

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, August 20, 2018**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, August 20, 2018, at 5:03 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Murguia and Townsend (via phone) and Burroughs. Commissioner Walters was absent. The following officials were also in attendance: Gordon Criswell, Assistant County Administrator; Emerick Cross, Commission Liaison; Patrick Waters, Senior Attorney; 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 June 4, 2018 meeting. **On motion of Commissioner Townsend, seconded by Commissioner Burroughs, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 18349...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 noted otherwise

1710 State Ave. - Miguel Morales

4218 Orville Ave. - Maria Cervantes

2066 Springfield Blvd. - Jeanne Johnson

1108 Greeley Ave. - Rene Ojeda

1217 Georgia Ave. - Jovan Ledbetter

1052 Barnett Ave. - Joseph Sajiv
 1873 N. 27th St. - Ioan Porta
 259 S. Bethany St. - Jose Ordaz
 2569 Cissna St. - Deborah Cunningham
 1045 Waverly Ave. - Yvonne Porter
 1334 Rowland Ave. - Teola Tillman
 1223 Haskell Ave. - Christopher Connor
 714 N. 10th St. - Mario Jimenez
 710 N. 10th St. - Mario Jimenez, property acquisition
 3443 N. 33rd St. - James Jackson, property acquisition
 1959 Garfield Ave. - Phillip Fracul, property acquisition
 3706 N. 37th St. - Albert Walker, property acquisition
 610 Quindaro Blvd. - Paula Howard, property acquisition
 1708 Walker Ave. - Kenia Cruz, property acquisition
 4315 Ann Ave. - Jeffrey Bowker, property acquisition

Transfer to Land Bank

3815 Strong Ave. - Argentine Neighborhood Development Association (ANDA)
 (Property has a large drainage ditch which covers about half of the property so it is not suitable for development. Work was to be done to the property by the city which would allow development of the property. ANDA would like to transfer this property to the Land Bank until this work can be completed.)

Donations to Land Bank (vacant lots), applicants indicated unable to maintain property to UG standards, unless noted otherwise

3100 Haskell Ave. - Henderson-Davis Holdings, LLC
 912 New Jersey Ave. - Jura Williams
 710 N. 78th St. - Mary Ellen Fielden, hoped for development in the area and selling it; doesn't believe a developer purchasing it will happen
 3608 Garfield Ave. - Peggy Graham
 1018 Washington Blvd. - Rachel Rozell, thought property was going to tax sale/Land Bank, no longer wants property
 1028 Richmond Ave. - Rachel Rozell, thought property was going to tax sale/Land Bank, no

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longer wants property

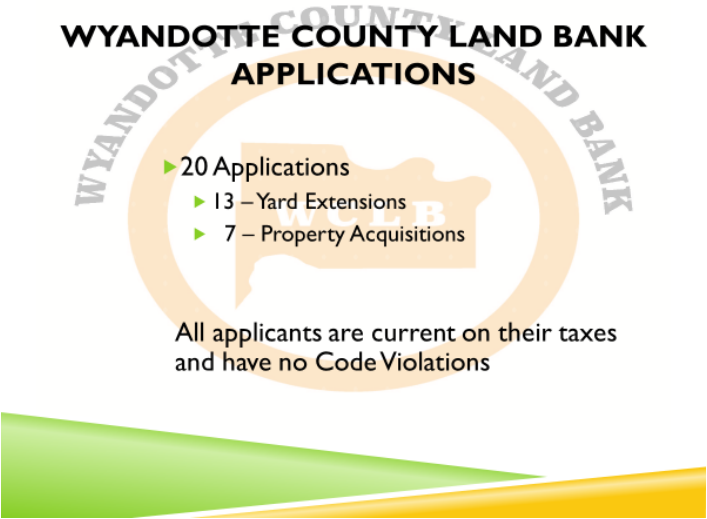
2500 Park Dr. - Joseph Reyes

**WYANDOTTE COUNTY LAND BANK
(WCLB)**

Neighborhood & Community Development
Standing Committee

August 20, 2018

**WYANDOTTE COUNTY LAND BANK
APPLICATIONS**

- 
- ▶ 20 Applications
 - ▶ 13 – Yard Extensions
 - ▶ 7 – Property Acquisitions

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

Chris Slaughter, Land Bank Manager, said tonight, we have 20 applications, 13 yard and 7 property acquisitions and as usual all applicants are current on their taxes and have no code violations.

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YARD EXTENSION – 1710 STATE AVE
MIGUEL MORALES – 1700 STATE AVE



The first one is for 1710 State Avenue and the property owner is at 1700 State Avenue.

