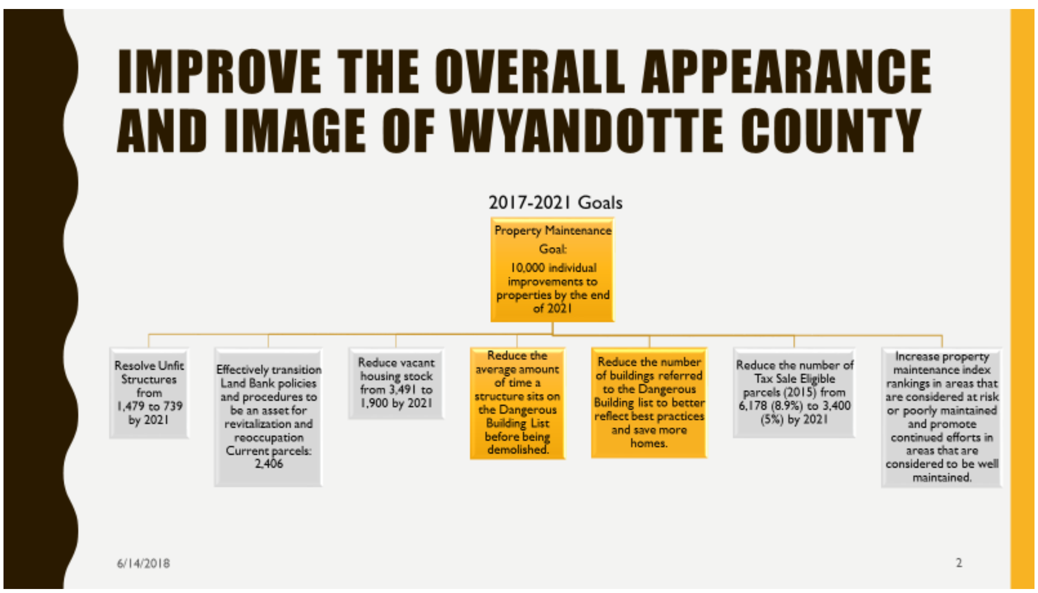
Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above.

Approval of standing committee minutes from April 9, 2018 meeting. **On motion of Commissioner Burroughs, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 18252…UPDATE: DANGEROUS BUILDING LIST PROCESS
Synopsis: Updated process maps for dangerous building referral, review, and prioritization, a multi-department SOAR initiative to update the demolition process to reflect best practices and current realities, submitted by Tib Laughlin, Director of General Services.

Tib Laughlin, Director of General Services, said we're here tonight to tell you a story about hope and danger, a story of our Dangerous Building List.

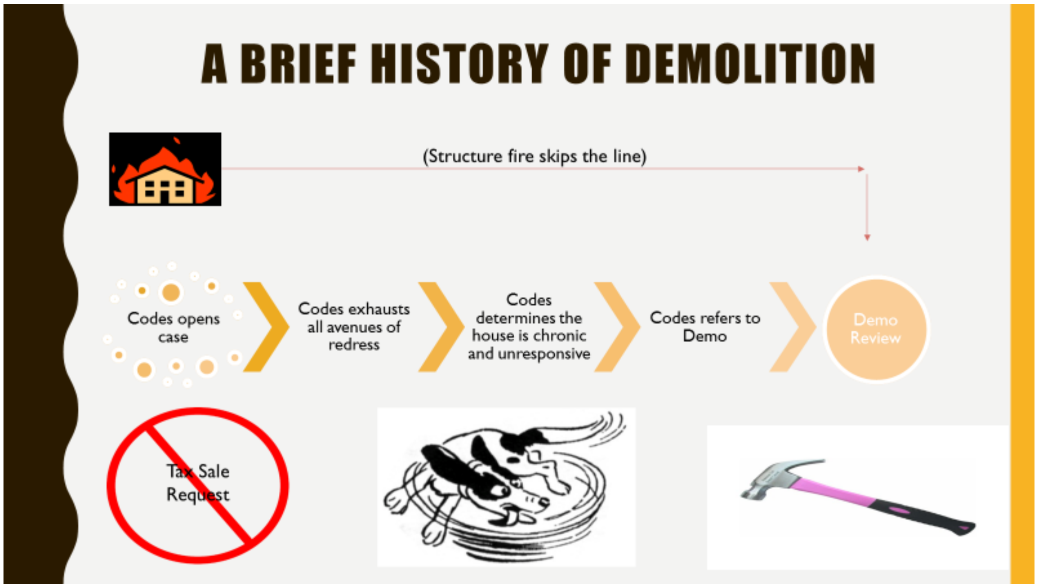


I'm sure everyone will recall fondly this next slide, our overarching goals for SOAR. Those goals include making the community safer by removing dangerous structures faster and smarter. We would like to clarify those goals to reflect exactly that, resolving dangerous structures. But that's not all that's on our Demo List.

The list we have today comes to us as a result of an outdated pre-SOAR process. Like many UG functions, it had not yet been reconciled to the reality of a truly Unified City/County Government. When we started SOAR, 22 departments told us on a very cold day at the lake that they felt that they were working in isolation, practically by themselves, to address blight and vacancy.

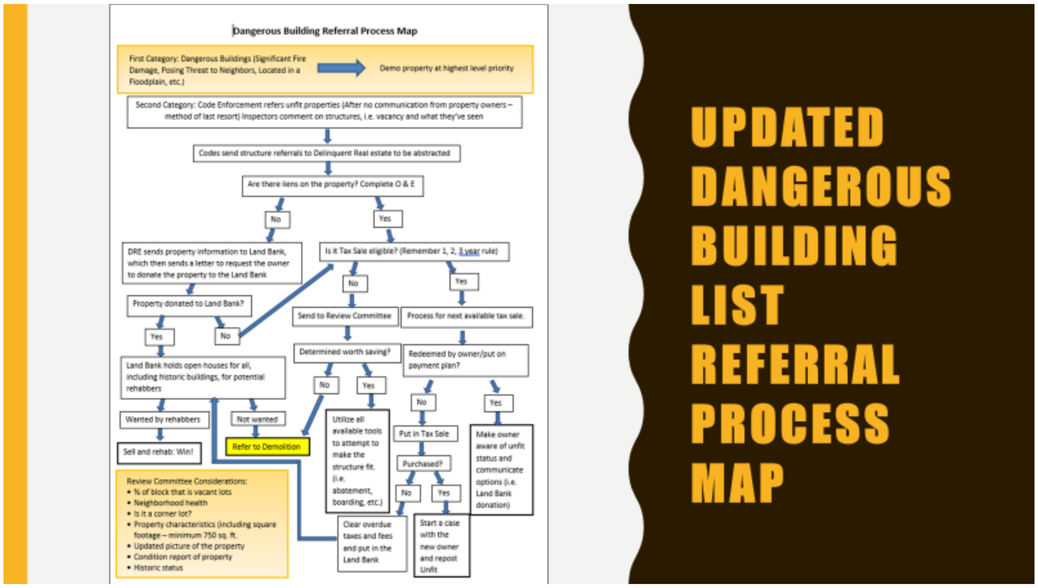
Since that time, we've corrected that. Silos are vanishing from our cultural landscape and truly integrated teamwork is now how we do business. The question is what do we do to move forward from this old days. How do we move forward on our Dangerous Building list?

First, money. We've done that. Second, teamwork. We've got that in spades. Third is process improvement. That's what this presentation is about tonight.



A brief history of demolition. It was in the hands of Code Enforcement to solve almost everything to do with housing. Anything to do with property issues was left to Codes. They worked largely in a vacuum. Working alone, they had very few options at their disposal. They could try and send things to the tax sale, but that was a crapshoot. You never knew when it would get to the tax sale, if it was being processed for the tax sale, what the outcome was when it went to the tax sale. God forbid you get an email back telling you the outcome if it actually made it to a sale.

