

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

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 9, 2018, at 5:02 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Murguia and Walters. Commissioner Townsend was absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Assistant County Administrator; Reginald Lindsey, Budget Manager; Kathleen VonAchen, Chief Financial Officer; Debbie Jonscher, Deputy Chief Financial Officer; Chris Slaughter, Land Bank Manager; Patrick Waters, Senior Attorney; 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 April 30, 2018 meeting. **On motion of Commissioner Burroughs, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 18313...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
740 Simpson Ave. – Antonio Mesa, Jr.
1047 Ella Ave. – Maria Hernandez
710 S. 8th St. – Jesus Serrano
804 N. 20th St. – Misael Carreon
131 S. 14th St. – Rosario Martinez
4335 Parallel Pkwy. – Estralita Justice

340 Franklin Ave. – Nicole Skinner
 2024 Quindaro Blvd. – Larry Watkins
 1935 N. 14th St. – Dion Groves
 1939 N. 14th St., for property acquisition – Dion Groves
 1937 N. 14th St., for property acquisition – Dion Groves
 1931 N. 25th St. – Elmer Moreira
 1927 N. 25th St., for property acquisition – Elmer Moreira
 D & M Enterprise, LLC – 1855 R N. 9th St., for property acquisition – D & M Enterprise, LLC
 525 Central Ave., for new construction – Skyline Property Development, LLC
 529 Central Ave., for new construction – Skyline Property Development, LLC
 3113 W. 43rd Ave., for new construction – Drew Woolery

WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 16 Applications
 - ▶ 10 – Yard Extensions
 - ▶ 4 – Property Acquisitions
 - ▶ 2 – Single Family Construction

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

Chris Slaughter, Land Bank Manager, said we have a number of applications, as you can see, yard extension and property acquisitions. We have a single-family construction application. I will say in your packet there were applications for 529 and 525 Central. We're going to pull those and probably bring those back hopefully next month. Just some other things we need to iron out before we bring them to you fully. **Chairman McKiernan** said I had lots of questions about that. **Mr. Slaughter** said we figured we needed to get a little bit more details ironed out, but we will probably be bringing that back soon.

As usual, all applicants are current on their taxes and have no code violations.

July 9, 2018

**YARD EXTENSION – 740 SIMPSON AVE
ANTONIO MESA, JR – 736 SIMPSON AVE**



We have a yard extension for 740 Simpson Avenue. The applicant is here at 736 Simpson.

**YARD EXTENSION – 1047 ELLA AVE
MARIA HERNANDEZ – 1049 ELLA AVE**



July 9, 2018

1047 Ella, this is the Land Bank property and 1049.

YARD EXTENSION – 1047 ELLA AVE
MARIA HERNANDEZ – 1049 ELLA AVE



I'm sorry. This is 1047. That house has been demoed, so it is just a vacant lot.

July 9, 2018

YARD EXTENSION – 710 S 8TH ST
JESUS FLORES – 718 S 8TH ST



710 S. 8th St., the applicant's property is 718 S. 8th St.

YARD EXTENSION – 804 N 20TH ST
MISAEEL CARREON – 800 N 20TH ST



804 N. 20th, the applicant is at 800 N. 20th.

July 9, 2018

**YARD EXTENSION – 131 S 14TH ST
ROSARIO MARTINEZ – 129 S 14TH ST**



131 S. 14th St., the applicant is right here at 129 S. 14th.

**YARD EXTENSION – 4335 PARALLEL PKWY
ESTRALITA JUSTICE – 4356 VICTORY DR**



4335 Parallel Pkwy., the applicant is here at 4356 Victory Dr.

July 9, 2018

**YARD EXTENSION – 340 FRANKLIN AVE
NICOLE SKINNER – 1926 SPRINGFIELD BLVD**



340 Franklin Ave., which is this property right here. The applicant is at 1926 Springfield.

**YARD EXTENSION – 2024 QUINDARO BLVD
LARRY WATKINS – 3011 N 21ST ST**



2024 Quindaro, which is right here. The applicant is at 3011 N. 21st

July 9, 2018

YARD EXTENSION – 1935 N 14TH ST
 PROPERTY ACQUISITION – 1937 & 1939 N 14TH ST
 DION GROVES – 1933 N 14TH ST



We have a yard extension which is this one, 1935, and a property acquisition. There's actually three: 1935, '37 and '39. These two are going to be property acquisition. The applicant is here at 1933 N. 14th St.

YARD EXTENSION – 1931 N 25TH ST
 PROPERTY ACQUISITION – 1927 N 25TH ST
 ELMER MOREIRA – 1935 N 25TH ST



We have a yard extension here at 1931. 1927 is the property acquisition. 1935 is the applicant.