YARD EXTENSION – 4218 ORVILLE AVE
MARIA CERVANTES – 4213 SANDUSKY AVE



4218 Orville Ave; the applicant is at 4213 Sandusky. This is the Land Bank property for tonight.

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YARD EXTENSION – 2066 SPRINGFIELD BLVD
JEANNE JOHNSON – 2064 SPRINGFIELD BLVD



2066 Springfield Boulevard and 2064 Springfield Boulevard; this property has been demoed and raised so the map does not reflect that.

YARD EXTENSION – 1108 GREELEY AVE
RENE OJEDA – 1115 WAVERLY AVE



1108 Greeley and the applicant is at 1115 Waverly.

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YARD EXTENSION – 1217 GEORGIA AVE
JOVAN LEDBETTER – 1219 GEORGIA AVE



1217 Georgia and the applicant is here at 1219 Georgia.

YARD EXTENSION – 1052 BARNETT AVE
JOSEPH SAJIV – 1050 BARNETT AVE



1052 Barnett with the applicant at 1050.

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YARD EXTENSION – 1873 N 27TH ST
IOAN PORTA – 1871 N 27TH ST



1873 N. 27th; the applicant is at 1871.

YARD EXTENSION – 259 S BETHANY ST
JOSE ORDAZ – 257 S BETHANY ST



259 S. Bethany; the applicant is at 257.

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YARD EXTENSION – 2569 CISSNA ST
DEBORAH CUNNINGHAM – 2565 CISSNA ST



2569 Cissna; the applicant is at 2565.

YARD EXTENSION – 1045 WAVERLY AVE
YVONNE PORTER – 1047 WAVERLY AVE



1045 Wavery; the applicant is at 1047.

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YARD EXTENSION – 1334 ROWLAND AVE
TEOLA TILLMAN – 1332 ROWLAND AVE



1334 Rowland; the applicant is at 1332.

YARD EXTENSION – 1233 HASKELL AVE
CHRISTOPHER CONNOR – 1229 HASKELL AVE



I believe I have this backwards, but the Land Bank property here is 1223 with the applicant at 1229. I just have the addresses on the slide messed up.

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YARD EXTENSION – 714 N 10TH ST
 PROPERTY ACQUISITION – 710 N 10TH ST
 MARIO JIMENEZ – 1003 ANN AVE



The applicant is here at 1003 Ann and they're applying for applying for 710 and 714 N. 10th Street.

PROPERTY ACQUISITION – 3443 N 33RD ST
 JAMES JACKSON – 3433 N 33RD ST



We have a property acquisition. The applicant is here at 3433 and this is the Land Bank property in question, 3443.

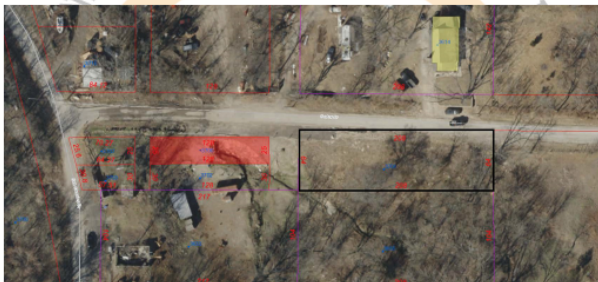
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PROPERTY ACQUISITION – 1959 GARFIELD AVE
 PHILLIP FRACUL – 1960 FRANKLIN AVE



The Land Bank property here is 1059 Garfield. The applicant is here at 1060 Franklin.

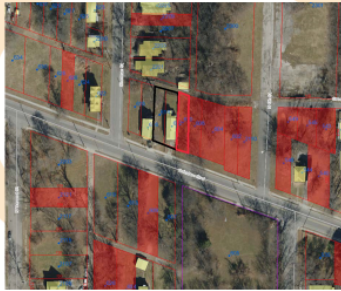
PROPERTY ACQUISITION – 3706 N 37TH ST
 ALBERT WALKER – 3701 N 37TH ST



The Land Bank property here for an acquisition is at 3706 N. 37th Street and this is 3701 N. 37th Street.

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PROPERTY ACQUISITION – 610 QUINDARO BLVD
 PAULA HOWARD – 612 QUINDARO BLVD



The Land Bank property here is 610 Quindaro and the applicant owns these two properties, 612 and I believe it's 614. This one actually should just be considered a yard extension, but the applicant is at 712 and the Land Bank property here is at 708.