Basically, Codes spent a lot of time chasing its tail. When they had no other option, they referred those houses that were out of options to demolition. When you have only one tool, and it's a hammer, everything starts to look like a nail.



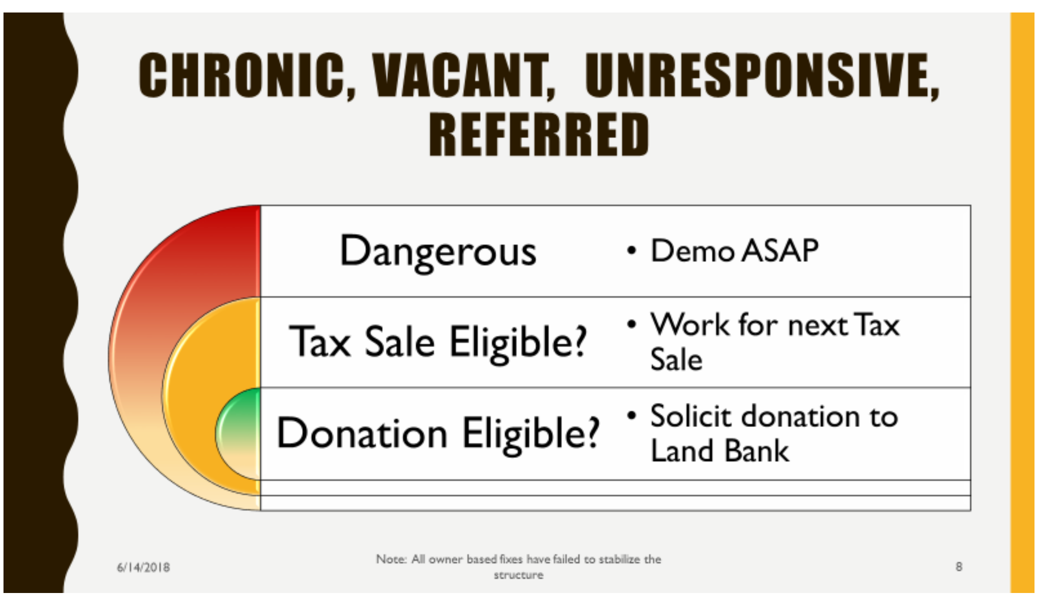
Today's modern process looks like this. We have easy communication. We have options. We have teamwork. We have common goals. The process has shifted, and this is the new map that reflects the new reality. Now, we could talk for an hour about this engaging map, or we could break it down.

Basically, our Demolition List as we used to call it, includes two kinds of buildings. There are the dangerous buildings, the actual fire damaged buildings, buildings that are a danger to themselves, to someone, to other property, to a right-of-way. Then there are homes that are on there because they are simply out of options.

Any of these two kinds of houses may have made it to the list either as a referral from another department, from a resident, from a commissioner, or through a very long Codes process that's exhausted all the other options.

The dangerous buildings are pretty easy to understand: fire, tornado. Everybody look at the middle picture. There may be a little pair of red shoes under there.

Those dangerous buildings will continue to get exactly the same loving, tender attention from Erin that she has always striven to provide. They will get fast, courteous service.



The more complex buildings are those chronic problems: vacant, unresponsive. They've been referred through one of several processes. They've been a continual problem. They're a combination of problems. We can't sort those problems out nearly as easily. Many of them ended up in demolition out of frustration.

We have had the tool for a very long time to ask people to simply donate a house if it becomes a big enough problem and they can't manage it. We almost never use that tool. That's a relatively simply process. We will be aggressively using that tool on those homes that are not tax sale eligible. Even if they are tax sale eligible, we'll ask them first if they'd like to donate.

If they are tax sale eligible, we will work every one of those up for the next available tax sale. We will give the marketplace an opportunity to vote on the fate of that house. If it's a frustration, it may be that the marketplace can intervene and salvage that house.

The new process gives each home that is non-dangerous two new bites at the apple, two new opportunities for interventions to salvage that home.

Now, there are risks to this process. There's a delay while the house goes through the process. Some staff are very concerned that well-meaning buyers at the tax sale may find themselves burdened beyond their financial means and abandon the parcel that they recently purchased at auction.

On the other hand, there is the advantage that every non-dangerous structure gets those two new bites at the apple and the chance to go from vacant to vibrant that it hasn't had in the past.

Now, if it goes to the tax sale, there are the usual outcomes. I have to clarify that, due to our legal policy, we do not disclose anything about the history of a structure at the time of the tax sale. After the sale, we have Codes staff on hand to make contact with the new buyers and give them a full briefing on the history and status of their new propertunity.

We've been doing that for the past year and buyers report very favorable results. They very much like getting the full briefing on what's going on. We engage with them right out of the gate so they knew our expectations. We know their plans and we communicate, another thing we hadn't tried doing before. We work with the new owner and we will monitor how they proceed, whether they're a good neighbor or a bad actor, we'll be there for them every step of the way.

Of course, we expect a higher number of these houses than usual are going to end up as no sales. After all, these are houses that have been sitting for some time as a rule. They've had a long history. They may be less marketable than our existing inventory.

Whether by donation or through the tax sale, when they end up at the Land Bank they'll get a full assessment which includes the same factors that were formerly covered in the demolition referral. Now, to be clear, if at that point the assessment says the house is unstable or dangerous, it'll move immediately back to the Dangerous Building List. If it's not, it will be boarded, secured, and prepped for the open house process for Propertunity Knocks, our rehab program.

Our pool of licensed and insured rehabbers will get a chance to tour each house and bid on the project. Chris Slaughter will have more exciting details on the current success of that program following this episode, so stay tuned.

If the house sells, we win. To recap, if we find a partner, we win. We have a fully permitted, insured, inspected process for the project and a very short turnaround to take that house from the state it was in to get it back on the tax rolls.

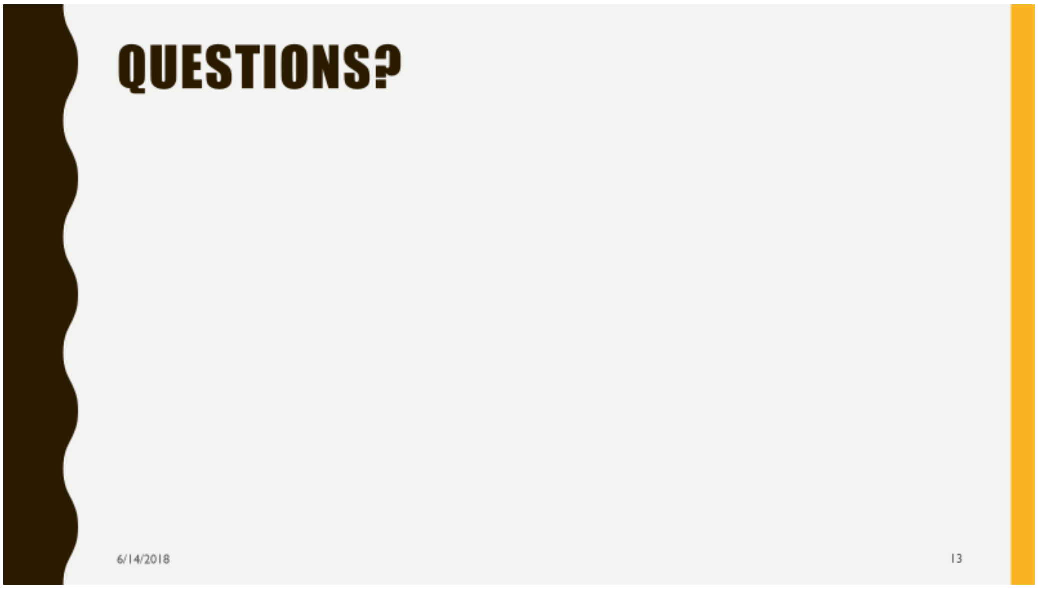
It's if the building fails to generate any rehabber interest, that we trigger our detailed review. Remember, many of these houses would have gone straight to the old Demo List for being mathematically unsound. That is if you had to pay market rate to have the work done on the house, there's no way you could recover your investment. These properties have been in the market twice now. They failed at the tax sale. They failed at Propertunity Knocks at an open house.