PROPERTY ACQUISITION – 1855 R N 9TH ST
D & M ENTERPRISE, LLC – 1925 N 9TH ST



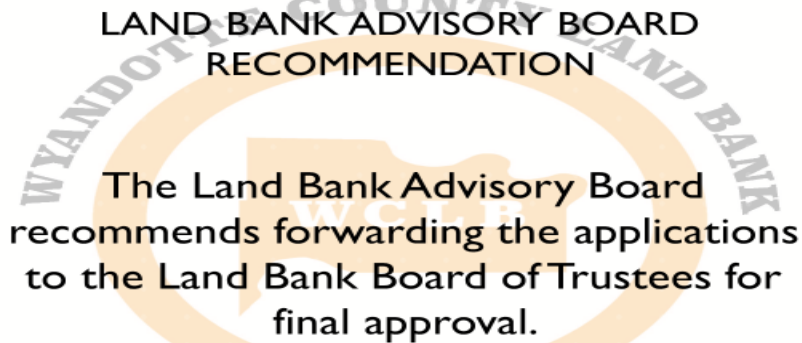
Property Acquisition. The applicant is here at 1925 N. 9th and this little sliver here is the 1855 R N. 9th St.

SINGLE FAMILY CONSTRUCTION
DREW WOOLERY – 3113 W 43RD AVE



July 9, 2018

We have a single-family construction right here at 31, that address is correct, 3113 W. 43rd Ave. The applicant does control and own this property next to it.



The Land Bank Advisory Board did review all the applications and approved them. Our ask is to move them forward to the Board of Trustees for final approval.

Chairman McKiernan said any discussion on any of the items, any questions for Mr. Slaughter.

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

Transfers from Land Bank

2714 Webster Ave. - Habitat for Humanity of Kansas City
 2718 Webster Ave. - Habitat for Humanity of Kansas City
 2736 Cleveland Ave. - Habitat for Humanity of Kansas City
 (Habitat has requested parcels for future builds)

847 Everett Ave. - Boulevard Lofts, LP
 851 Everett Ave. - Boulevard Lofts, LP
 829 Everett Ave. - Boulevard Lofts, LP
 821 Everett Ave. - Boulevard Lofts, LP
 819 Everett Ave. - Boulevard Lofts, LP

830 Washington Ave. - Boulevard Lofts, LP
 1304 H N. 8th St. - Boulevard Lofts, LP
 846 Everett Ave. - Boulevard Lofts, LP
 844 H Everett Ave. - Boulevard Lofts, LP
 842 Everett Ave. - Boulevard Lofts, LP
 840 Everett Ave. - Boulevard Lofts, LP
 836 Everett Ave. - Boulevard Lofts, LP
 824 Everett Ave. - Boulevard Lofts, LP
 (Properties will be part of a future development project.)

TRANSFERS FROM THE LAND BANK

- ▶ 2714 Webster Ave – Habitat for Humanity of Kansas City
- ▶ 2718 Webster Ave – Habitat for Humanity of Kansas City
- ▶ 2736 Cleveland Ave – Habitat for Humanity of Kansas City
- ▶ Multiple property – Boulevard Lofts, LP



Mr. Slaughter said next we have some transfers from the Land Bank. These will be going. We have three going to Habitat, and then we have multiple properties that would have took a couple of slides. The addresses are in your packet for the Boulevard Lofts. This is the LIHTC development over in Douglass-Sumner. That will be the name they're going to go by, Boulevard Lofts. We have 2714 and 2718 Webster for Habitat.

TRANSFERS FROM THE LAND BANK

2736 CLEVELAND AVE – HABITAT FOR HUMANITY OF KANSAS CITY



Then we have 2736 Cleveland.

TRANSFERS FROM THE LAND BANK

MULTIPLE PROPERTY – BOULEVARD LOFTS, LP



The Boulevard Lofts project is basically Washington Blvd. to the south, Oakland to the north, and we have 8th and 9th St. This may not reflect all the property, but some where we've had previous approval to transfer from the Board of County Commissioners or the Unified Government into the

July 9, 2018

Land Bank. This does show the project area and the Land Bank property controlled in this area is the request tonight.

WYANDOTTE COUNTY LAND BANK TRANSFERS FROM LAND BANK

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

Chairman McKiernan said this project was just funded in the most recent cycle, right? This project is set to move forward with funding? **Mr. Slaughter** said I believe, yes. I just don't know if it's officially been awarded by the state. The developers have been told it will be funded, yes. The request is to transfer those out of the Land Bank and move to the Board of Trustees for final approval.

Chairman McKiernan said not that its necessarily pertinent to this discussion but that is Commissioner Johnson's district. I did talk with him about these transfers and he said that he is aware of it and supportive of the project.

Chairman McKiernan said I do have one question. Habitat is back to building in Kansas City, Kansas? **Mr. Slaughter** said yes, they are. They've stated that they're going to still be interested in rehabs, but their still sole purpose is for the new development of new construction of single family homes. **Chairman McKiernan** said wasn't it a year ago that they said they were pulling back on new construction and going to focus more on doing rehab. **Mr. Slaughter** said correct.

