Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, October 29, 2018
5:00 PM

Location:
Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
5th Floor Conference Room (Suite 515)

Name	Absent
Commissioner Brian McKiernan, Chair	☐
Commissioner Tom Burroughs	☐
Commissioner Gayle E. Townsend	☐
Commissioner Ann Brandau-Murguia	☐
Commissioner James Walters	☐

I. **Call to Order/Roll Call**

II. **Revisions to October 29, 2018 Agenda**

III. **Approval of standing committee minutes from September 10, 2018.**

IV. **Committee Agenda**

Item No. 1 - LAND BANK BUSINESS

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

Memorandum - Proposed Hold Area - NE Master Plan Area

Memorandum - Proposed Hold Area

Applications for property acquisition, unless otherwise noted
10841 Country Dr. - Derek Vann, Jr., new construction
1022 Barnett Ave.- Sam Soundara, yard extension
344 Cambridge St. - Dylan Dixon, yard extension
2425 S. 12th Terr. - Martin Lugo, yard extension
*1001 Brown - Thomas Bush, yard extension
*1128 N. 32nd St. - Calixtro Flores, yard extension
*1220 Quindaro Blvd. - Norris Williams
*1141 Georgia Ave. - Ivan Gutierrez

*1137 Georgia Ave. - Ivan Gutierrez
*3044 Hiawatha St. - Brianne Ford
*3042 Hiawatha St. - Brianne Ford
*3040 Hiawatha St. - Brianne Ford
*3034 Hiawatha St. - Brianne Ford
*1139 Everett Ave. - Strugglers Hills/Roots Neighborhood Group
*1137 Everett Ave. - Strugglers Hills/Roots Neighborhood Group
(*Properties are in the Northeast Master Plan. Carried over from the October 8, 2018 meeting.)

Transfer from Land Bank
1257 Reynolds Ave. - Central Avenue Betterment Association (CABA)
(CABA is currently planning on building a new building for their headquarters - a new "CABA home.")
Tracking #: 18472

V. **Public Agenda**

VI. **Adjourn**

NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, September 10, 2018

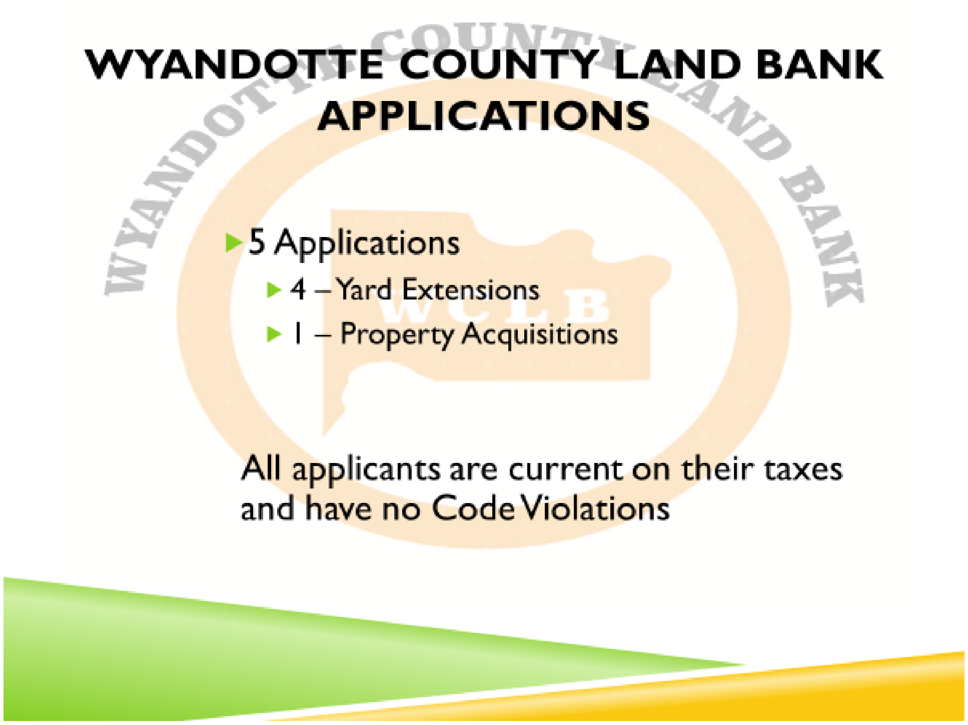
The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 10, 2018, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Burroughs, Chairman; Commissioner Townsend, Murguia (by phone) and Walters. Commissioner McKiernan was absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell and Melissa Sieben, Assistant County Administrators; Angie Lawson, Deputy Chief Counsel; Kathleen VonAchen, Chief Financial Officer; Wendy Green, Assistant Counsel; Commissioner Johnson; Chris Slaughter, Land Bank Manager; Patrick Waters, Senior Attorney; and Jay Doleshal, Sergeant-At-Arms.

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

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

Committee Agenda:

Item No. 1 – 18393…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
1219 Haskell Ave. - Guadalupe Holguin
297 S. Mill St. - Sanjuanita Ortiz
327 S. Boeke St. - Rafael Hernandez
1935 N. 27th St. - Juan Campillo
1338 N. 48th St. - Oscar Mendoza Mera
135 S. 14th St. - Rosario Martinez Bernal, property acquisition

Chris Slaughter, Land Bank Manager, said we've got quite a few items on the agenda so we'll go ahead and get started. First, we have our applications. We have five applications tonight for yard extensions. One is a property acquisition. All applicants are current on their taxes and have no code violations.

The first is for 1219 Haskell, and the applicant lives at 1215 Haskell, outlined in black. This is a property that has been demoed. It was one of the early ones we took into the Rehab Program but it was not salvageable.

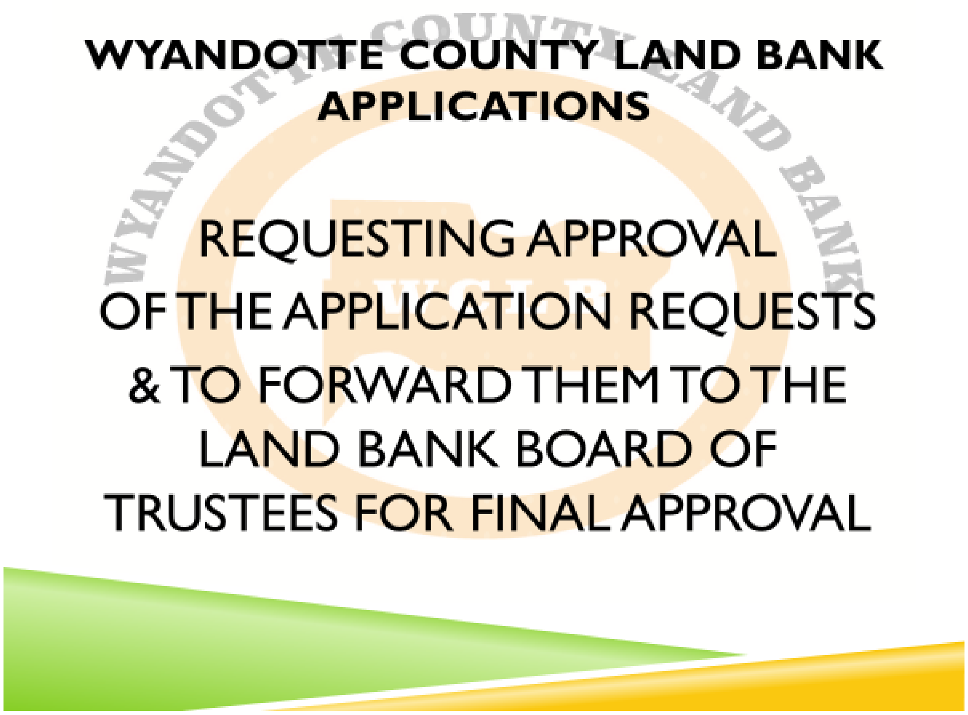
Next, we have 297 S. Mill St. and the applicant is there at 285 S. Mill.

1935 N. 27th St., with the applicant at 1931.

1338 N. 48th St., which is this property right here, with the applicant at 1402 N. 48th St.

135 S. 14th St., the applicant is at 129 S. 14th St. This is the Land Bank property.

We did meet with the Advisory Board and they did approve the applications and recommended forwarding those to the Board of Trustees for final approval.



That is our ask tonight.

Chairman Burroughs said, Mr. Slaughter, on your very first picture, you showed two pieces of property with a vacant spot between them. The one house has been demoed as you stated in the red. Is that red all one contiguous piece of property or is that three individual plats? **Mr. Slaughter** said these are three individual properties. **Chairman Burroughs** said the one in the middle is— **Mr. Slaughter** said is not in the Land Bank. **Chairman Burroughs** said it's not in the Land Bank.

Is it buildable? **Mr. Slaughter** said I would say in its current state it's probably anywhere from about 20 to 35 feet so, I think there are some guidelines that it could meet. If we did have all three together, that it could be combined. That could be something that we could have looked at too. Usual practice is seeing that there is a privately-owned property there. We generally just try to encourage that the property next to their residence be the one that they look at.

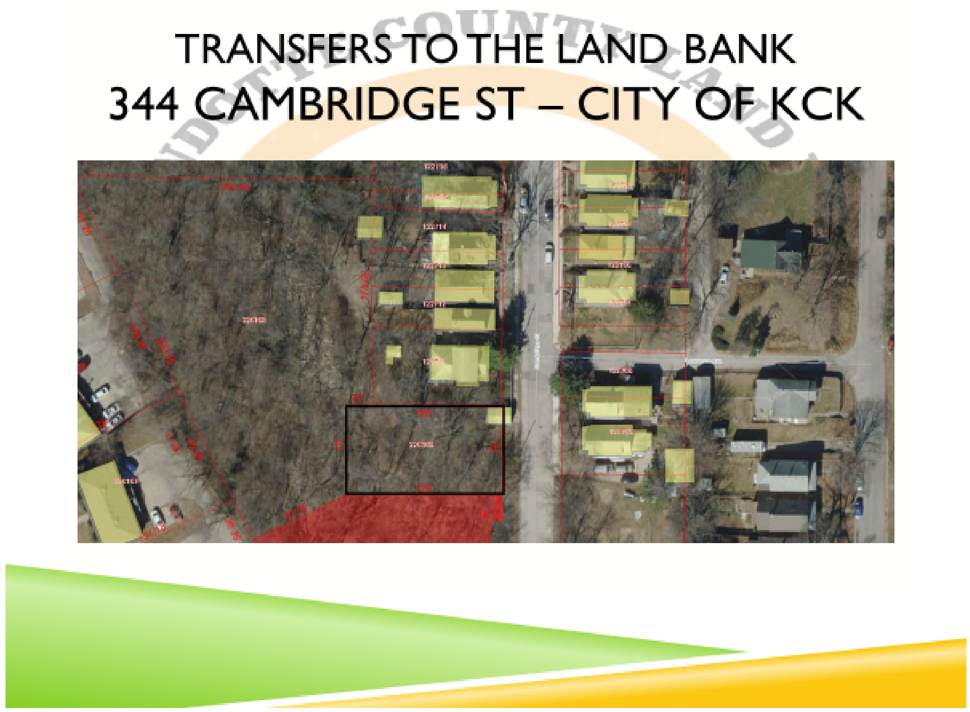
Chairman Burroughs asked the property that may be privately owned, are there plans for development? Do we know—it's not in the Land Bank you stated. **Mr. Slaughter** said correct. **Chairman Burroughs** said we want to jump that piece of property and the owner of the contiguous property, I'm assuming that's to the east. **Mr. Slaughter** said yes, it's outlined here in black. It's this house right here, 1215. **Chairman Burroughs** said he wants two pieces of property. **Mr. Slaughter** said no, just this property here is the only one in question here tonight.