Our top-flight review team, volunteers one and all, eager to review these houses, will then look at those houses that didn't generate interest. Critical structures will get a more targeted effort to re-engage rehabbers. By critical, we mean is it the first house on it's block to be demolished. That first house to go makes a huge difference to the future of that block. That has far more impact than the eighth house or the twelfth house or the last house on that block to be knocked down.

Is it a highly visible site? Is it historically significant in itself? Are there factors that merit us trying even harder to go back with our rehabbers and say take another look at this. We'll work a harder deal. We'll find a lower bottom line. We will look at a way to try and salvage those. We will exhaust every option before we refer these back to our out-of-options list.

In this new process, there are two more opportunities for the marketplace and a third opportunity on high value buildings to intervene and take them back from being a vacant space to a vibrant place.

I would like to point out that I inadvertently left Parks off our list of our review team.



Questions?

Chairman McKiernan said not a question, I'll just make a comment. I certainly appreciate the update on a process that appears to be having more and more success all the time in terms of either getting a timely demolition for a necessary structure or, in the case of Mr. Slaughter's, well I guess everyone's, rehab program. We're up to 16 houses so far this year, or so far in the history of the program I think. 13, so still that's 13 more than we would have ever contemplated having done in the past. I appreciate this outlining of the process and the fact that it really does breakdown those silos and that the success of this process absolutely depends on the working together of so many departments and so many employees from those different departments.

Does any other member of the Committee have questions?

Commissioner Townsend said I, too, appreciate this presentation.

I want to go back to the slide entitled "Chronic, Vacant, Unresponsive, Referred." I like the idea, Mr. Laughlin, of your vacant to vibrant, the donation eligible.

As I understand this, if we have something that was a tax sale eligible or it appears that the owners of record are challenged with upkeep, we can go to them and suggest that they donate this property? **Mr. Laughlin** said we have the capacity to accept donations in the Land Bank. Recent, historic events have shown us that there are some people who will donate their home just because it's not their home of residence. It's this home that they've inherited or come into by some means and it is just a tax burden. They don't have the means to keep it up. They just want to get out from under. That is not a tool we have very often used.

Commissioner Townsend said since you mentioned quite often it's a burden to them already, I guess in situations we are not going to require them to handle back taxes. **Mr. Laughlin** said we will, obviously, first try and collect the back taxes. If they have no objection, we can put it through the tax sale in which case it may sell and sell for more than what they own, in which case they get the overage. That would be our first recommendation to them because they stand to profit from that.

It's the tax current people who have been struggling to pay their bill, or who are just starting to fall behind and are years away from being tax sale eligible, who are the primary target for a donation situation.

Commissioner Townsend said you just hit the nail on the head, that was the question. What is the threshold? What, or who, are we looking at as possibly prime? **Mr. Laughlin** said the prime candidates for this are not tax sale eligible. They're years away from getting to the point where we can put them in the tax sale through the legal process. Before their house starts deteriorating, we are tired of waiting until the house is falling down, falling in on itself before we intervene. Many people know years before that point that they've given up on it, that they don't have the resources to maintain it, and would just like to get out from underneath. They don't have any idea they can do that.

Commissioner Townsend asked the houses that would be most eligible are going to come up on our radar through Codes. They're being always processed through Codes. How are we going to be made aware of this group that might be donation eligible? They're years away, as you said, from tax sale eligibility. **Mr. Laughlin** said, frankly, I suspect that the biggest source of our identifying those homes will be our Vacancy Registry. These are not people's primary residence. This isn't where they live. This is someplace they've been maintaining.

Commissioner Townsend said the other thing I wanted to hear a little bit more about that you mentioned was the impact of the first house in an area to go. I'm thinking maybe we've been calling about something, or a neighbor's been calling about something, they want this house to go. Why is that a bad thing? **Mr. Laughlin** said they may think they want that house to go, but if that's the first house on their block to go, there's a domino effect. Once we demolish one, the fact that we may be back to demolish a second, a third, a fourth, that starts the slide on that block. If we can intervene and rehab that house and bring it back up to current standards, we are far better off than we are knocking that house down.

If you drive through a neighborhood and every house is there, and then one house has this really big yard, it breaks the continuity. It breaks the feel of that neighborhood. People realize, whether conscientiously or not, that this is no longer an intact neighborhood. Studies and literature have shown that once you start, it's hard to stop. The place to stop is before that first one goes.

Our first successful rehab was the first house on it's block that would have had to go. It had a hole in the roof and the neighbors wanted it to go. It's the first house we treated like inventory. We tarped that hole. We boarded the house. We found a rehabber. We turned it around and it's the nicest house on its block now.

Chairman McKiernan asked any other comments or questions from the Committee. The only request that I would have is, and this kind of came up at our SOAR update, the quarterly update, is that as we move through this process and we figure out what we're going to need in terms of department resources to accomplish all of our objectives in here, just be sure that you alert us as early as possible in the budgeting process so that we can do our best to put resources into place to help with this process because ultimately it helps our neighborhoods. **Mr. Laughlin** said we will do our very best to do that, Commissioner.

Item No. 2 – 18285…LAND BANK BUSINESS

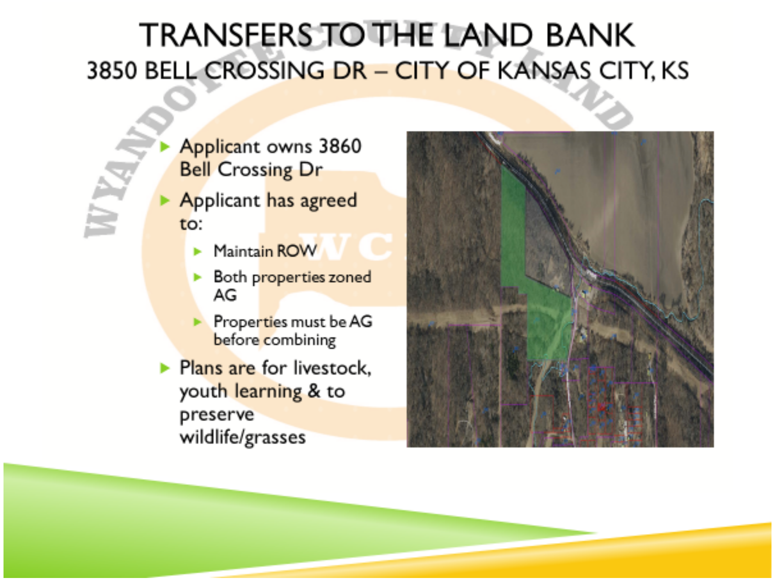
Synopsis: Communication requesting consideration of the following Land Bank items, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.

Chris Slaughter, Land Bank Manager, said we have a full agenda for you tonight and we will touch — we do have some donation requests since we passed some policy changes. We'll kind of touch on maybe some of the things that were just highlighted in the presentation.

I will say, in your packets for the "Transfer to" there were three properties listed for Habitat. Those were inadvertently put in that section and they will be presented tonight in the "Transfer from." I do apologize for that. I was unable to hit review when this stuff was discussed. The three for Habitat will not be transferred to the Land Bank. They will be transferred out of the Land Bank. That'll be the request tonight.