I will say that there are representatives from habitat in the audience if you want to have questions with them or I can answer as much as I can. **Chairman McKiernan** said I just want to make sure that I am kind of following what their intent and their trajectory is in Kansas City. I have no problem with new builds whatsoever; it's a beautiful thing. **Mr. Slaughter** said if it's okay if we can invite them up to just maybe again explain their reasoning or their mission in how they want to move forward and use Land Bank property for that. **Chairman McKiernan** said I'd love to hear, briefly.

Pat Turner, CEO for Habitat for Humanity, said thank you for giving us this opportunity this evening. Just to answer your question, we have always been building new construction but about seven years ago, Habitat for Humanity sort of evolved to where we're doing more of the holistic neighborhood revitalization.

Our modeling now encompasses new construction but we're also focusing on some of the rehab construction. It was really to address many of the vacant and abandoned homes in our communities. We are also doing home preservation projects and weatherization. We've just kind of evolved more to that holistic neighborhood approach. We've always had new construction on the radar.

Chairman McKiernan said I guess I misunderstood that there was going to be a change in direction for the organization. These lots that you've gotten transferred now, that'll be for new construction and you're also looking in the lots and the neighborhood around those new construction. **Ms. Turner** said that's correct. **Chairman McKiernan** said for additional projects that will enhance the neighborhood. **Ms. Turner** said correct.

Commissioner Burroughs asked what is your build timeline. **Ms. Turner** said for these projects? **Commissioner Burroughs** said for the three. **Lindsey Hicks, Vice President of Development**, said these projects are slated to start in July of 2018, '19, I'm sorry; July 2019 for these three projects. **Commissioner Burroughs** said it's a year from now. **Ms. Hicks** said it will be a year from now. **Commissioner Burroughs** said thank you. **Ms. Hicks** said you're welcome. I will tell you too that we do have funding secured for these projects should we need it outside of additional funding support from you all.

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

Donations to Land Bank

117 Quindaro Blvd. - Walnut Blvd. Missionary Baptist Church

119 Quindaro Blvd. - Walnut Blvd. Missionary Baptist Church

207 Quindaro Blvd. - Alyce Barnett

(Applicants have indicated that they are unable to keep up properties to Unified Government standards.)

WYANDOTTE COUNTY LAND BANK DONATIONS TO LAND BANK

- ▶ 117 Quindaro Blvd – Walnut Blvd
Missionary Baptist Church
- ▶ 119 Quindaro Blvd – Walnut Blvd
Missionary Baptist Church
- ▶ 207 Quindaro Blvd – Alyce Barnett

Mr. Slaughter, said next we have three donations: 117 and 119 Quindaro Blvd., and 207 Quindaro Blvd.

DONATIONS TO THE LAND BANK
117 & 119 QUINDARO BLVD –
WALNUT BLVD MISSIONARY BAPTIST CHURCH

- ▶ 2018 AV \$180.00
- ▶ Properties taxes are current
- ▶ Requestor states that they no longer take care of property



These are the two properties right here. The donation request combined the two appraised value was about \$180. The properties are current on their taxes. The requester just stated that they can no longer afford to take care of the properties.

DONATIONS TO THE LAND BANK
207 QUINDARO BLVD – ALYCE BARNETT



We have 207 Quindaro Blvd., which is this house right here.

DONATIONS TO THE LAND BANK 207 QUINDARO BLVD – ALYCE BARNETT

- ▶ 2018 AV \$3,550
- ▶ Property taxes are current
- ▶ Land Bank has inspected property and recommends that it be demoed
- ▶ Requestor states that she can no longer care for the property
- ▶ Requestor lives in Georgia



This is the house. We have inspected the property. Its currently appraised at about \$3,500. The taxes are current. We will recommend that if we do receive this property, that we demo it. Again, the requester who lives in Georgia just states she can no longer take care of the property.

The ask would be approval of these to forward to the Board of Trustees for final approval. **Chairman McKiernan** said about two months ago, we had approved kind of a new checklist of requirements for donations. Do these all meet our new check list of requirements? **Mr. Slaughter** said yes. One of the conditions was that the property owner does not have the resources to properly care for the property, especially with the house. That's where we're going under.

With the first two, as you can see just in the block alone, we do have a pretty good presence there in-Land Bank vacant lots. We have accumulated quite a few along the kind of first and second street corridor there. As you know, to the east is the Fairfax District. I think a larger footprint there could be possible for some maybe upcoming projects or developments.