Chairman Burroughs said I stand corrected. I see the two red and I anticipated that that one was being request also. **Mr. Slaughter** said that's a good point. If we move the slides to the last one, this applicant here had applied for this and been awarded and paid for it a couple of months ago but didn't realize that she thought it went all the way to the corner. Then, after figuring out, we informed her that it was two separate properties so that's why she is here today for that one.

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

Transfer to Land Bank

344 Cambridge St. - City of Kansas City, KS
(The owner of 340 Cambridge St. would like to purchase property to build a driveway.)



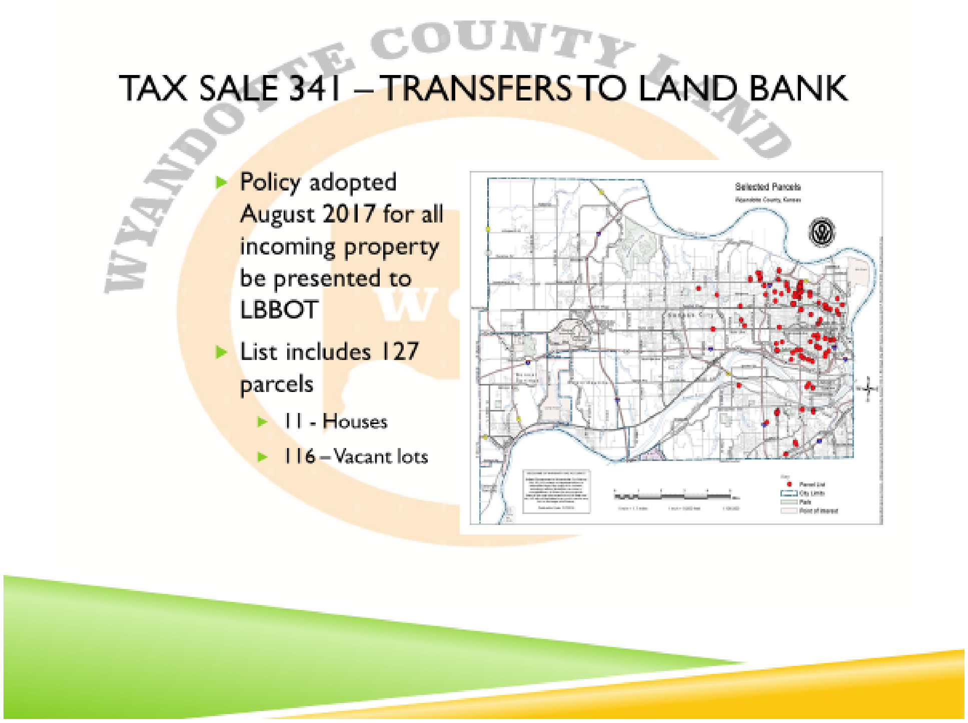
Mr. Slaughter said next, we have property transfer to the Land Bank, it's 344 Cambridge St. It's currently in the City of Kansas City, KS. The property is here outlined in black. This is the applicant's house. I will note that the property line, this is a little skewed but this is a garage that is in the applicant's property. I have confirmed that. They're basically wanting this property here. We would transfer to the Land Bank and then we will probably be back next month with their application for purchase. **Commissioner Walters** asked who owns it now? **Mr. Slaughter** said the City of Kansas City, KS.

Commissioner Walters said and he has a structure on it. **Mr. Slaughter** said no, don't let the map with the little parcel outliners, sometimes they are a little skewed because when the satellite takes the picture, it's not exactly on top. I have verified that even though it looks like this is on the city property, it is actually on his property. **Commissioner Walters** asked any idea how the city of KCK came to own it. **Mr. Slaughter** said the research we did, it was part of Urban Renewal back in the, I want to say, the 70's or maybe even before that.

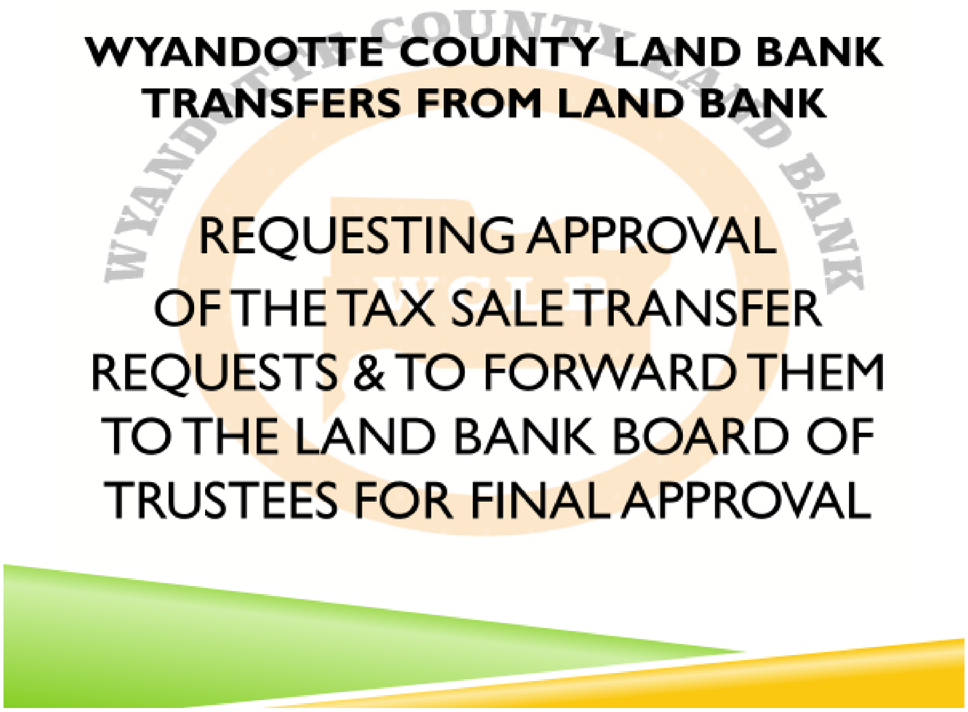
Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve.** Roll call was taken and there were four "Ayes," Walters, Murguia, Townsend, Burroughs.

Tax Sale Transfers

127 properties from Tax Sale 341 (8/16/18)



Mr. Slaughter said next, these are the properties that were discussed that were in the August tax sale. That is a typo on there it should be, I'm sorry. This was the August tax sale last month. Policy, we did adopt back in August of last year, was that we would present these to you guys to know that these are the properties coming in. There's a list in your packets of all of them. We're getting 127 properties: 11 of those will be houses that we'll put into the Rehab Program, 116 are vacant lots. They haven't been officially transferred over yet but probably within a week or two.



Really, we're just asking for the approval to have those transferred over.

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

Land Bank Hold Area Request

Mr. Slaughter said with all the momentum going on with the Northeast Master Plan and with all the publicity and all the, again, the positive momentum that we're having, we're starting to get inquires about property in the northeast. Normally, the yard extensions we brought before you and stuff. Now we're starting to get some inquiries about wanting to purchase property for people that don't live in the area or don't have associations with the county. Part of me believes that is because of the promotion and the success that we're having moving forward at getting this.

What we are going to request tonight is for all Land Bank property in the boundaries established here, which you can see is 635 to west, the river and kind of to the north and part of the east, and then State to Washington as, again, is outlined in the map. All Land Bank properties be put on hold.

We're going to ask that that just be for a 180-day period. Really, the hold is going to come down to any yard extension or any property acquisition request. We will take their applications. We will then contact them as long as their taxes are paid and they have no code violations. We'll send a simple letter just saying right now it's on hold. We have your application on file and when we are in the position to present these to the Board, then we will contact them and do so. Any applications we get for a single-family build or any kind of multifamily or multi-property development, we're going to work those up as usual. When we're ready to present those, we'll present those to you.

At the end of the 180-day period, we hope to come back to you, in accordance with the Master Plan recommendations, with some land usage recommendations on how we would take applications going forward. That's the request and hopefully it's not as daunting as it sounds. It's really just to keep us to control these. These are assets in our community and, again, once we get this master plan rolled out and adopted, we want to come back to you with some strategies that we feel would benefit the area.

Commissioner Townsend asked the purpose of this 180-day hold, or cooling off period or examination period, is again to do what. What do we think is going to happen differently within that period that would promote or at least not jeopardize things that have been going on with the Northeast Master Plan or might? What's going to happen in this 180-day period? **Mr. Slaughter** said well, again, we'll still accept applications; we'll still talk to people. The only real difference of being in a hold area is those applications won't be brought to you initially. We're going to hold those.

I feel, and I've talked to some other departments within the UG, and I think we are going to see a rise of speculators. I think the last thing we want to do is sell these properties for a couple of hundred dollars and then when developers do come to us, or we have plans in place through the neighborhoods and through our Economic Development Department, I think the last thing you guys want to be asking me is why did we sell that in the first place because now they're maybe asking higher values than what we could have held, and possibly worked out a deal with the developers. It's not to scare anybody away, it's just basically saying be a little bit patient with us. We have this project that I think we are all excited about.

We just want to make sure that when we're ready as the Unified Government and staff to come up with some development plans or some project plans, we want to also say that we have the assets still in place that we can control. Again, we'll send them a letter. We'll tell them just to be patient, and if they have any questions or comments, they're always welcome to contact our office. Then, if we get to the point where we feel that some of these yard extensions or property acquisitions don't really fall into some areas that we immediately feel are going to be developed, then we can bring those back to you guys for consideration to be approved.