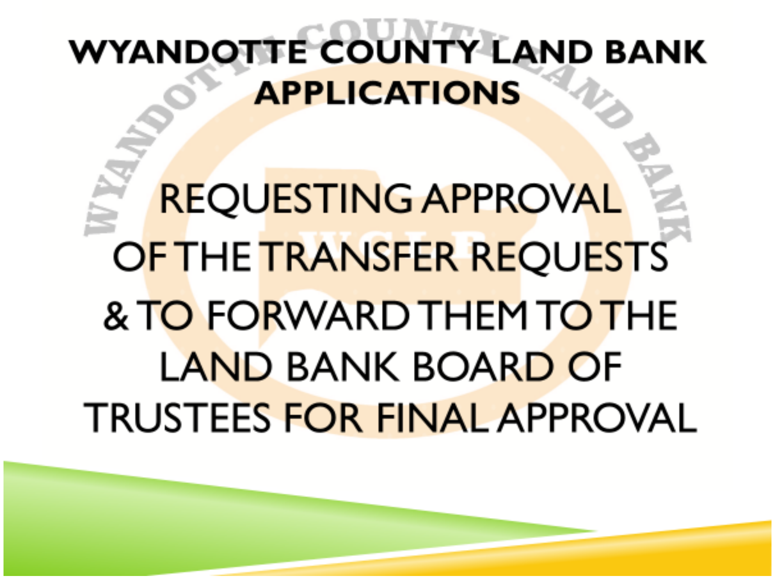
Transfers to Land Bank
3850 Bell Crossing Dr. - City of Kansas, City, KS (Land Bank has received application from adjacent property owner.)
829 Everett Av. - Unified Government (Property will be included in an upcoming project.)
830 Washington Blvd. - Unified Government (Property will be included in an upcoming project.)
3008, 3012 and 3016 N. 30th St. - Habitat for Humanity of Kansas City (Habitat has been approved for HOME funds to build two new homes on the requested parcels.)

We have three transfers to the Land Bank. 3850 Bell Crossing Drive. It's currently in the City of KCK's name. This is one we touched back in April, Commissioner Townsend, so it's brought back. 829 Everett and 830 Washington Boulevard are currently in the possession of the Unified Government.



3850 Bell Crossing Drive, we have an application also tonight for the owner at 3860 Bell. The applicant, again as we mentioned back in April, has agreed to maintain the right-of-way which as you can see is located through here. Both the properties are currently zoned agriculture. I'm sorry, the process will be to get both of them combined to agriculture. Part of the request to the applicant would be that they both have to be agriculture before she can combine them. That's just kind of how everything works. Again, her plans are for livestock, a youth learning program and to just preserve the natural habitat that's there.

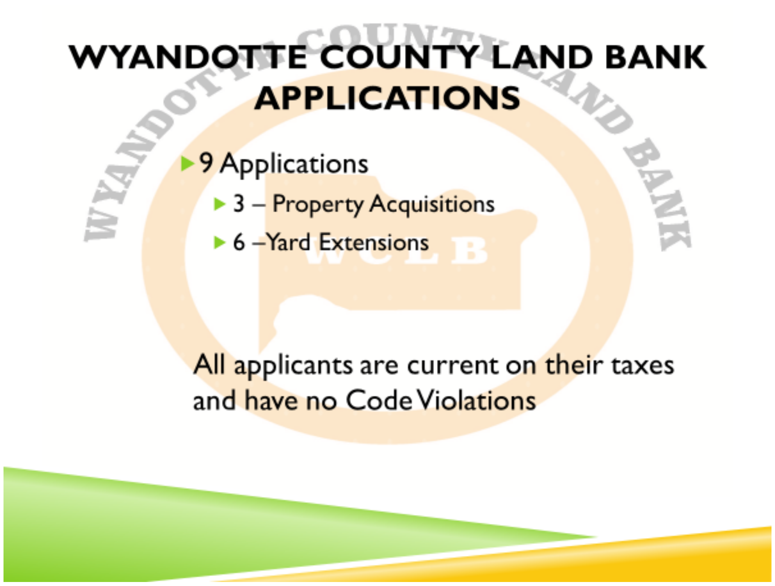
Then we have 829 Everett, which is this property to the north, and 831 Washington Boulevard. They're both currently in the Douglas/Sumner neighborhood. This is being assembled in the Land Bank's name. As you can see there's various properties, we have multiple properties in Douglas/Sumner. As for tonight, we're just going to state that it's being assembled for part of the neighborhood quality of life plan.



Those are the three on the ask tonight to approve the transfer request and have those forwarded to the Board of Trustees for final approval.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve the three transfers as presented.** Roll call was taken and there were four "Ayes," Walters, Townsend, Burroughs, McKiernan.

Applications
3850 Bell Crossing Dr. - Olivia Moore, property acquisition
1728 S. 12th St. - Stephanie Petralie, property acquisition
2912 N. 5th St. - Charlie Sessoms, property acquisition
1127 Richmond Ave. - Marie Benitez, yard extension
901 Cleveland Ave. - Oscar Gonzales, yard extension
2108 N. 12th St. - Flor Herrera, yard extension
1140 Lafayette Ave. - Franklin Bryant, yard extension
2406 N. 12th St. - Victoria Owen, yard extension
614 Quindaro Blvd. - Paula Howard, yard extension



Mr. Slaughter said next, we have nine applications, three property acquisitions, and six yard extensions. All applicants are current on their taxes and have no open Code violations.

One of the properties we just discussed, 3850 Bell Crossing, and 3860 is the property right here.

1728 S. 12th Street, which is located here, and the applicant is at 1202 Lawrence.

2912 N. 5th Street, it's this property right here, and the applicant owns these two properties. I will state, again, that this is a vacant lot to a vacant lot. That's why we're doing it as a property acquisition instead of yard extension.

Yard extensions, we have 1127 Richmond. The applicant is here at 1125.

901 Cleveland and the applicant lives at 913 Cleveland.

2108 N. 12th, the applicant at 2106.

1140 Lafayette, the applicant is here at 2101 N. 12th.

2406 N. 12th, with the applicant at 2414.

614 Quindaro, the applicant lives at 612 Quindaro.

WYANDOTTE COUNTY LAND BANK APPLICATIONS

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

Again, the request is for those to be approved and forwarded to the Board for final approval.

Commissioner Townsend said I just want to comment on Ms. Olivia Moore's application. I guess it was maybe about two month's ago in the meeting that I had asked for more information. I talked with Planning and Zoning, Mr. Slaughter's office, and Ms. Moore. All the questions that I had were answered about the intended purpose. Indeed, she filled me in on what she's currently doing to help students and others in the Kansas City Kansas School District with helping them become familiar with animal husbandry and other things that would benefit the school kids and hopes to expand that program. I am endorsing this application.

She has also told me she has the approval or cooperation of neighbors in the area. I had some concern about one in particular. All that's been taken care of. I wanted to close the loop on the record for Ms. Moore.

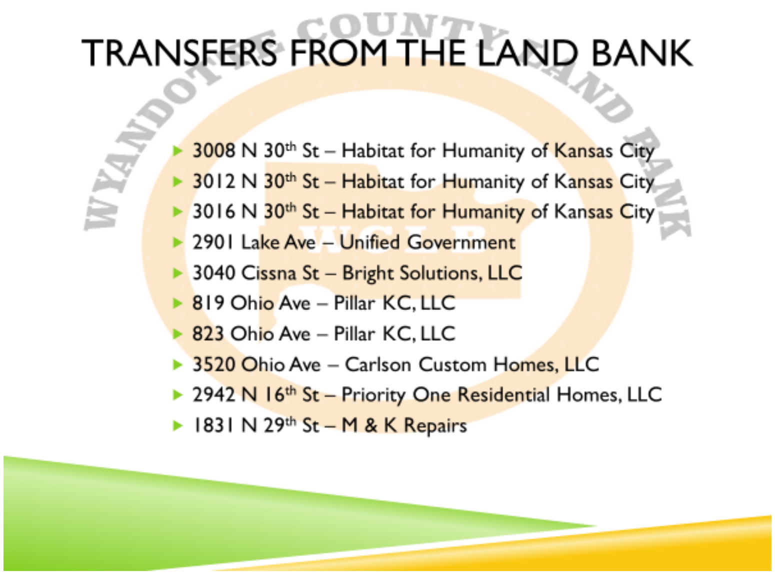
Mr. Slaughter said if I could just add, I forgot to mention, the Land Bank Advisory Board also was very supportive, especially CABA. They had some very nice things to say about Ms. Moore and the programs that she's already doing. They were very supportive of this.