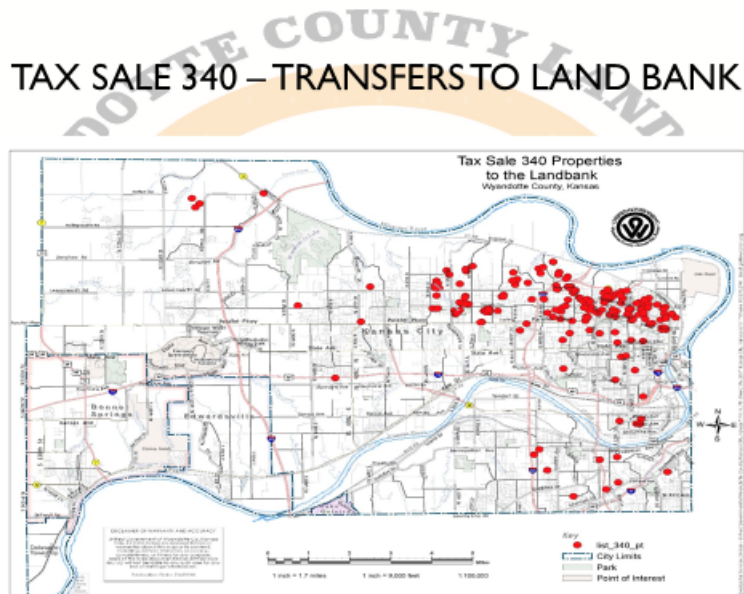
Action: **Commissioner Walters made a motion, seconded by Commissioner Burroughs, to approve.** Roll call was taken and there were four "Ayes," Walters, Murguia, McKiernan, Burroughs.

Tax Sale #340 (4/26/18) Transfers

July 9, 2018

(See list for the 241 properties)

Mr. Slaughter said, as you remember, last year we started bringing to you for approval all the properties that we pretty much gotten out of the tax sale. We had the April tax sale, Tax Sale #340. The total number of properties I believe is 241. It's in your packet.



It's been asked before to have maybe more of a visual representation of where these are. I think it's of no surprise where these areas are. Definitely the northeast, some of the older sections of our city. I will say, as you may have probably decided or deciphered, out of that 241, 226 are going to be vacant lots.

We will get 14 houses out of that. We've already received five of those. We've had open houses. We did get one offer on one. Three of them we're recommended for demo. One, we're currently working. There's a person in habitant. We're currently working to try and get her moved to another location before we take action on that property. The other nine houses we expect to get hopefully next week.

There's a court proceeding on Monday to finalize that transfer and then we'll get those, do our inspections, make determinations of whether they're going to be demoed or rehabbed, and then

we'll just do our normal rehab process. That is the request, or I guess just to let you guys know that those are coming or they're here.

Item No. 2 – 18315... 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, our rehab update. We are now sitting at 53 contractors. We have 102 houses in the inventory. Of that 102, 24 are demo recommended, 74 we have recommended for rehab. Of those 74, we have 23 that have started and 5 we are waiting to close. We have 46 houses with no offers. Then, we have four houses similar to what we just discussed that are being evaluated or in a court proceeding for eviction.

So far year-to-date, we've had 8 houses rehabbed with a total of 14 since we started the program. Six houses demoed which is a total of 10 since the program started. We did have one, since the last time we met, that finished. We'll give you a really quick update on that.

1232 ANN AVE



1232 Ann Ave., this was one of the more recent tax sales.

1232 ANN AVE



This was actually an interesting house because they lost it in the middle when somebody was rehabbing it. It really wasn't our usual filled with trash and debris. There wasn't a lot of resources and time put into it.

July 9, 2018

1232 ANN AVE



As you can see, they fixed up the areas, the kitchen and bath. It's, I believe, a one bedroom, one bath. It's a very small house.

1232 ANN AVE

- ▶ Property in Tax Sale 338 - \$952.00
- ▶ Rehab time — 2 months
- ▶ Appraised Value (Jan 1) \$17,310
- ▶ Property will be rented by rehabber



Just some information on it. Again, this was in Tax Sale #338. The bid was \$952, but the person that won the bid did not come and redeem it and pay for it. So, it basically came to us. It took two months to rehab. It's currently sitting at an appraised value this year of \$17,000. They'll eventually just have this rented out as a rental.

July 9, 2018

Another one added to the list. I think, Commissioner McKiernan, you know where this is. This is just right down the street from the new McKinley School. **Chairman McKiernan** said that picture does not do justice to the huge terrace that house is up on the top. **Mr. Slaughter** said you do have to climb some stairs on there. It was a small project, but it's a completed project and we're pretty proud of it.

Chairman McKiernan said as always, I'll say I very much appreciate your work. You are taking properties that we would have demoed anyway in the past and working to give them a new lease on life. Making some affordable dwelling places available again in our community. I do appreciate it.

Action: For information only.

Adjourn

Chairman McKiernan adjourned the meeting at 6:22 p.m.

mbb