PROPERTY ACQUISITION – 4315 ANN AVE
 HIGHLAND PARK CEMETERY – 3801 STATE AVE



Then we have 4315 Ann and it's part of the Highland Park Cemetery so we're just highlighting 3801 State Avenue being that they're touching each other. We did meet with the Advisory Board and they did recommend approval and forwarded these to the Board of Trustee for approval and that is our ask for these applications.

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Chairman McKiernan asked does any member have any questions or comments for Mr. Slaughter?

Commissioner Burroughs said, Mr. Slaughter, it's one thing to have a yard extension but when it's a property acquisition and a property owner that acquires it has a residence next door to that piece of property, could they build on the new piece of property that they've acquired? **Mr. Slaughter** said they could, yes, but that was not the indication they gave us. **Commissioner Burroughs** said thank you.

Chairman McKiernan asked are there any other comments or questions?

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

Chairman McKiernan asked is there anyone in attendance who has a comment on any of these applications?

Yvonne Porter, 1047 Waverly Avenue, said I've been caring for the lot next to me as far as cutting, keeping the weeds down for the last ten years and I was wanting to know how helpful that would be for me purchasing this lot. **Chairman McKiernan** said so you are the applicant that's—**Ms. Porter** said I am. **Chairman McKiernan** said seeking to acquire this other property and as it stands right now, we have a motion and a second to approve all applications including yours as submitted. **Ms. Porter** said okay. So, I was concerned about the price, when it's time to purchase this extension—**Chairman McKiernan** said that is something that you would follow-up with Mr. Slaughter. **Ms. Porter** said okay. Alright thank you.

Commissioner Townsend said I was trying to make a motion to second it. I could not hear. I guess I had a problem on my end. I could not hear who seconded the motion. I'm fully in support of all these applications. **Chairman McKiernan** said thank you so much. I appreciate that.

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

Chairman McKiernan said so all of those are approved as submitted and just to comment to all of those of you who are acquiring these properties as yard extensions. Many of you, like the woman who came up and spoke have been taking care of them and we absolutely appreciate your investment in your neighborhood by taking care of these properties and now acquiring them so that you can continue to take care of them. It makes a tremendously positive impact in the neighborhood and we appreciate it.

TRANSFERS TO THE LAND BANK

- ▶ 3815 Strong Ave – Argentine Neighborhood Development Association (ANDA)



TRANSFERS TO THE LAND BANK 3815 STRONG AVE – ANDA



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Mr. Slaughter said next we have transfer to the Land Bank. It's 3815 Strong Avenue and it's being requested through the Argentine Neighborhood Development Association. The property in question is here outlined in black and the request is that—I guess there's some work that is supposed to be done in that area. There's a large drainage ditch that's about half of the property but I guess at this time that work is not scheduled to start. So, the ask is just for the Land Bank to hold this property until that work gets done and then they'll come back with a request to have the property transferred back to them.

Chairman McKiernan said well certainly this is something that we have done in cooperation with other community development corporations within the Unified Government in the past so I would certainly be supportive of it. Any comments or questions for Mr. Slaughter?

Commissioner Murguia said since I work for Argentine Neighborhood Development Association, I don't believe I can vote on this. **Chairman McKiernan** said and thank you Commissioner Murguia for bringing that up and I'm going to ask Mr. Waters to clarify that. Since there are only four of us in attendance tonight, my understanding is that if you were to drop out we would not have a quorum and not be able to take a vote so Mr. Waters if you could clarify what we need to do.

Patrick Waters, Senior Attorney, said our Rules of Procedure allow that if a conflict of interest would result in the absence of a quorum, then as long as the commissioner discloses the conflict, then they can still vote. So, in this case a recusal would result in the absence of a quorum, so Commissioner Murguia, you may vote as long as the conflict is disclosed. **Commissioner Murguia** said okay, thank you.

Chairman McKiernan said and so with that clarification then—no comments or questions. Is there a motion on this property?