Commissioner Townsend said thank Ms. Moore for her indulgence. I wanted to bring it back earlier, but it took a little bit longer than I thought. Thank her for her indulgence with this and wish her luck.

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

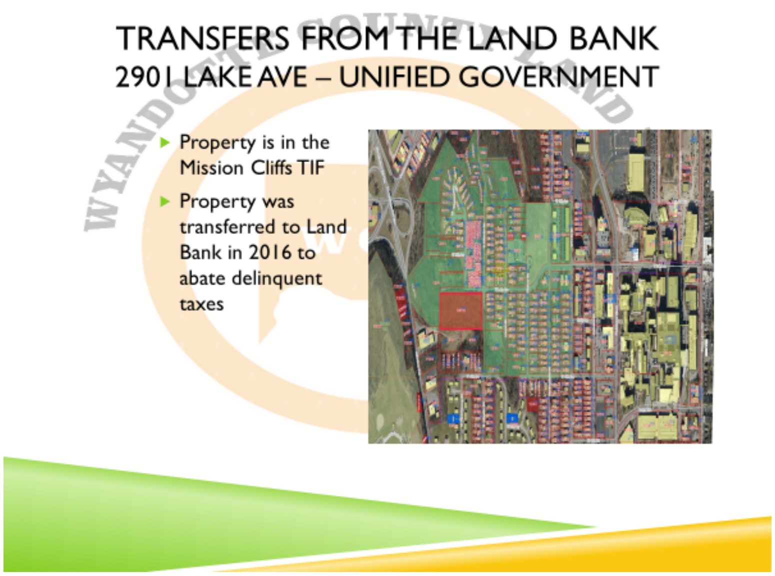
Transfers from Land Bank
2901 Lake Ave. to Unified Government (Property was transferred to Land Bank to have delinquent taxes abated. Property is also part of the Mission Cliffs TIF.)

(Recipients are rehabbing Land Bank houses at addresses noted in parenthesis. Properties to be conveyed after rehab has passed both the City's and Land Bank's final inspections.)
3040 Cissna St. to Bright Solutions, LLC (3028 Cissna St.)
819 Ohio Ave. to Pillar KC, LLC (817 Ohio Ave.)
823 Ohio Ave. to Pillar KC, LLC (817 Ohio Ave.)
3520 Ohio Ave. to Carlson Custom Homes, LLC (3532 Ohio Ave.)
2942 N. 16th St. to Priority One Residential Homes, LLC (2940 N. 16th St.)
1831 N. 29th St. to M & K Repair (1833 N. 29th St.)



Mr. Slaughter said next, we're going to talk about transfers from the Land Bank. As you can see, we have quite a few.

First, we'll talk about 3008, 3012, and 3016 N. 30th. It's highlighted right here. These will be transferred, if approved, to Habitat for Humanity of Kansas City. They've been awarded HOME funds and their plan is to build two single-family houses on the lots.



Next, 2901 Lake Avenue. This would go back to Unified Government. It is a part of the Mission Cliffs TIF. Really, the only reason the Land Bank had it was to abate taxes back in 2016. We do, periodically, get a lot of inquiries about this property, but with the ramifications of being in the TIF District, we feel it's better to just put it back in the Unified Government's hands, or at least that's our recommendation.

The rest are vacant lots that are next to our houses that are currently being rehabbed. Just, again, wanted to point out that if approved, they will not take ownership until they've passed both the City and the Land Bank final inspections. Then we'll just deed the property and the house to them at the end.

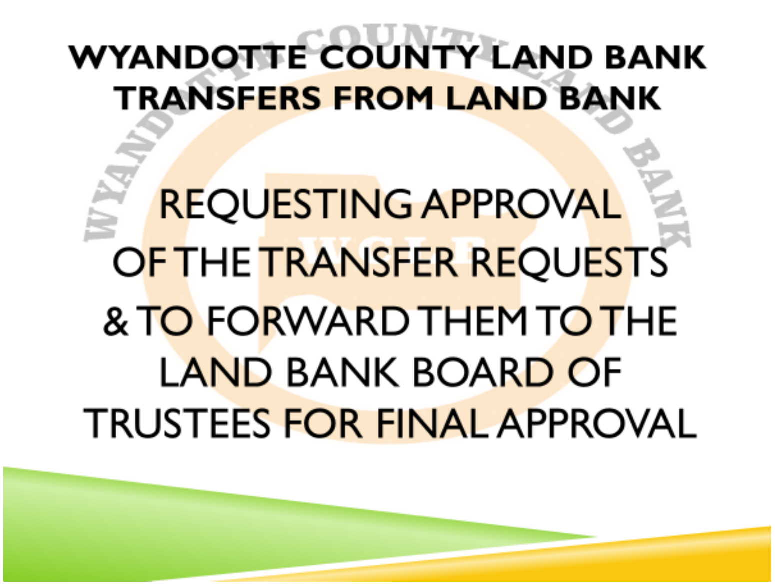
With that, we have 3040 Cissna. There's the rehab house at 3028.

817 Ohio, we have two properties right here at 819 and 823 Ohio Avenue.

3520 Ohio, the address here has lost me, but that’s the rehab house.

2942 N. 16th Street, the address of the house is 2940. I will point out, later we'll talk about this property here as a finished rehab.

1831 N. 29th, and I apologize again, the address is escaping me.



Those are the requests to transfer property out of the Land Bank. If approved, we'd forward them on to the Board for final approval.

Commissioner Walters asked could you explain, again, the 2901 transfer from Land Bank to the UG, why we're transferring out of the Land Bank.

Mr. Slaughter said I feel that eventually this would be a property that we would have to get, probably — I'm not the expert on TIF and TIF-related transactions. I know everybody in our Economic Development Department is. My recommendation is that we go ahead and move it into the Unified Government's name. It's probably more of a natural transition to whatever would happen to it if it ends up being developed, or if it ends up being added to existing parcels in the Mission Cliffs TIF. That's really my recommendation why. That's really about as simple as that.

Chairman McKiernan asked it gives us a little bit more flexibility, or more options in terms of if an opportunity does present itself, the Unified Government can move faster without it being in the Land Bank. **Mr. Slaughter** said well, you know, most Land Bank property that a developer would take in a TIF area or a development area would eventually be transferred over to probably the Unified Government as part of that development agreement. Again, I'm not a TIF expert. I don't know how those agreements are put together, if there's language in there that says Land Bank, then maybe revisit that. I ultimately wouldn't have the authority to bring this to you without conferring with our Economic Development Department. I just thought I'd make the recommendation to move that.

Chairman McKiernan asked who's going to maintain oversight of this property if it's not under Land Bank. **Mr. Slaughter** said it would still be a Unified Government controlled property. If there were any maintenance needs that needed to be met, it would probably go our Parks and Rec for recommendation to have it mowed or picked up. It'd be no different than it currently is treated now. **Chairman McKiernan** said this parcel, then, would just be part of our routine maintenance. **Mr. Slaughter** said absolutely. This is just a transfer in name only.

Chairman McKiernan asked I just had one question about the two properties on Ohio. I have no problem with this, but we've got 817 is the rehab address, and then 19 and 23, the next two adjacent lots to the west. Is there anything complicated with the fact that it is two instead of simply the most adjacent lot. **Mr. Slaughter** said that was just the request of the rehabber. Since this is kind of a new process for us, I just figured I'd present the two and see what kind of comments were made.

Chairman McKiernan said I'm guessing these are 25' fronts on these. **Mr. Slaughter** said they may be a little bit bigger than that. **Chairman McKiernan** said oh, you're right. They are.