Commissioner Townsend said one of the things you mentioned, the possibility of speculators and the plan that you propose, I guess helping to facilitate the availability of larger blocks and lots of land to do some meaningful development should that opportunity come along. One of the things that this committee had done in the last several years was to question the application of anyone who was coming for property that had already purchased five, at least five. As we're going to continue to take these applications and we're going to hold them in abeyance with this 180-day period if we move this along.

I'd like to ask that if there's someway for you to check when you're holding these, and from here on, if there's somebody that's already purchased at least five lots from the Land Bank to make sure that they're going to know they need to come and identify, you know, what's your plan here. That could look like there's something where you can only have so many yard extensions, I guess. If their primary residence is not in Kansas City, KS, I would like to know about that too.

Mr. Slaughter said you know we've already addressed kind of what you were just saying there by lending yard extensions to just one property that's adjacent to your house. That's kind of where we came up with the property acquisition, if they did want a second or a third that was right there. Again, I think we're also going to be in a position, from a staff point of view, to even re-evaluate the whole property acquisition purpose. We want to be promoting development. We want to be promoting single family, in-fill housing, large-scale developments.

If there are some lots, which we have that will probably never ever be developed and there is a good, quality family that's paying their taxes and keeping their property up and just want a little bit more yard for their growing family, I think we should definitely still entertain those requests. From a Land Bank's perspective, I think we're going to eventually evaluate how we present these to you in the future. Hopefully, most times than not, it's going to be with some sort of future project and purpose in place.

Commissioner Townsend said I would be willing to go along with this to see how this works. With the idea that, you know, we're trying to promote the availability of improving the northeast area and having significant enough contiguous land and lots to do it. It may not work, you know; may work.

Action: Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve this request.

Elnora Jefferson, 419 Haskell Ave., said I come here as a neighborhood president and I'm also here as a member of the Advisory Board, however, I'm not representing the Advisory Board. I don't have the authority. However, I'm asking this committee to delay the approval of this request for at least a 30-day period for the reason that we all know that the great amount of property is in District 1 and District 4. In the role as a neighborhood president as well as on the Advisory Board, it's the matter of land and acquisition assets is extremely important. Not only for a development but also for personal assets and equity and that type of thing.

Straight to the point. The reason I'm asking for that is because I, nor the neighborhood groups that we represent on the Advisory Board or particularly in our NBR, had an opportunity to look at this, to understand it, to ask questions. One of the steps in the approval process for things in the Land Bank would be to get approval by the Land Bank Advisory Board. The information that was supposed to come to me did not come to me directly. There was an error in the transmission and it was only today that I received a copy of the actual proposal.

Knowing that the Master Plan process is still in place and the final approval has not been rendered on that, I'm asking the standing committee to not approve this and to give a 30-day period of time for a couple of reasons. No. 1, to allow the neighborhood groups and presidents to look at this and understand what it means for them individually. From what my understanding is, it does not impact commercial development. It doesn't impact multi-family development or single housing, but it does impact the everyday owner. That has to be looked at and I think they deserve a fair opportunity to do so.

Chairman Burroughs said, Mr. Slaughter, guidance on the request. **Mr. Slaughter** said Ms. Jefferson is correct. She indicated today, that she didn't receive the initial email that went out. I just want to also add the Advisory Board's role is primarily to evaluate the applications we get. Since we have no applications tonight, we're just asking to hold the property in that area. That's why we didn't feel we needed to bring that as part of one of their agenda items when we met the last time.

I will say this has strong staff recommendation as well, not only my department, Economic Development. We have met with administration about this and I think they just look at it as a precautionary way that until we get this plan out, be strategic, which I think is kind of along the lines of what we were talking about earlier. That's why the request has come tonight.

Again, I have emailed Commissioner Townsend, Commissioner Johnson and Commissioner Bynum about this. They were on that same email correspondence when we first turned around and told them that this was going to be on the agenda for tonight's meeting. I would still ask that this is something that you guys consider, but if not I, I mean I understand as well.

Chairman Burroughs said, Legal, I will propose a question to you. If we move forward, are we violating an ordinance or a procedure that may come back and keep us from moving forward? Should we take action this evening? **Wendy Green, Assistant Counsel**, said it would be acceptable for you to take action this evening. You wouldn't be in violation.

Commissioner Townsend said I still think this is something worth looking at and pursuing, however, as a courtesy to the neighborhood groups that they have not had a chance to review. As a courtesy, I would withdraw my motion and ask Mr. Slaughter that this come back to this committee 30 days from now, after giving the neighborhood groups the opportunity to review it. I understand the point you're making that there's not necessarily a recommendation needed, as when there are the other types of applications we just talked about previously. As a courtesy, I don't think there would be really any harm that I can see in this 30-day abeyance.

Action: Commissioner Townsend withdraw her motion.

Mr. Slaughter said the next standing committee would be, I believe, it's October 1st, and that would be less than 30 days. If we were able to meet between now and the next standing committee, would it be okay or do you want at least the 30-day period and then that would probably push it to November? **Commissioner Townsend** said if they are asking for 30 days, I would like to see them get 30 days and then we move on. This is not something that we have done before. It's a new thing, so I would appreciate the 30 days and if that gets us into November, then it gets us into November.

I appreciate the point you made. I appreciate the point made by Ms. Jefferson and just an opportunity to review, I don't see the harm. Correct me if I'm wrong, I don't see the harm just in that. That would be my ask.

Chairman Burroughs said Commissioner Townsend has requested her motion withdrawn. It takes support of the second to do so.

Commissioner Walters said I liked her initial motion, for all the reason Mr. Slaughter pointed out. If we're doing a major land use study, an economic development study, the last thing we want to do is give away or sell or convey land to someone before we have the results of that study in hand so we know exactly which direction we're going. I thought it made perfect sense to not have any land transfers for a specific amount of time. I would hate to see if we have a 30-day or

45-day grace period or delay in doing this. If we get an avalanche of requests I don't know how we would evaluate whether those are in our best interest to transfer until we have the results of the final study. You have any thoughts on that?

Commissioner Murguia asked what is the projection on the study to be completed. How long? Is that going to take more than 30 days? **Commissioner Burroughs** said we have no timeline, Commissioner Murguia, at this time. I don't believe we have a timeline that's ready to be presented, but we do have a staff member that's willing to speak to it. **Melissa Sieben, Assistant County Administrator,** said I do know the draft is on the web at this time, and I believe it's supposed to be coming back to the Commission in October, is that correct? I have other commissioners that are saying yes, just for Commissioner Murguia.

Commissioner Murguia said ok then, why don't we do both. I think we can do both here. I think that we can continue to take applications for land over the next 30 days, with a pending freeze on that, depending on how the study comes out in October. We can do all of that within the same month because no land can transfer hands without permission or approval from our committee. It can't make it to Commission. Nothing is going to happen in 30 days anyway. I think everybody wins. I'm not sure how to phrase that motion other than everything stays the same and then in October, we will decide whether or not the neighborhood group supports that and then we'll make that final decision.

If there are applications on the agenda, if we decide not to move anything forward, then we're not approving those items. If we decide to move it forward, we can move those applications forward if we see fit at the time. Does that make sense to everyone?

Chairman Burroughs said I believe I understand what it is you're stating, except the request to postpone for 30 days the approval of the 180-day moratorium. As the Neighborhood Committee meets again next month, we could have more applications and it will be at the action of this committee to either approve or deny those applications simultaneously, with a possible approval of the moratorium. Is that, I understand, your comment? **Commissioner Murguia** said yes, exactly. That can give Elnora and the neighborhood group time to review everything; to put her ease. Nothing can happen without coming through this committee, and this committee is not coming back together until October.

She is really getting the 30 days she needs. At the end of that time, if they want to ask for more time, we can delay action on any item that would come forward also. There's lots of options. If there is no application on the agenda tonight, which I don't see, to move property in an area that they want to freeze, I don't really see anything that needs to be done. **Chairman Burroughs** said understood.

I just would like to draw to the committee's attention that our next opportunity to meet is less than 30 days. If we do 30 days, it'll be beyond a 50-day timeframe before we have another subcommittee meeting. I would ask that if we entertain a motion, that the motion be held off until the next meeting of the Neighborhood and Community Development Committee, versus the 30 days. It would be consistent with our schedule and allowing the public to know that that will be a formal hearing that evening.

Commissioner Murguia said okay. Commissioner Burroughs, I would just ask Chris Slaughter, hey, Chris, are there anybody that wants to get an application on the agenda for October? **Mr. Slaughter** said we're still getting applications and working them up. I don't have the information right now to tell you that you're going to have a certain number for that area that would be on next month's agenda yet. We're still processing. **Commissioner Murguia** asked but there's nothing that's sitting there waiting to be put on the next agenda right now, right? **Mr. Slaughter** said no, we haven't finalized the list of applications to present.

Commissioner Murguia said I go back to what I said. I think this is a win for everybody. We don't have to put a hold on the property. People can continue to apply. Chris can continue to bet things, based on people's interests. He'd probably want to know that anyway and yet, we're not going to move anything forward until we discuss the item. I don't know that we need to put anything on hold, but I'll do whatever people want to do. I'm just saying I think we're all going to get what we want in the end anyway.

Commissioner Townsend said well, I don't want Commissioner Walters to feel like I'm retrenching from the earlier comments. I'm merely asking for additional time which was the ask from the speaker tonight so the neighborhood groups could review it. I would like to have this same item on this committee's November agenda and move forward with it. Just so that's clear, that's where I'm coming from. That will give them more than 30 days, I guess, but they get the minimum. I would like to see this item, that we're discussing now, back on the November.

Mr. Slaughter said I think we have the October 1st and the October 29th. **Commissioner**

Townsend said okay. **Mr. Slaughter** said that will definitely be more than the 30 days. **Commissioner Townsend** said okay. **Mr. Slaughter** said just for my clarification, on the meeting on the 1st , any applications we get that meet the qualifications will be presented.

Commissioner Townsend said well, that leads me to my second comment and I think this is what Commissioner Murguia was getting at. This committee has the option at any time to deny applications. The public is in effect being given notice now what's on the minds of your office and us here. Maybe they will be accepted, maybe they're not, but I would like to see this issue put to bed as soon as possible at our next. You're saying we have actually two meetings in October? **Mr. Slaughter** said yes, I believe it's the 1st and the 29th. **Commissioner Townsend** said at least by the 29th of October, I'd like to see this issue come back.

Chairman Burroughs said so for clarification, you're requesting that we put this action off until the end of October versus the next meeting. **Commissioner Townsend** said October 29th agenda, if we're going to have a meeting on that day. **Mr. Slaughter** said then for my clarification again, on the 1st, if applications are ready to be moved forward, I'm going to go ahead and present them. **Commissioner Townsend** said on the 1st part. **Mr. Slaughter** said then you guys will make the appropriate action that it needs.