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

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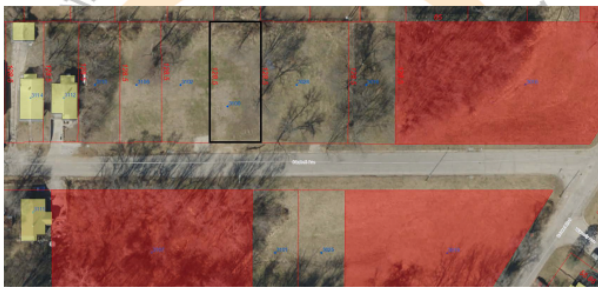
WYANDOTTE COUNTY LAND BANK DONATIONS TO LAND BANK

- ▶ 3100 Haskell Ave – Henderson-Davis Holdings, LLC
- ▶ 912 New Jersey Ave – Jura Williams
- ▶ 710 N 78th St – Mary Ellen Fielden
- ▶ 3608 Garfield Ave – Peggy Graham
- ▶ 1018 Washington Blvd – Rachel Rozell
- ▶ 1028 Richmond Ave – Rachel Rozell
- ▶ 2500 Park Dr – Joseph Reyes

Mr. Slaughter said next we have some donation requests. We have 3100 Haskell Avenue, 912 New Jersey Avenue, 710 N. 78th Street, 3608 Garfield Avenue, 1018 Washington Boulevard, 1028 Richmond Avenue and 2500 Park Drive and we'll just go into them individually and these will all be highlighted in black.

DONATIONS TO THE LAND BANK

3100 HASKELL AVE – HENDERSON-DAVIS HOLDINGS, LLC



3100 Haskell Avenue; this is from the Henderson-Davis Holdings. They've indicated that the applicant lives in Oregon and they are just currently unable to keep the property up.

DONATIONS TO THE LAND BANK
912 NEW JERSEY AVE – JURA WILLIAMS



912 New Jersey, again highlighted here in black, and again, the applicant has indicated she is unable to keep the property up to our standards.

DONATIONS TO THE LAND BANK
710 N 78TH ST – MARY ELLEN FIELDEN



710 N. 78th Street, the applicant was hoping at some point that when all the renovation was done there on 78th Street that someone was going to call her and offer her a nice big chunk of money and that hasn't happened so she thought maybe it'd be best if the Land Bank had it. I will say that this is something that we will probably heavily market and try to get some—a new house built there. We're kind of excited about this one.

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DONATIONS TO THE LAND BANK
3608 GARFIELD AVE – PEGGY GRAHAM



3608 Garfield, this applicant again is unable to upkeep the property due to medical issues.

DONATIONS TO THE LAND BANK
1018 WASHINGTON BLVD – RACHEL ROZELL



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DONATIONS TO THE LAND BANK
1028 RICHMOND AVE – RACHEL ROZELL



1018 Washington Boulevard by Ms. Rozell and also 1028 Richmond. She was under the belief that she thought both of these properties were going to be going to a tax sale and they have not been placed in a tax sale so she's just asking to go ahead and donate it to us.

DONATIONS TO THE LAND BANK
2500 PARK DR – JOSEPH REYES



The last one we have is 2500 Park Drive by Mr. Reyes. The reason we're asking approval on that is this property is in the NRSA (Neighborhood Revitalization Strategy Area) area and the NRSA is the HUD project around the City Park and 18th Street Corridor. Again, our requests is the approval of these and forward those to the board for final approval.

Chairman McKiernan asked are there any comments are questions for Mr. Slaughter on these properties? Hearing none, is there a motion on the property?

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

Item No. 2 – 18350...UPDATE: LAND BANK REHAB PROGRAM

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



Mr. Slaughter said finally our monthly rehab program update. Currently we have 63 contractors in our pool. That is up 10 contractors from the last time we met. We did at last week’s tax sale,

we set up a table. We had some information about the program and we received over—almost 70 inquiries about the program so we're working to get information out to them. Hopefully, we'll keep seeing that number climb. We have 102 houses currently in our inventory, 23 are still in the demo, I guess program, but we're still waiting for those to come down. We have 69 currently in the rehab program, 20 of those, the rehab has started, 2 we're still waiting to close and 1 we're waiting on a survey to be done to split a lot. The other, there was some zoning issues that we're going to have it redone as residential and the contractors, we're just waiting on his revisions to his proposal.

We have 39 houses with no offers so we're still working to get this down and I'm very hopeful with the enquire that we got last week of the new interest that we'll have that number down shortly. We have one property that we're probably going to have to start the eviction process on that and we have nine properties that were part of the April tax sale and we're now in the process of getting them boarded and doing our inspection to determine which ones will be for rehab and which ones we'll recommend for demo.

So far, we're up to 18 houses completed since the start of the program. We've done 12 this year completed, and 14 houses have been demoed since the start with 10 of those coming this year. We have had four completed since the last time we met so I'll just give a little information on that.

3015 PARKWOOD BLVD

- ▶ Property in Tax Sale 336 - \$4,250.00
- ▶ Rehab time - 8.5 months
- ▶ Appraised Value (Jan 1) \$6,600
- ▶ Property is currently listed at \$87,500



3015 Parkwood Boulevard; this was in Tax Sale 336 and the minimum bid was around \$4,250. I've estimated these numbers. This took 8 ½ months but as you can see they really did a great job. The beginning of this year it was appraised at \$6,600 and it's currently listed for \$87,500.