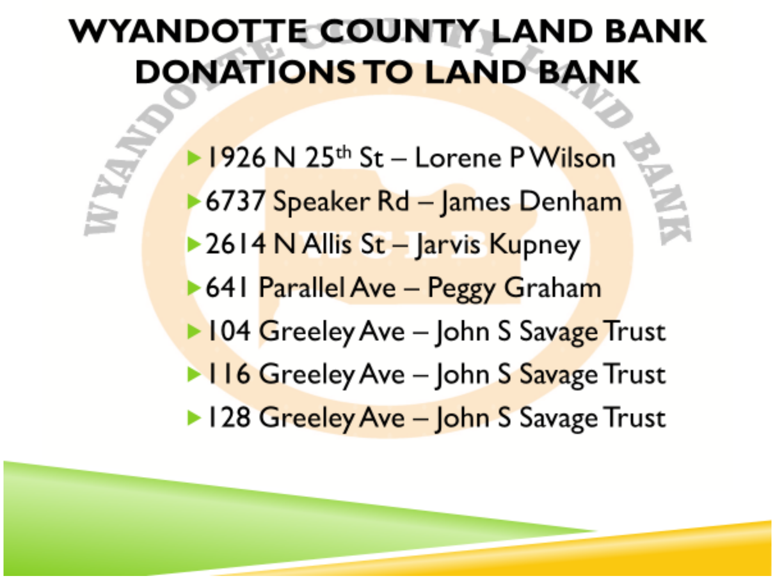
I have no problem with it, I just was curious. Effectively, this is a trial run to see what happens in a situation like this. **Mr. Slaughter** said correct. **Chairman McKiernan** said a beta test. **Mr. Slaughter** said as staff we can look at setting certain parameters. Like you said, maybe we just look at one, but the rehabber expression was to have both. **Chairman McKiernan** said it'll be a great yard.

Commissioner Burroughs asked if the developer or the property owner that acquires this, if he wanted to build another home on that property, could that be done. **Mr. Slaughter** said it definitely has the size to, yeah. **Commissioner Burroughs** asked does it change the plat from two to one. **Mr. Slaughter** said it's my understanding if when everything was completed and passed, more than likely our GIS Department probably would combine that all into one property unless the rehabber requested that they stayed separate. We could request that it go to one. We could request that they stay two separate parcels.

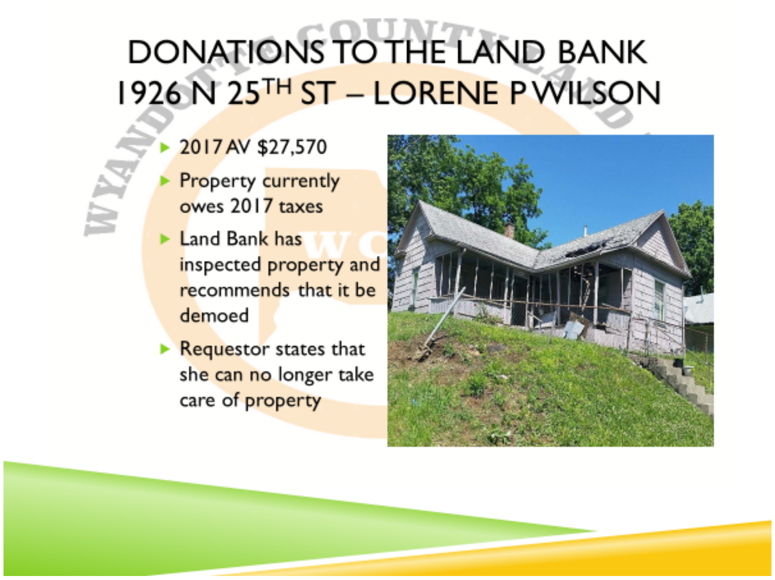
I will say we've never really had much demand or any kind of ask about building something there. In fact, I think we just got that house out of the December sale. It's only been in our possession for a short time. However, the two vacant lots have probably been in our possession much longer.

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

Donations to Land Bank
1926 N. 25 St. - Lorene P. Wilson
6737 Speaker Rd. - James Denham
2614 N. Allis St. - Jarvis Kupney
641 Parallel Ave. - Peggy Graham
104 Greeley Ave. - John S. Savage Revocable Living Trust
116 Greeley Ave. - John S. Savage Revocable Living Trust
128 Greeley Ave. - John S. Savage Revocable Living Trust

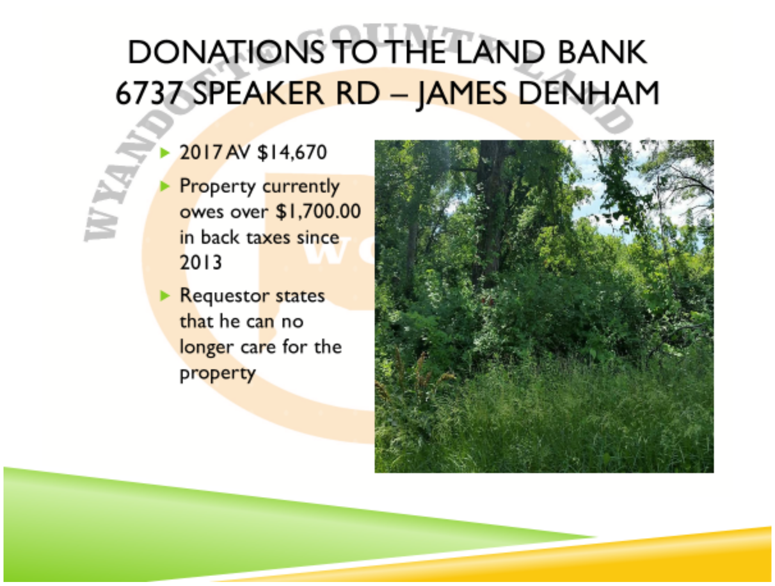


Mr. Slaughter said that'll bring us to donations. Again, based on the policy language we passed a couple of months ago, hopefully we'll have some justification in each of the requests based on some of the conditions set forth in the new policy.



The first one is 1926 N. 25th Street. As you can see, it's in pretty rough shape. The appraised value this year is $27,570. The property is current on it's taxes. I'm sorry, currently only just owes the 2017 taxes. Chuck Brockman in our department has inspected the property. He has recommended that if we did take possession, that we recommend it for demo. He said it's in pretty rough shape.

The requestor lives across the street. Her main request is she just can no longer take care of the property.

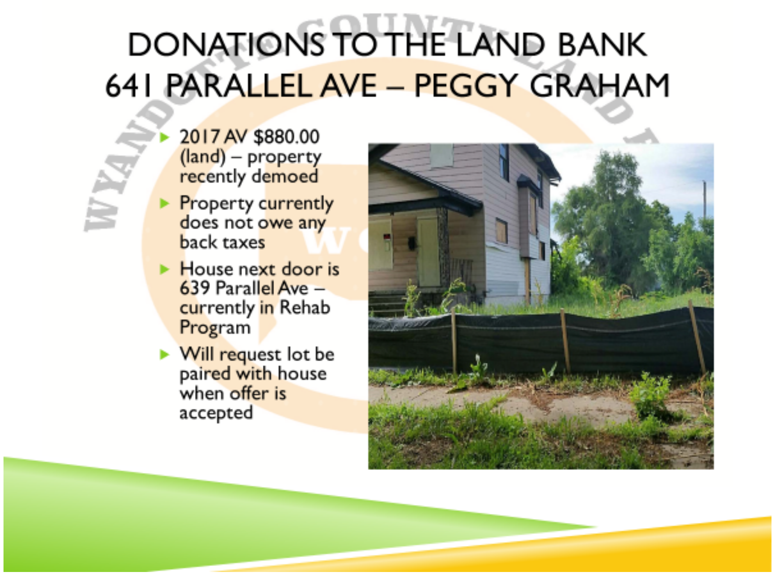


This is 6737 Speaker Road. It has an appraised value this year of $14,670. He currently owes about $1,700 in back taxes since 2013. This requestor states that he can no longer care for the property.