Commissioner Walters asked what information will we have on October 1st? **Mr. Slaughter** said I will indicate if there's any applications on the agenda that are in that area. **Commissioner Walters** said we will have to evaluate ourselves whether we think transferring property will be in compliance or unhelpful to implementing the master plan. **Mr. Slaughter** said I don't know how your decision making will happen, but I think you'll have a chance to approve, deny or put on hold, until you guys revisit this on the 29th, if those dates are correct.

Commissioner Murguia said, Commissioner Walters, I'm just suggesting if something does come up, which I highly doubt. Nothing at government moves that fast, but if something does come up, we don't have to even deny it, we can just set it aside until the next meeting which is 20 days later. **Commissioner Walters** said okay.

Chairman Burroughs asked Commissioner Walters, again, do you rescind your second to the motion. **Commissioner Walters** said yes, I do.

Action: Commissioner Walters rescinded his second to Commissioner Townsend's motion.

Chairman Burroughs said there is no motion made at this time. I'm asking do we need to take action on this, this evening or can we push it. If you need a motion, I'm willing to prepare a statement for a motion. **Wendy Green, Assistant Counsel**, said let's do a motion. **Chairman Burroughs** said let's do a motion to postpone. If I fully understand, Commissioner Murguia and Commissioner Townsend have both communicated that they would like to see a 30-day timeframe as a wait period. At the October 29th meeting, its two meetings from tonight, that we would continue to discuss the 180-day moratorium. Is that what I'm to understand a basis for a motion? **Commissioner Townsend** said from my perspective, yes. I'd like to see that come back on the 29th, this issue, yes.

Commissioner Murguia said, Commissioner Burroughs, I don't want to go on and on about this. I'm just saying I think I hear what Commissioner Townsend is saying, and I am in support of what she wants to do in her district, so that's clear. All I'm saying is let's not stop Chris from working deals. Let's not stop him because they take a long time of working deals in the area during that time.

I'm just saying we don't have to take action. We can say hey, if something comes forward, again, like I said, which I highly doubt, if something does come forward, we can say hey, we've seen this, this is first look, but we're going to wait until the next meeting. We have the right to do that without taking action on this particular item. We have the option to not move anything forward. It just seems kind of silly, but I'll do whatever. Commissioner Townsend, if you're adamant and you don't want him to work anything in your district for over 30 days, that's fine. Just that someone that does development, something really good could come up in the meantime that that group would be in supportive of and that's going to delay that project for 60 days.

Commissioner Townsend said just so I'm clear, I didn't say that. I said basically what you said that this committee has the right at anytime to deny, set aside or approve. Just to get again to the heart of the matter, I'd just like to see this issue come back to the committee at the October 29th meeting for action, that's it. **Commissioner Murguia** said I would second that, that this particular topic. In the meantime, Chris, you just work it as normal.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Murguia second, to postpone action on this item until October 29, 2018.**

Chairman Burroughs said I would just state that as a governing body, I think it's critical that we continue the dialogue with our neighborhood groups. We do have a partnership in that. It would be remiss of us and not the prudent take position to take that if we took action without their input. I truly respect and value the input that our neighborhood groups give us, and I do hope that come October 29th, that we can take the action necessary to improve the northeast end of the community. It's always exciting when we know we have people outside our community expressing interest for development within Wyandotte County.

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

Changes to Land Bank Policy

Mr. Slaughter said now we're going to talk about the Land Bank Rehab Program from a policy standpoint. Then after that, we'll do our monthly update. The purpose we try to push, not only for you guys to consider and for our rehabbers to consider, is now that we have a pipeline to these distressed properties, is to try to find good, qualified people to do the work and get these rehabbed and improve our neighborhoods. Again, our efforts are to stabilize and strengthen, and we feel that we can be that good conduit between that private public sectors.

The housing stock we know are pretty much come to us the majority of the time through the tax sales. Again, when we get those, we have staff that goes and inspects them. We get those boarded and secured. Then basically we have three recommendations: to put it in the Rehab Program, make a demo recommendation, and then to hold it. We do have a couple of properties right now that we really aren't taking offers on because we feel that there's a better purpose for it. They're primarily a couple of commercial properties that we just don't want to make readily available to, or basically some of the offers we got on them, I don't feel are very warranted to even present.

Again, there we talked about the commercial property. We feel that these are going to be marketed in a different light. We also want to go and get them in a more presentable state than they're in, with all the debris and trash. Maybe consider making some minor repairs to roofs. We had the one property where we had to take the stack down over off Brown. Just kind of get them in a position to where they're more truly marketable. Being commercial, really, maybe reach out to some more commercial developers in the market out there.

Again, the qualifications. What we currently have now is, the easiest way to put it is prove to us that you've done this before. Give us some ideas of some previous experience. We've done some good vetting on that. We're stuck with this inventory problem. Every time we give the monthly report, we always kind of report how many we have sitting there with no offers. I know there have been a lot of questions and concerns about that number growing.

Part of what we're going to talk to tonight is taking that rehabber pool and creating a two-tier system. We'll go into some details on that. What we're going to label is a Tier 1 rehabber is the main things, they are going to have to do is they're going to have to be a licensed agent or a licensed business within the city. They're going to have to provide us their current occupational tax receipt, and there are certain insurance requirements that we require that they are going to have to provide with us to: Then they provide that we're a certificate holder, either the Land Bank or the Unified Government.

The Tier 2, which I would say we have, I think we have currently—and I'll report here shortly, I think we have 67 contractors. Out of those 67, we probably only have maybe less than half that can provide those Tier 1 qualifications. What we've told people in the past is you can make an offer on a property but if you can't give us the certificate of insurance and then you can't go get your company registered with the City, we don't necessarily want to accept your offer.

What we're going to do and suggest is the Tier 2 would be for those groups or individuals that can still do the work but wouldn't be able to get the insurance; aren't a registered company that they're going to go and get their business license. What we will suggest, and we've discussed this with Legal, is we would provide a hold harmless waiver and then they would have to show proof of funds that they were able to do the rehab. What I mean by proof of funds is, is we're going to take every square footage of our houses and we're going to multiply that by a factor. That'll give us rehab estimates. Let's say the rehab estimates for a house in question is going to be $30,000. They can make an offer, but they're also going to have to demonstrate they have funds in a bank, they have maybe qualified for a loan, I think we'd even consider that if they had credit cards that had the limit that they could go and get the rehabs done. Those would be the qualifiers that would keep people in the Tier 2.

We're also going to try to promote Tier 2 people to get to the Tier 1, and there'll be some benefits that we'll talk about here in a minute.

Basically, any house that we get available, we just talked about with the tax sale property that we're soon to get, we're going to get 11 houses. Out of those 11, after we inspect them, determine what category they go into, the Tier 1 group will get first dibs on those. If they grab all 11 of those, all 11 are out and they're being rehabbed. Let's say they only grab 8 of them and there were 3 that would then go back to that inventory of no offers. Those would be the houses that would go to the Tier 2 group and give them an opportunity to have an open house, go in there and make the proper offers for us.

If we found some that we thought were acceptable, they had the proof of funds, they were willing to sign the agreement and the hold harmless, then we would present that to the County Administrator for approval. If he approved it, then we're kind of business as usual.

Again, just some extra things about the whole program in whole. We do review and score all offers. If we have for that same house, we have multiple offers, whether it's a Tier 1 or Tier 2, the tie breaker we're going to now ask for is how much they offer to purchase the property from us. I may offer $100. Commissioner Burroughs, you may offer $1,000. We both scored the same. We both feel they're good, quality offers. We'll rank you first and we'll negotiate with you. If we don't get an agreement, then we would just go down the row.

Again, just wanted to point out that once we get all the negotiations and offers reviewed, we'd present that to the County Administrator, as already part of the current policy, for approval. We then do take that agreement, we file it. We call it a sales contract with land use restrictions.

Another way to look at it is it's a contract for deed. We do file that at the Register of Deeds so the rehabber does have an equitable interest in the property.

This, we'll talk a little bit about our inspections and the permits needed. We're going to require out of both sides that all permits will still be pulled. Even if you're a Tier 2, you're still going to have to have a license contractor pull the permits for you. Through our staff, we will help give them access to registered businesses with our Business License Department. If they need an electrician to come and do the work, we're happy to share information, on helping them put maybe a bid offer together, getting in contact with numerous, qualified electricians that they can then submit a proper bid and get the work done, get the proper permits pulled.

Tier 1 inspections with our staff consist of four inspections. Its an initial inspection. That generally once all the demos done, the trash is cleaned up. We go in and do an inspection. Once the ruff end is done, which means its studded, the mechanicals are done, the plumbings done, everything's been approved by the city, we go in and do an inspection just to verify again. From that time until they pretty much are live-in ready, we do what's called a progress inspection, just to say, how are you doing? Do you need additional time? Are you running into issues that may need extension and now is the time to talk to us about it. After they've passed their City final inspection, we do a final inspection again. It's probably more of a documentation. That's where we get a lot of those great pictures that we show you of some of the rehabs that we've had in the past.

For the Tier 2 people, we're going to insist that they have monthly inspections. They'll be monthly scheduled inspections with our staff. It's not only to check on how they are doing, to offer advice, but also to say have you started the conversation, have you maybe bit off a little bit more than you can chew, that you thought you can handle. Those would be the times where we would want to get involved with the conversation to say are we still good to move forward. Do we maybe possibly need to look at if this is too much? Maybe now is the time that we take it back and find someone else that's qualified to finish the job.

Chairman Burroughs said your Tier 2 comment in reference to the monthly inspections, do we have enough personnel to meet that ordinance, that policy. **Mr. Slaughter** said we currently have one person on staff and that's primarily one of his main focuses is to do the inspections on these properties. If that did become an issue, I think that's something we would address with administration that maybe in the next cycle that maybe that would be additional help we would need. It's me and one other guy basically, right now.

Chairman Burroughs said I'm not stating it would be a bad thing to have monthly inspections. I'm just one that if we're going to implement policy, I want to make sure that we can carry it out properly. I do hope that we have a need for another person. That means a vibrant Rehab Project is moving forward and that our communities are being invested in. I just wanted to ensure that we have the personnel available to do the monthly inspections because that is more than an initial Tier 1 inspection. **Mr. Slaughter** said correct. We'll deal with it the best we can and if we need to ask for assistance, we'll reach out.

Just with either tier, once the city's finals pass and our finals pass, that's when we go and quick claim ourselves off the property and it's the rehabbers.

Extensions in the past, what we've done with our rehabbers is if they said hey, I need an additional month or maybe I need an additional two months we generally just said okay. As long as there has been progress, we're happy to do that. We have run into a couple that probably chose the road of taking advantage of our generosity and we're basically going to end that.