1702 WASHINGTON AVE

- ▶ Property in Tax Sale 336 - \$3,550.00
- ▶ Rehab time – 9 months
- ▶ Appraised Value (Jan 1) \$9,560
- ▶ Property listed at \$99,000.00



Next we have 1702 Washington Avenue. This was also in Tax Sale 336 with an opening bid of \$3,550. This took nine months to complete. The appraised value at the beginning of the year was \$9,560. Right now, the property is listed at \$99,000.

2748 N 33RD ST

- ▶ Property in Tax Sale 338 - \$12,500.00
- ▶ Rehab time – 3 months
- ▶ Appraised Value (Jan 1) \$8,480
- ▶ Property is currently being rented for \$800.00



2748 N. 33rd Street. This was in Tax Sale 338 with a minimum bid of \$12,500. This took three months to be completed. The appraised value this January was \$8,400 about \$8,500 and it's currently being rented for \$800 a month.

1049 WEBSTER AVE

- ▶ Property in Tax Sale 337 - \$5,270.00
- ▶ Rehab time - 8.5 months
- ▶ Appraised Value (Jan 1) \$6,060
- ▶ Property is being rented for \$750.00



The last one, 1049 Webster. This was a Tax Sale 337 property for roughly about \$5,300 was the opening bid. It took 8 ½ months to complete. It was appraised just a little over \$6,000 at the beginning of the year and this is also currently being rented for \$750. That's the update. We're continuing to move forward and like I said, hopefully we'll get some of those sitting houses moved up to those different rehab columns and stuff and we will keep growing the program onward and upward.

Chairman McKiernan said, again, I say it is really incredible. You've already doubled your output for last year in about two-thirds of a year. You've already doubled your output and although I don't necessarily like to see houses being demoed more quickly, the fact that you have demoed through this program means that those houses have probably been identified, demoed and cleaned up lightyears faster than they would have been otherwise and so I appreciate the efforts again and just keep going.

Mr. Slaughter said thank you and I will add you know if we're going to recommend demo more than likely there is probably a safety concern for it. Anything we do initially inspect and still feel that it should be demoed, we're still letting our rehabbers have an opportunity to possibly make an offer on it and if it's pretty legitimate then we definitely will accept it. Hopefully, at the next meeting, we'll have one that we can prove that theory on. Yes, we're still seeing very pleasant results.

Chairman McKiernan said fantastic, we appreciate your work. Does any other member of the committee have a comment or question for Mr. Slaughter?

Commissioner Townsend said I do. I wanted just clarification on these four that Mr. Slaughter brought to us. The Parkwood address, the Washington Avenue address, have those already had an open house or do you have bids on them already or just what's the status of them in terms of getting new homeowners there? **Mr. Slaughter** said we had an open house last week on the Washington property. The rehabber, again, is listing it for \$99,000. She's actually a real estate agent. She had it listed on Zillow and received numerous offers on it.

The Webster, Parkwood and I believe it was 33rd, we did not hold open houses. We only offer that if the actual rehabber is open to that. We don't want to force them if they don't. A lot of times before the rehab is complete, they already have either a renter or buyer pretty much lined up. Usually they're waiting on us to get everything filed once we've approved our final inspection. **Commissioner Townsend** said okay, alright so the Washington is on a listing. The other two that were rentals, the 33rd Street and the Webster address are those being rented now? **Mr. Slaughter** said correct. **Commissioner Townsend** said okay, great and the Parkwood address is still on the market? **Mr. Slaughter** said yes ma'am.

Commissioner Townsend said well, I just wanted to compliment you and your staff and everyone involved with that demo program. It certainly has a positive effect on my district and any other district that's benefitting from this.

The other thing I wanted to say too, there's a house near me that's being rehabbed and I just wanted to let you know how cooperative the persons working on that property have been with keeping the neighborhood clean and picking up behind those people who are working there. There had been a problem before with a predecessor, but just wanted to let you know that they've been very responsive so as the rehab program goes forward, I appreciate that those people that are contractors in the neighborhood are responsive to the homeowners in the neighborhood and not making a mess in the process. It has to be cleaned up. I wanted to let you know that and appreciate their work and cooperation. **Mr. Slaughter** said thank you. It's nice to know they listen.

Action: For information only.

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Adjourn

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

tpl

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