2614 N. Allis Street currently appraised at $150. The property has over $15,000 in back taxes. I apologize for this last bullet. I thought I updated and saved it.

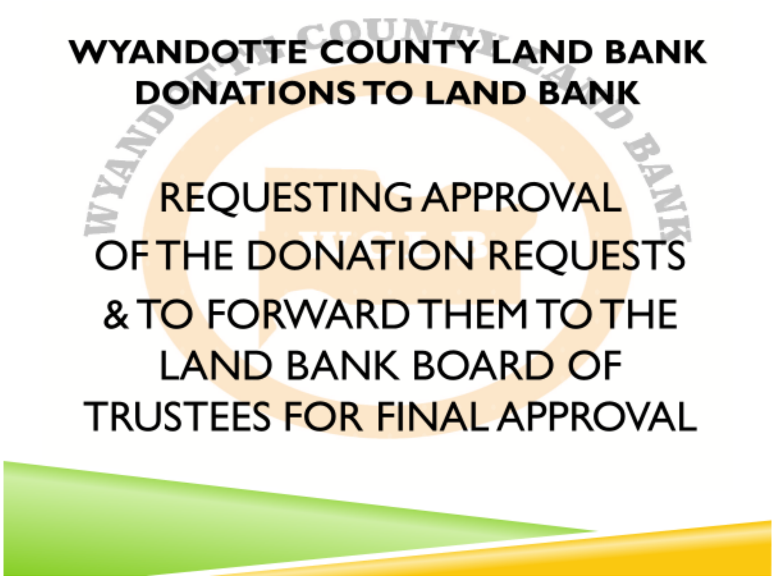
The story behind this is the owner lives in Georgia. There was another property involved, or I think it was just this property. Made a person-to-person transaction with someone. Assumed that they were going to file the deed that would then transfer ownership to that person. That never got filed. It's still currently in the requestor's name. That's why the back taxes.

Again, he's an out-of-town owner. He states he never plans to come back to take care of the property. Again, he just wouldn't be able to take care of it.



641 Parallel Avenue, it's appraised at $880. It is just this lot here. It was recently demoed. Property currently does not owe any back taxes. We do, however, own this property and it is in the Rehab Program, 639 Parallel. Our request would be, if accepted, that when we would get an offer on the house that this lot would be made available to them.

These are the ones in green here: 104, 116, 128 Greeley. There's no back taxes. I've actually been contacted by the requestor's power of attorney that just states that this is an elderly gentleman and he just can't take care or maintain the property.



Those are the requests to approve and forward to the Board for final approval.

Commissioner Townsend asked with regard to the 1926 N. 25th, that's the one with the house that we saw. Where would this go in terms of the order of demolition? We've got, you know, houses already. **Mr. Slaughter** said Ms. Downing has left. **Commissioner Townsend** said I'm just wondering not only with this…**Mr. Slaughter** said I would assume that it would go to the Dangerous Building list. Now where it would fall as far as priority, I just am unable to answer that. I would imagine it would get pretty quick attention to come down. **Commissioner Townsend** said that was my concern when I saw this, and also the cost. As Mr. Laughlin said, we address that with the budget. I remember the earlier presentation.

Commissioner Townsend asked the property at 2614 N. Allis, so this gentleman tried to sell this. **Mr. Slaughter** said he did sell it, but the other party did not file the deed that would have transferred ownership to the new owner. Since the 1980s it pretty much stayed in Mr. Kupney's possession. That's why we have the massive amount of back taxes, over $15,000. **Commissioner Townsend** asked does he still own it. Do we need to get a release from someone else to take this in? **Mr. Slaughter** said it's my understanding he's the owner. I have the abstract report here.

Actually, there are a couple of other interests that we would have to try to rectify. I did respond by email to him late last week and I've yet to here back from him. That could be something that maybe we get more information on and re-present if you like. **Commissioner Townsend** said

I would be more comfortable with that because when you mentioned that there was an attempt to sell this property, it almost sounded like even though the appropriate filings weren't done, someone else may still have a claim to it or right to a claim. **Mr. Slaughter** said the other option, again on anything that would be considered tax sale eligible, would be to put it in the tax sale process. It's going to take a little longer. Our donation process, as long as everything checks out, is quicker, but that could also be an option that we could look at too.

Chairman McKiernan said I just have one comment to make. This all sounds great to me. I have been a proponent in the past of cutting our losses and stopping the bleeding by getting the properties in our hands so that we can hopefully turn them over to productive use. In some of these cases, we've actually paid twice for these properties.

We paid in terms of revenue not collected, taxes not paid. In many cases, we have been out maintaining these properties. Although we might give them an assessment, they're also not paying that. It is frustrating that sometimes we've paid for these properties twice in terms of revenue not realized and money that we have spent to maintain these properties when the owners otherwise don't do it.

I'm glad that only two of the properties in this list have back taxes on them. I'm glad that only one of them has any substantial amount at all.

I do still think at this point in time it might be our better bet just to cut our losses on these properties, get them under our control, and turn them over to a better use.

Commissioner Townsend said I agree with you, Mr. Chairman. I thought about that. When I look at these last three properties and their proximity to each other, with the aggressive Rehab Program that we now have and some other tools that weren't available earlier, that maybe the sooner we can get these in and if there is some other willing buyer that may show up, too, and we can get something more usable with this.

Chairman McKiernan said these six donations, no there's more than six. These donations are awaiting a motion.

Action: **Commissioner Townsend made a motion to accept the donations to the Land Bank, with the exception of Parcel No. 132180 until such time as we can clarify**

if there is anybody else that we may need to get some kind of release from, seconded by Commissioner Walters.

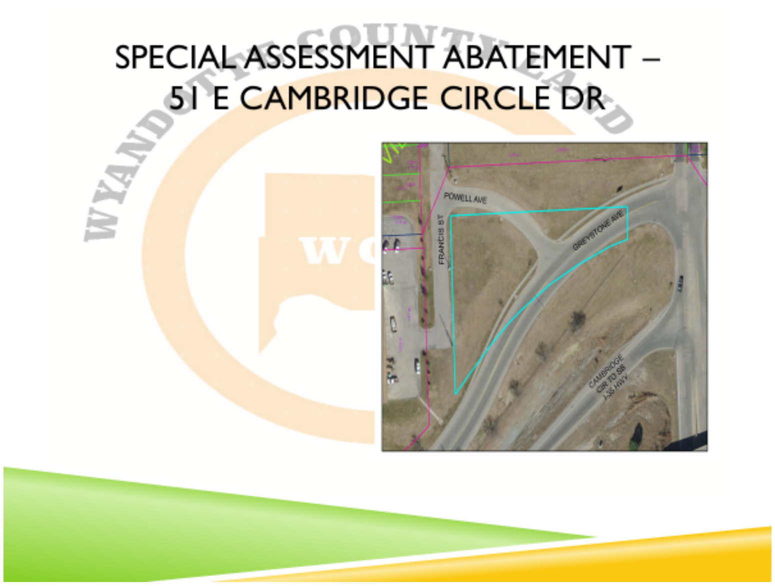
Mr. Slaughter said that is 2614 N. Allis. **Chairman McKiernan** said that is correct.

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

Land Bank Special Assessment
51 E. Cambridge Circle Dr. - Abatement of special assessments for storm sewer repairs for years 2003 – 2012

Mr. Slaughter said next, we have a special assessment abatement request. If you remember last year, we had the example of a property that was out in Piper and there was special assessments on it for sewer improvements.

This is a similar situation that was brought to our attention by the Clerk's Office.



This property has assessments from 2003 to 2012. They were for storm sewer repair. Part of the discussion we had back last fall was that the Board of Trustee's did not have the authority to abate those. It had to be the Board of County Commissioners.