As long as they communicate, that's the number one thing we tell any new rehabber that comes into the program. Communicate with us, tell us what's going on, consider us your partner in this venture. As long as they can communicate, we'll help them out any way we can.

Going forward, if the new policy's adopted, then we're going to give them a form when they close with us that'll have dates on there of when they're expected to finish. We give them a five days prior deadline to request an extension. Basically, for up to 60 days they can purchase an extension from us. Whatever amount they want to do, that would also have to be presented with us or with the request. We will reserve the right to deny any request. That would really come down if we truly felt there was no progress that had taken place, or maybe we felt 60 days isn't even going to get you close to being finished. Through that communication, we probably hopefully will never have to get to that point. If after day 60 they're still not completed, then per 30 days, we're going to impose a $500 penalty. Until they finish the house, if its 30 days, 30 days, 30 days even if they pass the City and the Land Bank inspections until those penalties are paid, we will not deed the property over to them. Hopefully that will be incentive for them to finish the rehab. We're just going to also write in there that just their request doesn't necessarily mean we will approve that. We will need to be reimbursed any penalties before any property is transferred.

The other thing we want to do is we have a lot of great rehabbers that are doing an extremely incredible job, but we also want to make sure that we don't have one, two or three guys that are taking the majority of the houses. Once this policy is adopted, anyone in Tier 1 will only be able to make an offer on three of our houses. Then the max rehabs they can have going on at one time is six. We don't want to have someone out there with ten rehabs going on and then if issues come up, now we have ten houses in jeopardy of being completed.

The Tier 2 group will only be able to have one property at a time. If they're successful, we're going to promote them. Why don't you go and try to move into that first group and explain the benefits again, to that. That's kind of it. You have the language in your packets.

Commissioner Walters said the idea is we're going to try to move some of these houses that don't have any offers, right? **Mr. Slaughter** said correct. **Commissioner Walters** said tell me again what is the big change here that will unblock that. **Mr. Slaughter** said in dealing with this program for the last year and half, I think we're finding that some of these—when we started the program, our existing standards of hoping that occupational tax and that insurance, we've been pretty steadfast to say we need those to have those in place or we can't move a house to you. We probably had some good qualified people that are in the pool now that haven't been able to take advantage of properties because we've been pretty stringent on those requirements.

Now basically, what we'll also do is we'll send everybody that's currently in the program a letter saying if you can't provide us this within a period of time, then we're just going to move you to the Tier 2 group. Then they'll be available to just basically get the ones that are sitting there.

Commissioner Walters said I think you said of the 60 some, about half of them would qualify as Tier 1 currently. **Mr. Slaughter** said I think if we started now, I think we would be half to maybe a little less than half that would technically qualify for that Tier 1. **Commissioner Walters** said we don't have any houses being rehabbed by what will be Tier 2 people. **Mr. Slaughter** said no, everybody that's rehabbing is—**Chairman Burroughs** said in the pool, but they're really not eligible. **Mr. Slaughter** said correct.

Commissioner Walters said I do have a comment that just came to my mind while I was hearing you. I don't know how the finances of this whole operation works, but I have had some success in giving completion bonuses rather than penalties. You might just think about that over time, if somebody can finish a house a month earlier than they promised to or something there is some sort of reward for them. Just something. I'm certainly not suggesting that we do that now, but just keep that in the back of your mind. **Mr. Slaughter** said I think some ideas along those lines have already started to be discussed by staff. I know from a budget standpoint, we just would not be able to do that, but yes; I love the incentive idea to really just get these without, lack of a better word, trying to burn out quicker, and just keep presenting you with those great statistics each month. Yes, I think we're definitely looking at some of those opportunities.

Chairman Burroughs said, Mr. Slaughter, I believe earlier in your slide on the Tier 1 Rehabber, when they purchased the property, you have a timeframe in which they are to give you as to when the completion date will be identified. **Mr. Slaughter** said correct. **Chairman Burroughs** said if they don't, then they can apply for the additional at $5 per day up to 30 days and then—**Mr.**

Slaughter said they can purchase up to 60 additional days. **Chairman Burroughs** said 60 additional days and after the 60 additional days, it's $500 per month. **Mr. Slaughter** said per month. **Chairman Burroughs** said there is a timeframe established at the initial contact of the Tier 1 rehabber. **Mr. Slaughter** said yes. **Chairman Burroughs** said and that's an agreed upon timeframe between the Land Bank and the rehabber. **Mr. Slaughter** said that is part of what we negotiate. **Chairman Burroughs** said I just wanted to bring that to clarification.

Commissioner Townsend said I do have a couple of questions, but first I have to start off and say thanks to you and everyone who has been working continuously to improve this Rehab Program, people out in the field, here in the office, that itself is a value. This is an additional attempt to design and refine, so I appreciate that.

Unfortunately, I didn't get this presentation in my packet, but I think yours was very clear of what you've done. I do have some questions. Let's start with that last slide. With the Tier 1, you are saying no more than three offers on any newly acquired rehab houses. I'm not sure I'm understating what—**Mr. Slaughter** said let me give you the scenario. August 31st, we had 10 houses that we made available to our group and those offers were due today at noon. If one group decided that they wanted to make an offer on all 10 or half of those, if this is adopted, then what we're going to tell them is you're only going to be allowed to make an offer on 3. Again, we have great groups out there that are doing tremendous jobs, but I don't want to get to the point where one or two of them have 8, 10, or 12 and then something happened and now the rehabs on all of those stop and we're kind of left in limbo.

I think if we explain it well enough, I think everybody will realize there's still plenty of opportunities out there and give us an offer on the ones you really want to spend the time and improve. If we have to evaluate it after a while and say that's not working out, we can always come back and ask for—or recommend a change to that.

I just want everybody to have an opportunity that's in there. Right now, I feel that's a good recommendation. **Commissioner Townsend** said I see where you're going. The concern you have that if you get someone in Tier 1 who is really eager and makes an offer on eight and something goes south unexpectedly, you've got eight properties that are held up. By the same token, in contrast, we've been talking about trying to get these houses moving so, that's the other side.

Have you actually run into a situation where a rehabber has essentially—I know of one, but that was one house, but how often have you run into the situation where the rehabbers have bit off more than they can chew with multiple properties? **Mr. Slaughter** said we have. We have had really issues with two rehabbers. One we did have to take back. I think you're very familiar with that property. They did finish the other one. Currently, we're in talks with another group that has four houses and whether work is going on or not, I know for a fact, two of them haven't. I think we're to the point in that we're probably just going to take them back, but we're trying to give them every opportunity to finish. Maybe give us those two that he hasn't started back, but, again, I think that's just an example of kind of what's led us to try to maybe give us a little more insurance that when we come and tell you that a rehab started, that we're very, very, extremely confident it's going to be completed and completed on time.

We have some out there, and you guys have heard the stories, where they done it in a month or month and a half, two months, and some of them also work—have a full-time company that they can't devote all their time to there. When we negotiate those timeframes, my number one question is, you've said six months. Have you thought about maybe seven because you know sometimes you open up these walls and you don't know what you're going to deal with or one little problem ends up being a bigger problem. We try to be very easy to work with and give them the benefit of the doubt. Unfortunately, we've had a couple of times where they just haven't performed up to what they said they were going to do.

That's kind of why we're also asking for the penalty part for the extension stuff. We understand things happen, but if you feel you need additional time, okay, it's available for you by the deadline. If you still can't—when we first put this together, it would be like you're not done; we're taking it away. Well, we also come to realize that a lot of these rehabbers have invested some money and even though today is the deadline, they may need an additional two weeks just to finish the little minute details. I would think that would probably be unfair of us to take somebody's property away from them after they've spent $30,000-$40,000 on it. I want them to be successful and make money on that so they can come back and grab another one.

We've kind of grown as the program has evolved, and I think these recommendations here are kind of a result of some of those growing pains.

Commissioner Townsend said so, you have run into some of these circumstances. **Mr. Slaughter** said yes.

Commissioner Townsend said with the second bullet point up there, a Tier 1 rehabber at any given time, aside from the first situation where you're talking about putting a maximum number or a limit on a particular offering, they can't have it any time—anymore at one time more than six going on, right? **Mr. Slaughter** said we feel that six going at one time should be more than some of these rehabbers that we have can handle. **Commissioner Townsend** said the Tier 2 distinction, one is their max at any time. **Mr. Slaughter** said one at a time.

Commissioner Townsend said going back to the 67 rehabbers we have in the pool, as Commissioner Walters inquired about, half of them would fit Tier 1 right now, so it's not a matter of if they don't fit Tier 1—they're going to be in the second tier. We're not talking about removing them as qualified rehabbers at all. **Mr. Slaughter** said no, I really don't feel—I mean if someone tells us they're done with the program and they don't ever want to come back, then I just assume we will never hear from them again. I don't feel that—there hasn't been any situation that would warrant us to say you're completely out of the program because every individual or company is going to have ups and downs. What may be a down cycle now, in two months they may have good fortune and maybe their crew is back working for them and now they're about to take on another one. We would still like to consider them to have an opportunity to show that we've learned from our mistakes and now we feel we can definitely get one of these done with better results.

Commissioner Townsend said here's my other overarching concern now that we're going to stratify these rehabbers into two tiers. By saying that a rehabber is in Tier 2, help me to understand that we are not talking about a quality issue here. Is it a financial distinction that we're making only, or are we saying for some reason that there may be a quality issue of work to be done? **Mr. Slaughter** said we have crafted an application for this Tier 2 group. We will still be asking for some sort of experience that they can demonstrate. Have you done something like this before? Maybe it's the house they lived in. I mean, that's always going to be high on our list as we vet these people.

I think we have over 80 names that have expressed interest in joining this Tier 2 group. I don't know if all 80 will probably present the case to be in it. I think it's a way to expand the program; get more people involved. If someone basically demonstrated that they didn't have any experience or financial capacity, they probably would not get an approved offer from our office. That maybe answers your question.

Commissioner Townsend asked currently, what is the minimum amount of past experience that a rehabber has to present to us to be eligible for the program at any tier? **Mr. Slaughter** said we've had some that have had a couple that they've demonstrated. We've gone and looked at some of their past work, I guess, for lack of better words. We obviously have some that this is their career. This is what they've done for 10, 15, 20 years. We may be taking a leap of faith on some of these. Part of why we came up with the Tier 2 was to try to lessen the burden of all those houses sitting there. I think it's worth at least investigating to see if there are people out there that, again, can't get that insurance, aren't in a position to kind of call themselves a business. Getting the occupational tax is not that hard, but some people just don't want to do that. Maybe they've demonstrated that they're in the construction trade or in the skills trade and they have enough contacts with good electricians, plumbers, HVAC people that are licensed that can still pull the proper permits.