Instead of do we bring it at one point in the meeting, come back and bring it again, and vice versa, the Board of Commissioners passed a resolution which should be in your packet, Resolution No. 39-17, that basically gave the Land Bank Board of Trustees the authority to approve those type of abatements.

That's really what we're asking. There's no transfer in or out of the Land Bank for this.

The ask would be to give us the authority, if approved by the Board, to abate the special assessments.

Commissioner Burroughs asked do we know what the total amount of that…. **Mr. Slaughter** said we have, basically on average, $372.08 per year. I believe we're looking at ten years, what about $3,700.

Chairman McKiernan said let me make sure that I understand. This is a property the Land Bank has acquired. **Mr. Slaughter** said we acquired it, basically it was UG property that had also delinquent taxes on it. We went through that process a couple of years ago. It was just recently discovered by the Clerk's office that there was still some old assessments on there.

Chairman McKiernan asked you have the capacity in your current Land Bank role to abate the real estate taxes, but not the special assessments. **Mr. Slaughter** said I can do special assessments except, until we passed this resolution, anything that was like a public improvement. That had to be approved by the Board of County Commissioners.

Chairman McKiernan asked this parcel is the one that's outlined in here, roughly. **Mr. Slaughter** said yeah, it's right-of-way. Again, it's not going to be transferred in or out. In a way it's just kind of cleaning the books.

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

Item No. 3 – 18286…UPDATE: LAND BANK REHAB PROGRAM

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

Chris Slaughter, Land Bank Manager, said now it's time for our Rehab update.

We are up so we now currently have 52 contractors in our pool. Our housing inventory has dropped a little bit. We have 23 now in the Demo Program. 73 are in the Rehab. Of those 73, 22 have had the rehab process start. Ten are awaiting to close. We still are hovering around that 40-41 number without offers, though we have received a lot of inquiries and we're doing some paperwork on a couple. We expect that number to go down.

We also just were deeded on Friday, we'll have five of the fourteen houses that we will get from the April tax sale. We'll start evaluating, getting those boarded, secured, inspected. We still have the six that are in the court process of determining of whether they'll stay with the Land Bank or be transferred back to the owner.

Since the program's inception we have 13 houses that are rehabbed which include seven completed this year. We have had nine houses with the demo completed, including five this year.

I'm going to discuss two of them. This is what we discussed early on the one map. 2912 N. 16th Street, just as we like to do some before and after.

Here's the kitchen.

Bathroom update.

One of the rooms.

Just some information. This property was in Tax Sale 336. The bid at the time was about $3,900. This rehab took about 6, almost 7 months. January 1 it was appraised at a little bit under $3,600. Don't have a new appraisal on it, but the rehabber has chosen to make this their residence here in Wyandotte County. We're happy with that.

The next one we'll talk about is 4110 Roswell Avenue.

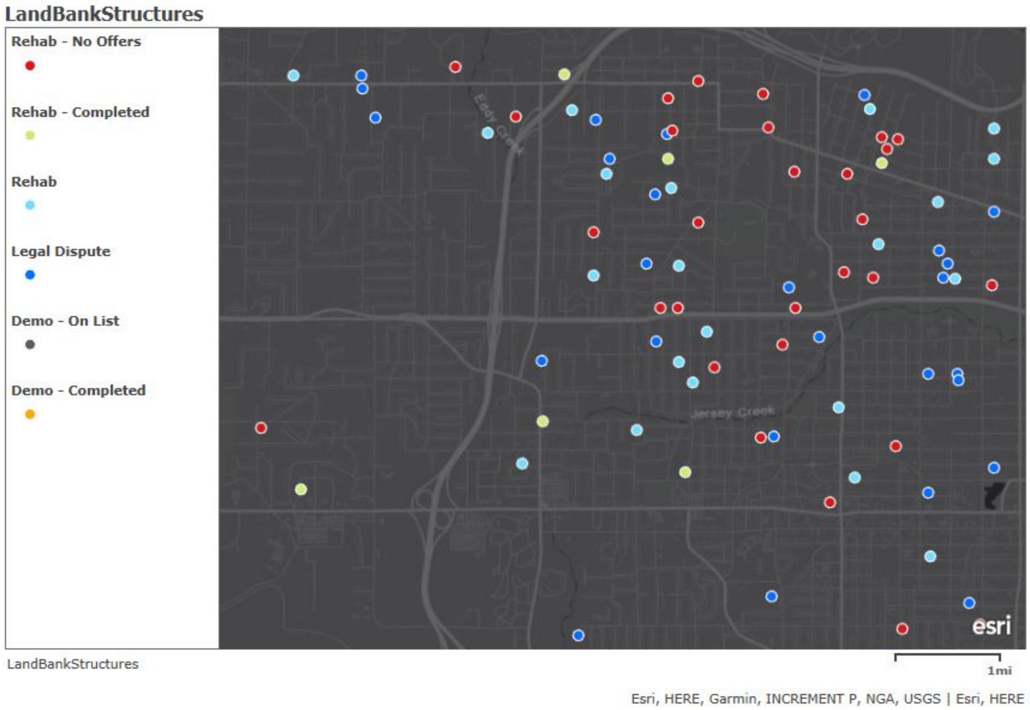
Again, the difference in the kitchen.

Bath.

One of the rooms there.

Some information on that. This was in three tax sales before we finally got it. As you can see, someone was going to have to bid about almost $20,000 on that. It took three and one-half months. The beginning of the year it was appraised a little bit over $13,000. They just had a private appraisal for $130,000. Currently, they're renting the property for about $1,000 a month.

So, that's that. If you give me a second, I'll show you the map again. Now we'll have a better way to breakdown the different categories. I think we had kind of discussed that last month about showing just the completed ones.



Again, there's kind of, let me zoom out a little bit because I know we have a couple down south here. Again, the ones that have been completed. Those are those there. The ones that we currently have on the demo list, kind of spread out. The total ones in the Rehab program. Then the completed demos.

Just like with our vacant lots, the majority of houses we're finding is in this maybe river area to north up to I-635. We have had a couple of there, I'll put them all back on there. If you compare that to our vacant lot list, it's really comparable. That's kind of the area of focus right now from a county perspective, from a SOAR perspective. We'll continue to keep getting our hands dirty and getting these things improved.

To go back to the previous presentation, Commissioner Townsend, you kind of made a comment about saving that first one on the block. I guess from a rehab perspective, so many times we're rehabbing one or two of the only ones on the block.

Take the 16^{th} Street we just talked about. I think on that block we will hopefully have had two rehabbed out of three. We anchored both sides of the block. I believe the other one is tax sale eligible so maybe that'll be one that eventually will come into our possession. Maybe we can keep searching for that right group or developer that wants to build, maybe, a couple of new houses there. Then maybe we've resurrected that whole entire block.

Either way, whether it's through strategic demo or not demo or rehabbing or not rehabbing, we feel we're having that positive outlook in not only that neighborhood, but the surrounding neighborhoods, and eventually the whole county.

Commissioner Townsend said, again, thank you for your report, your hard work, and everyone supporting the rehab effort. I had to ask Mr. Laughlin about that because I remember there were two houses very near where I was on the back lot. Fingers crossed, nothing else happened after those two went. They needed to go. I guess it just kind of depends on what your personal experience has been. **Mr. Slaughter** said sure. **Commissioner Townsend** said now with other tools available, demolition doesn't have to be the first and only remedy. So, that's good.

Chairman McKiernan said thank you so very much. I love this map and all those dots. Certainly, we'd like rehabs, but all those dots represent improvements in their respective neighborhoods. That's what we want to see. Appreciate your work.

Action: Information only.

Chairman McKiernan said for anyone who was here regarding a Land Bank transaction, all of those were approved as submitted, with the exception of that one vacant lot that was owned by someone who I probably guess in not here with us tonight. All of the rest were approved as submitted. There is no further business before this Committee.

Adjourn

Chairman McKiernan adjourned the meeting at 5:53 p.m.

mls