Our goal is not to give someone a house to do shoddy work. We hope they can still produce the same standards that we're used to seeing now. We will still vet them as much as we can once we get those applications in.

Commissioner Townsend said as you were talking, it made me think about something else that if we don't stratify or tier the rehabbers, we still could be dealing with the problem, not a problem, but the concern of quality because all it really needs—someone really needs to get in the tier is in the financial wherewithal anyway. Is that correct? **Mr. Slaughter** said I understand where you're coming from. I believe in quality and putting a good rehab product out there, but I also would like to follow-up by saying they're not rehabbing the property for them to give back to the Land Bank to try to go out and sell. This would be a property that would eventually become theirs so, hopefully, they're going to put the quality in it. They're planning on selling it or renting it. I honestly feel that a majority of Tier 2 people are going to be looking for a house that may eventually become their own house. We're still going to open these houses up so we can show them the position they're in which, in most cases, are pretty bad. That's going to require probably a full gut, maybe a new roof. We will definitely be making sure that this is something that they can take on. That's also why we've increased the inspections and I'm going to rely on our staff to come back and tell me I don't think this person has any—knows what they're doing and that may just be a conversation we have to have. Is this something that you think you can handle and if they say yes, then we'll see. If they say no, we can have those conversations.

Something to point out—a lot of these that are sitting there right now, we currently are making the current pool available for a dollar. In a way, we're kind of just giving these away, just improve them, make them better for our community and we've had some success; but as you'll see here shortly, we still have a pretty large number of houses that are just sitting there.

We're partially looking at this as a way to decrease that inventory and then, hopefully, we still find the right people that can—and maybe a little longer period of time but can still turnaround and put a good product out there.

Commissioner Townsend said I understand more now what I believe is happening and with the Tier 2, I did notice that you put in more requirements for more frequent inspections. I think I'm also realizing that it's a financial issue too because you could get someone whose come into Tier 1 just by the credentials momentarily. **Mr. Slaughter** said, hopefully, when they're in the program long enough, and we get questions all the time: When are we getting the next house? When are the new houses coming? If you're in Tier 2 and you realize there were 10 of them and they were all taken by the Tier 1 group, you're going to have to wait maybe another 3, 4, or 5 months; maybe that's incentive to get them to go and properly get registered and get the proper insurance requirements. If not, they can stay in that and hopefully something comes along down the road. **Commissioner Townsend** said I appreciate that and, again, I appreciate all that staff has done and the rehabbers who are taking part.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, that we accept the recommendations of the Land Bank Rehab Program as presented tonight.**

Shirley Carter-Ikerd, 804 So. 89th St., said I'm concerned how are you publicizing that this program is in Land Bank? **Mr. Slaughter** said we will put this application on our webpage. The main broadcasting we've done was at the last tax sale. That's where we got probably the majority of the numbers that are waiting to get more information. We get inquiries all the time whether it's calls, emails, walk-ins asking about the program and instead of basically saying here's what you've got to be and turning them away, we will at least be able to give them an opportunity to apply to join the group.

Ms. Carter-Ikerd asked do you have applications available. **Mr. Slaughter** said we're waiting on action to take place and then we will start getting those out. If anybody is interested, they can always contact our office. Our phone number is 573-5730. The Land Bank page on the Unified Government site is there. I think if anybody Googles Wyandotte County Land Bank, they will find us.

Ms. Carter-Ikerd asked how many African-Americans do you have in the Land Bank Rehab Program. **Mr. Slaughter** said I don't have those numbers in front me. I will say I did have to provide this to our director about a month ago. Out of the probably 60+, I would say a majority of them are minority owners. We do have some women-owned businesses in and I would say at least more than half are definitely Wyandotte County-based rehabbers. **Ms. Carter-Ikerd** said I asked how many African-Americans. **Mr. Slaughter** said I don't have that information with me. **Ms. Carter-Ikerd** asked can I call your office tomorrow. **Mr. Slaughter** said yes. **Ms. Carter-Ikerd** said I have purchased property out of Land Bank some time ago; it was before you were the Land Bank Director, and I was pleased with what I got. As a matter of fact, the Clerk is who I purchased property through and it was just a couple of things with you that I had to go through. I'm concerned that—I'm usually here a lot and I'm concerned that I have never heard anything about a Land Bank Rehab Program. How old is it? **Mr. Slaughter** said we have been operating this program for about 1.5 years. **Ms. Carter-Ikerd** said okay, I will call your office tomorrow.

Roll call was taken on the motion to approve and there were four "Ayes," Walters, Murguia, Townsend, Burroughs.

Item No. 2 – 18394…UPDATE: LAND BANK REHAB PROGRAM

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

Mr. Slaughter said I will just go over the numbers real quickly. We haven't had anything completed since the last time we met.

We will just have these numbers tonight: 67 contractors in our pool, our inventory is 102 houses and that breakdown consists of 24 that have been recommended for demo. I just want to point out, again, because I think sometimes there's some confusion, the 11 there towards the middle of the screen that we will get for Tax Sale 341. We'll inspect them and even if staff comes back and says we feel this should be demoed, we are still giving everybody in the pool the opportunity to go in and look at it. If it's dangerous, we won't open those.

We've had a couple, I was hoping to do this tonight, but we've had a couple that will be completed here shortly where maybe one of the walls of the foundation has been blown out, but we've still had contractors grab it, fix it up, improve it and you guys have seen the results so far. I just want to point out that the 24 we have there, we feel they need to come down.

We do have 76 in the program: 27 rehabs currently being started, 7 that are closing and that does include five offers that we did receive today, 42 houses that have had no offers so if we were done ratifying all this, those 42 houses would pretty much be available to the Tier 2 group. Then what we would have left would be available to any new rehabbers that come on-board and they would have a chance to get those stocked. If somebody finished from a Tier 2 and wanted to take on another one, we think we're always going to have some stragglers that for one reason or another are just hard to get out of the pool.

We currently have two houses that I believe we have evictions slated for tomorrow. The 11 houses that we got from the last tax sale or will be getting and up today we've had 18 completed, 12 this year. From a rehab perspective and from a demo side, we've taken down 14 total houses and 10 this year that have been demoed.

Chairman Burroughs said this was for informational purposes only. I will state that new to the committee, I am just pleased to see the reinvestment in our community, particularly our housing stock and, hopefully, young families will have an opportunity to move into those neighborhoods and make those neighborhoods whole again and that we can truly call them communities.

Action: For information only.

Chairman Burroughs adjourned the meeting at 6:15 p.m.

mbb/dt

Staff Request for Commission Action

Tracking No. 18472

Full Commission Meeting Date: 11/8/18
Committee: Neighborhood & Community Development

Date of Standing Committee Action: 10/29/18
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
10/17/2018	Chris Slaughter	x8977	Chris	Land Bank

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Land Bank Hold Request 1
Item (2) - Land Bank Hold Request 2
Item (3) - Applications (15)
Item (4) - Transfers from Land Bank (1)

Action Requested:
The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Memo to WCLB BOT - Hold NE, Memo to WCLB BOT - Project Area, Applications, Transfer from

Wyandotte County Land Bank
Economic Development Department

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5730
Fax: (913) 573-5745
Email: cslaughter@wycokck.org

M E M O R A N D U M

TO: Wyandotte County Land Bank Board of Trustees

FROM: Chris Slaughter, Land Bank Manager

DATE: October 29, 2018

SUBJECT: **Proposed Hold Area – NE Master Plan Area**

Per Policy change, approved on **April 9, 2015** by Board of Trustees, the following language established to set hold areas involving the sale of Land Bank properties:

Section 6. Establishing Hold Areas

6.1 ***Hold Areas.*** *The WCLB shall work with the UG Economic Development Department and the WCLB BOT to identify geographical areas that are contemplated for development. After approval by the BOT, any Land Bank parcels in such areas shall be held for designated partnering developers and may not be available for other interested parties.*

The Land Bank Manager is requesting that all requests for purchase of Land Bank property within the Northeast Master Plan Zone that is not accompanied by a renovation or specific development plan be automatically placed on hold and not available for sale for 180 days. This hold would not cover any new development or projects that would establish a positive revenue generator for the UG.

With the development of the Northeast Master Plan through our Urban Planning & Zoning Department and the momentum of other departments within the Unified Government (UG) we feel it is in the best interest of the community to further evaluate land use in the area.

All applications received for Yard Extensions or Property Acquisitions and requests for transfer to other entities would be held and a letter explaining the hold procedures would be sent to applicant.

The Land Bank would like to reserve the option of coming back to the Board with recommendations for future land use in this area.

PLANNING AREA

Wyandotte County Land Bank

Economic Development Department

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5730
Fax: (913) 573-5745
Email: cslaughter@wycokck.org

MEMORANDUM

TO: Wyandotte County Land Bank Board of Trustees

FROM: Chris Slaughter, Land Bank Manager

DATE: October 29, 2018

SUBJECT: **Proposed Hold Area**

Per Policy change, approved on **April 9, 2015** by Board of Trustees, the following language established to set hold areas involving the sale of Land Bank properties:

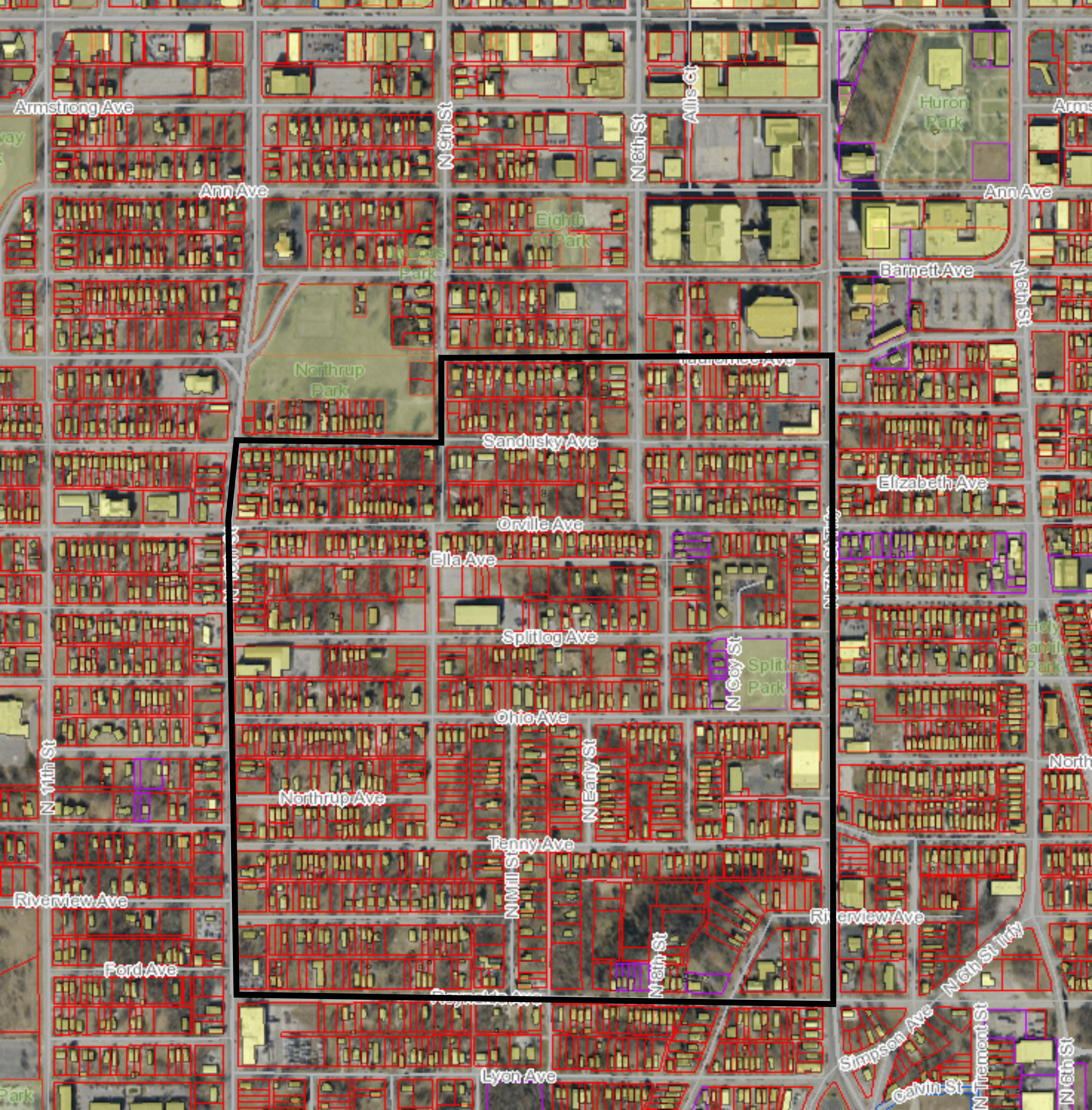
Section 6. Establishing Hold Areas

6.1 ***Hold Areas.*** *The WCLB shall work with the UG Economic Development Department and the WCLB BOT to identify geographical areas that are contemplated for development. After approval by the BOT, any Land Bank parcels in such areas shall be held for designated partnering developers and may not be available for other interested parties.*

The Land Bank Manager is requesting that all requests for purchase of Land Bank property be automatically placed on hold for the following project area:

- North – South side of Tauromee Ave
- South – North side of Reynolds Ave
- East – 7th St
- West – 10th St

This hold would not cover any new development or projects that would establish a positive revenue generator for the UG. All applications received for Yard Extensions or Property Acquisitions and requests for transfer to other entities would be held and a letter explaining the hold procedures would be sent to applicant.


Armstrong Ave
Ann Ave
Ann Ave
N 9th St
N 8th St
Allis Ct
Huron Park
Eighth St Park
Barnett Ave
Northrup Park
Sandusky Ave
Elizabeth Ave
Orville Ave
Ella Ave
Splitlog Ave
N Coy St
Splitlog Park
Holy Family Park
Ohio Ave
N 11th St
Northrup Ave
N Early St
Tenny Ave
N Mill St
Riverview Ave
Riverview Ave
Ford Ave
N 8th St
N 6th St Trfy
Simpson Ave
N Tremont St
Calvin St
Lyon Ave
N 6th St

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
Derek Vann, Jr	8520 Georgia Ave	10841 Country Dr	New Construction	
Sam Soundara	1020 Barnett Ave	1022 Barnett Ave	Yard Extension	
Dyan Dixon	340 Cambrdge St	344 Cambridge St	Yard Extension	
Martin Lugo	2437 S 12 Ter	2425 S 12th Terr	Yard Extension	
Thomas Bush	3057 Parkwood Blvd	1001 Brown Ave*	Yard Extension	
Calixtro Flores	*1119 N 34th St*	*1128 N 32nd St**	*Yard Extension*	
Norris Williams	1215 Quindaro Blvd	1220 Quindaro Blvd*	Property Acquisition	
Ivan Gutierrez	1131 Georgia Ave	1141 Georgia Ave*	Property Acquisition	
Ivan Gutierrez	1131 Georgia Ave	1137 Georiga Ave*	Property Acquisition	
Brianne Ford	*8514 Ann Ave*	*3044 Hiawatha St**	*Property Acquisition*	
Brianne Ford	*8514 Ann Ave*	*3042 Hiawatha St**	*Property Acquisition*	
Brianne Ford	*8514 Ann Ave*	*3040 Hiawatha St**	*Property Acquisition*	
Brianne Ford	*8514 Ann Ave*	*3034 Hiawatha St**	*Property Acquisition*	
Strugglers Hills/Roots Neighborhood Group	*1150 Washington Blvd*	*1139 Everett Ave**	*Property Acquisition*	
Strugglers Hills/Roots Neighborhood Group	*1150 Washington Blvd*	*1137 Everett Ave**	*Property Acquisition*	
LAND BANK ADVISORY BOARD RECOMMENDATION	The Land Bank Advisory Board recommends forwarding the application(s), to the Land Bank Board of Trustees, for final approval.			

*** Property that is in the Northeast Master Plan**

Carried over from October 8th meeting

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INTENTIONALLY

RECEIVED
SEP 26 2018
LAND BANK
WYCO/KCK

#139

Land Bank Property for New Construction

Use this application for the following projects:

- Develop vacant parcels with new construction, including, but not limited to, the construction of new houses, commercial buildings, parking lots, etc.

Note: Separate applications are available for the purchase of adjacent side lots and to rehab existing residential or commercial structures.

Purchase Price and Development Costs:
Applicants are able to purchase lots for new construction at a value determined by the Wyandotte County Land Bank (WCLB) staff. This value is based on comparable sales in the area; the purchase price is firm.

Requirements and Policies:

- Not all land bank properties are available for sale—if a property is on the "Hold" list, it may not be for sale.
- An application is required for all purchases of property. No sales contracts will be accepted. If an application is incomplete, you will be contacted by the Land Bank office; completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- Evidence of funding is required for all applications. Applicants are required to have the funds necessary to purchase and develop the property, prior to entering into negotiations with the Land Bank staff. Funds can be a bank statement, line of credit, or pre-approval letter from a lending institution. Examples of experience are required for all applicants. Either the buyer or the buyer's contractor must have experience doing similar work. All contractors must possess licenses, required by the Unified Government's Neighborhood Resource Center (NRC), in order to obtain permits and perform work.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- In cases of multiple applications, the WCLB will compare the following: offer price, development plan, financial capacity, track record of applicant, type of project, consistency with adopted City Plans, and other factors. If the result is a tie amongst applicants, precedence may go to the Wyandotte County residence.
- The WCLB reserves the absolute right to accept or reject any and all applications and/or offers for purchase.
- All sales include restrictions and an agreement to finish the development plan before a deed, transferring the property, will be issued. All deeds transferred from the WCLB are prepared with the assistance of the UG's Legal Department. All contracts contain reversionary language, allowing the WCLB to regain possession of the property and to refuse to issue the deed if the buyer:
    - fails to meet their development plan,
    - fails meet the timelines agreed to in this application, or
    - violates the other restrictions described in the contract

Any variation of the submitted Development Plan will require the prior written approval of the WCLB. Failure to complete the plan in its entirety and as submitted with the application may result in the reversion of the property and/or rejection of all future applications.

Signature (Required)

I have read and understand the information provided in this application.

______________________ Date: 9-24-18

Sign here

Derek D. Vann Sr.

Print Name

Please note: The WCLB will perform a verification of the information and any falsified information may result in the rejection of the application.

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ________ No __X______
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ________ No __X______

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Project Information

1. What is the intended use upon completion:
   __X__ Single-family Residential
   ______ Two-family Residential
   ______ Multi-family Residential
   ______ Commercial, Type: ________________________________
2. What is your anticipated completion timeframe?
   ______ 0 to 6 months
   __X__ 6 to 12 months
   ______ 12 + months.
3. What is your estimated construction budget per square foot? $ 110

Residential Projects:

4. Following construction, will the applicant occupy the building?
   Yes __X______ No ________
5. If the applicant will not occupy the structure, what is the intended use?
   ______ Rental property
   ______ Sell for homeownership

Commercial Projects:

6. Following construction, is an end user identified for the building?
   ______ Yes, I (we) will operate our business out of the building
   ______ Yes, I (we) have an end user identified
   ______ No, I (we) will seek to rent the space to a tenant
   ______ No, I (we) will seek to sell the building

Vannsconstruction LLC Contactor experience:

Built home 8520 Georgia Ave. Kansas City Kansas

Built Church Fellowship Hall 111. S. 72nd St. Kansas city kansas

Rehabbed

738 N. 81st Terrace Kansas City Kansas

1128 Lafayette Kansas city Kansas

837 Splitlog Ave Kansas city Kansas

5331 Yecker Ave Kansas city Kansas

1812 n 75th drive Kansas city kansas

Homes Owned by Derek Vann Jr.

3508 N. 60th st. Kansas city Kansas

8520 Georgia Ave Kansas city kansas

Contractors:

Plumbing: Andre the plumber

HVAC: Hoit Heating and Cooling

Electrical: ASAP electrical

Foundation/flatwork: DJs foundation and flatwork

Framing: MKG construction

Carpenter: Vannsconctruction LLC

Excavation: Detrick excavation

Project Budget $220,000

I plan on building a single family home for my family. Projected completion date approx. one year from the start date.

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*
I have read and understand the information provided above and contained in this application.

Sam Soundara ______________________ Date 9-17-18
Sign here

SAM SOUNDARA ______________________
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1022 BArnett Ave, KCK, KS 66102.

Parcel ID Number: 080506

Applicant Information *(Please Print)*

Name: SAM SOUNDARA

Company/Organization: ____________________

Mailing Address: 622 Tenny Ave, KCK, KS 66101.

Phone Number(s): ____________________

E-mail(s): ____________________

Address of the adjacent structure you own: 1020 Barnett Ave, KCK KS 66102

Do you live in the adjacent structure above? Yes ✓ No ___

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ________ No ✓
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ________ No ✓

Note: As a part of the review of this application, WCLB *staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.*

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

____________________ Date 9-19-18

Sign here

SAM SOUNDARA.

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*

I have read and understand the information provided above and contained in this application.

[signature] Date 10-11-18

Sign here

Dylan E. Dixon Jr

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 344 Cambridge St

Parcel ID Number: 220109

Applicant Information *(Please Print)*

Name: Dylan E. Dixon Jr

Company/Organization: N/A

Mailing Address: 340 Cambridge St. KCKS 66103

Phone Number(:

E-mail(s):

Address of the adjacent structure you own: 340 Cambridge St

Do you live in the adjacent structure above? Yes ✓ No ___

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ________ No ✓
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ________ No ✓

Note: As a part of the review of this application, WCLB *staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.*

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Dylan E Dixon Jr ______________________ Date 10-11-18

Sign here

Dylan E Dixon Jr

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*
I have read and understand the information provided above and contained in this application.

[signature] Date 10/09/18
Sign here

Martin LOGO
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2425 S 12th Ter

Parcel ID Number: 129330

Applicant Information *(Please Print)*

Name: Martin LUGO

Company/Organization:

Mailing Address: 808 N 89st KC KS 66112

Phone Number(s):

E-mail(s):

Address of the adjacent structure you own: 2437 S 12ter KCKS 66103

Do you live in the adjacent structure above? Yes ___ No X

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ______ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ______ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

______________________ Date 10/09/18

Sign here

Martin LUGO

Print Name

RECEIVED
JUN 2 5 2018
LAND BANK
WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank.**
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*
I have read and understand the information provided above and contained in this application.

Thomas R Bush Date 6/18/2018
Sign here

X Thomas R Bush
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1001 Brown Avenue

Parcel ID Number: ______________

Applicant Information *(Please Print)*

Name: Thomas D Bush

Company/Organization: ______________

Mailing Address: 5250 State Ave

Phone Number(s): ______________

E-mail(s): ______________

Address of the adjacent structure you own: 3057, 3059, 3061 & 3063 Parkwood Blvd

Do you live in the adjacent structure above? Yes ___ No X

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ________ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ________ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Thomas D Bush
Sign here Date ______________

Thomas D. Bush
Print Name

Application for Land Bank Property Acquisition

Use this application if:
You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected, or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
    - Property owner must not obtain any code violations
    - Property owner must pay property taxes within the allotted time frame
    - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*
I have read and understand the information provided above and contained in this application.

_________________________ Date 9-30-18

Sign here

IVAN FRANCISCO GUTIERREZ

RECEIVED
OCT 11 2018
LAND BANK
WYCO/KCK

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

Print Name

Land Bank Property You Wish to Purchase: 1141 Georgia ave KCK 66104

Parcel ID Number: 156918

Intended Usage of Property: more space for a property I owned owed on 1131 georgia im also working tryn to owned buy lot 1133 georgia

Applicant Information *(Please Print)*

Name: IVAN F. GUTIERREZ.

Company/Organization: None

Mailing Address: 6949 N Atkins ave KCMO 64152

Phone Number(s)

E-mail(s):

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ___ No ✓
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ___ No ✓

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge and will remain confidential.

_______________________ Date 9-30-18

Sign here

IVAN FRANCISCO GUTIERREZ.

Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

Use this application if:
You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected, or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
    - Property owner must not obtain any code violations
    - Property owner must pay property taxes within the allotted time frame
    - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*
I have read and understand the information provided above and contained in this application.

______________________ Date 9-30-18
Sign here

____

RECEIVED
OCT 11 2018
LAND BANK
WYCO/KCK

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

Print Name

Land Bank Property You Wish to Purchase: 1137 Georgia ave KCK 66104

Parcel ID Number: 156917

Intended Usage of Property: I wish to Connet this piece of lawn
TO my property I owned on 1131 georgia ave
im also tryn to buy 1133 lot

Applicant Information *(Please Print)*

Name: JUAN F. GUTIERREZ.

Company/Organization: None

Mailing Address: 6949 N AtKins ave, KCmo 64152

Phone Number(s): ________________ , ________________

E-mail(s): ________________

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ___ No ✓
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ___ No ✓

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Signature *(Required)*

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[signature] Date 9-30-18

Sign here

JUAN FRANCISCO GUTIERREZ.

Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

RECEIVED
AUG 30 2018
LAND BANK
WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

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- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
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- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*
I have read and understand the information provided above and contained in this application.

Calixto Fl______________________ Date 8/30/2018
Sign here

Calixtro Flores
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1128 N 32nd st Kansas City Ks. 66102

Parcel ID Number: 063649

Applicant Information *(Please Print)*

Name: Calixtro Flores

Company/Organization: ____________________

Mailing Address: 1119 N 34th st Kansas City Ks. 66102

Phone Numl ____________________

E-mail(s ____________________

Address of the adjacent structure you own: 1119 N 34th st Kansas City Ks. 66102

Do you live in the adjacent structure above? Yes ✓ No ___

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes __________ No ✓
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes __________ No ✓

Note: As a part of the review of this application, WCLB *staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.*

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Calixto F ____________________ Date 8/30/2018

Sign here

Calixtro Flores

Print Name

RECEIVED

AUG 17 2018

LAND BANK
WYCO/KCK

Application for Land Bank Property Acquisition

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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    - Property owner must not sell the property for a period of 36 months
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Signature *(Required)*

I have read and understand the information provided above and contained in this application.

______________________________ Date 8/17/18

Sign here

Branne Ford

Print Name

Application for Land Bank Property Acquisition

Print Name

Land Bank Property You Wish to Purchase: 3044 Hiawatha Street

Parcel ID Number: 158512

Intended Usage of Property: Family orchard/garden

Applicant Information *(Please Print)*

Name: Brianne Ford

Company/Organization: Bargain Bridal, LLC

Mailing Address: 8514 Ann Avenue, Kansas City, KS 66112

Phone Number(s):

E-mail(s):

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ____ No ✓
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ____ No ✓

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Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge and will remain confidential.

B. Ford Date 8/17/18

Sign here

Brianne Ford

Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

RECEIVED
AUG
LAND BANK
WYCO/KCK

Use this application if:
You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*
I have read and understand the information provided above and contained in this application.

________________________ Date 8/17/18
Sign here

Brenne Ford

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

Print Name

Land Bank Property You Wish to Purchase: 3042 Hiawatha St.

Parcel ID Number: 158513

Intended Usage of Property: Family orchard/garden

Applicant Information *(Please Print)*

Name: Brianne Ford

Company/Organization: Bargain Bridal, LLC

Mailing Address: 8514 Ann Avenue, Kansas City, KS 66112

Phone Number(s): [illegible]

E-mail(s): [illegible]

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ___ No ✓
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
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Signature *(Required)*

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B Ford ______ Date 8/17/18

Sign here

Brianne Ford

Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

RECEIVED
AUG 17 2018
LAND BANK
WYCO/KCK

Use this application if:
You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

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Signature *(Required)*
I have read and understand the information provided above and contained in this application.

[signature] Date 8/17/18
Sign here

Breanne Ford

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

Print Name

Land Bank Property You Wish to Purchase: 3040 Hiawatha Street

Parcel ID Number: 158514

Intended Usage of Property: Family orchard/garden

Applicant Information *(Please Print)*

Name: Brianne Ford

Company/Organization: Bargain Bridal, LLC

Mailing Address: 8514 Ann Avenue, Kansas City, KS 66112

Phone Number(s):

E-mail(s):

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ___ No ✓
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ___ No ✓

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Signature *(Required)*

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B. Ford Date 8/17/18

Sign here

Brianne Ford

Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

RECEIVED
AUG 17 2018
LAND BANK
WYCO/KCK

Application for Land Bank Property Acquisition

Use this application if:
You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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Signature *(Required)*
I have read and understand the information provided above and contained in this application.

[signature] Date 8/17/18
Sign here

Brenne Ford

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

Print Name

Land Bank Property You Wish to Purchase: 3034 Hiawatha St.

Parcel ID Number: 158516

Intended Usage of Property: Family orchard/garden

Applicant Information *(Please Print)*

Name: Brianne Ford

Company/Organization: Bargain Bridal, LLC

Mailing Address: 8514 Ann Avenue, Kansas City, KS 66112

Phone Number(s):

E-mail(s):

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ____ No ✓
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   Yes ____ No ✓

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Signature *(Required)*

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B. Ford Date 8/17/18

Sign here

Brianne Ford

Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

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SEP 13 2018
LAND BANK
WYCO/KCK

Use this application if:
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Signature *(Required)*
I have read and understand the information provided above and contained in this application.

Norris Williams ____________ Date 9-13-18
Sign here

Norris Williams

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

Print Name

Land Bank Property You Wish to Purchase: 1220 Quindaro Blvd. K.C.K 66104

Parcel ID Number: 11459G

Intended Usage of Property: Family have been using property for family gatherings functions ect. We have been using this property for over 30+ yrs. Was being rented by owned by family member James & Betty Funderburke who signed over to Norris Williams

Applicant Information *(Please Print)*

Name: Norris Williams

Company/Organization: ______

Mailing Address: 1215 Quindaro Blvd

Phone Number(s): ______

E-mail(s): ______

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ___ No ✓
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ___ No ✓

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Signature *(Required)*

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Norris Williams Date 9-13-18

Sign here

Norris Williams

Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

Use this application if:
You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected, or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
    - Property owner must not obtain any code violations
    - Property owner must pay property taxes within the allotted time frame
    - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*
I have read and understand the information provided above and contained in this application.

Strugglers Hill/Roots Neighborhood Group
By: [signature] Date 9/16/18
Sign here

____

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Application for Land Bank Property Acquisition

Print Name

Land Bank Property You Wish to Purchase: 1139 Everett Ave.

Parcel ID Number: ________________

Intended Usage of Property: Garden, It has been Used As A Garden since 2008

Applicant Information *(Please Print)*

Name: Strugglers Hill/Roots Neighborhood Group

Company/Organization: ________________

Mailing Address: c/o Chester Owens 1150 Wash Blvd KCK 66102

Phone Number(s): ________________

E-mail(s): ________________

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County? Please explain a "yes" answer on a separate attachment.
   Yes ___ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
   Yes ___ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge and will remain confidential.

Strugglers Hill/Roots Neighborhood Group
By: Chester C. Owens Jr Date 9/16/18
Sign here

Chester C Owens, Jr
Print Name

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RECEIVED
SEP 14 2018
LAND BANK
WYCO/KCK

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Print Name

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Parcel ID Number: ________________

Intended Usage of Property: Garden, It has been Used As A Garden since 2008

Applicant Information *(Please Print)*

Name: Strugglers Hill/Roots Neighborhood Group

Company/Organization: ________________

Mailing Address: c/o Chester Owens 1150 Wash Blvd KCK 66102

Phone Number(s): [illegible]

E-mail(s): [illegible]

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TRANSFERS FROM LAND BANK

Recipient	Property Address	Parcel	Comments	Standing Committee Recommendation
Central Avenue Betterment Association (CABA)	1257 Reynolds Ave	103205	CABA is currently planning on building a new building for their headquarters - a new "CABA Home".	

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