



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, December 3, 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

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Commissioner Ann Brandau-Murguia

☐

Commissioner James Walters

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I. Call to Order/Roll Call

II. Revisions to December 3, 2018 Agenda

III. Approval of standing committee minutes from October 1, 2018.

IV. Committee Agenda

Item No. 1 - LAND BANK BUSINESS

Synopsis:

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

Applications for property acquisition, unless otherwise noted

2109 S. 26th Street - Jessica Sickie, new construction

3110 N. 47th St. - Richard Dearing

1520 Pacific - Emma Pacheco

1600 N. 59th St. - Leonor Castor

Tracking #: 18535

Item No. 2 - UPDATE: LAND BANK REHAB PROGRAM

Synopsis:

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

Tracking #: 18536

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, October 1, 2018**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, October 1, 2018, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Walters, Murguia (arrived at 5:05), Townsend, and Burroughs. The following officials were also in attendance: Joe Connor, Assistant County Administrator; Patrick Waters, Senior Attorney; Jon Stephens, Economic Development Director; Greg Talkin, Neighborhood Resource Director; Andrea Generaux, Neighborhood Resource Center; Chris Slaughter, Land Bank Manager; and Kathleen VonAchen, Chief Financial Officer; and Jay Doleshal, Sergeant-At-Arms.

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

Chairman McKiernan said we did have a blue sheet that was added to this agenda, Item No. 3, after the agenda was originally published and so just to make sure that everybody has their blue sheet. Item No. 3, a grant from the Health Care Foundation of Greater Kansas City. That is the only change to the agenda from it's original publication.

Approval of standing committee minutes from August 20, 2018. **On motion of Commissioner Walters, seconded by Commissioner Burroughs, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Chairman McKiernan said we're going to switch the order of the agenda tonight and what was last shall become first.

ITEM NO. 3 – 18435...GRANT: HEALTH CARE FOUNDATION OF GREATER KANSAS CITY

Synopsis: Request authorization to accept a \$50,000 grant, on behalf of the Livable Neighborhoods Task Force, from the Health Care Foundation of Greater Kansas City to promote safe and affordable housing, submitted by Andrea Generaux, Program Coordinator for Livable Neighborhoods. No match is required.

Andrea Generaux, Neighborhood Resource Center, said the Livable Neighborhoods Task Force actually applied for a grant with the Health Care Foundation of Greater Kansas City, but the Livable Neighborhoods Office with the Unified Government has asked me to be the fiscal agent. The Health Foundation would like for us to be their fiscal agent so we did apply for a grant for \$73,000. We were awarded a \$50,000 grant. There is no match. There was staff time devoted to this grant, but no match. We just need your approval to accept it.

Chairman McKiernan said this effort would be in support of the Community Health Improvement Plan as was submitted a couple of weeks ago at our special session, right? **Ms. Generaux** said yes, I'm sorry. What the grant would be for is to hire a consultant to come and help assist with coordinating the Safe and Affordable Housing Committee for the Community Health Improvement Plans Safe and Affordable Housing group. **Chairman McKiernan** said that was one of the four efforts of the whole Community Health Improvement Plan.

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

Commissioner Walters said I like grants with no match. **Chairman McKiernan** said grants with no match are a blessing.

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

(Commissioner Murguia arrived at 5:05 p.m.)

ITEM NO. 1 – 18423...LAND BANK BUSINESS

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager.

Transfers to Land Bank

4714 Vista Ave. - Argentine Betterment Association (ABC)

(This was the property donated to ABC by the Land Bank, via a previous donation from US Bank in 2015. There is a previous mortgage that was never released and ABC and Secured Title has not been able to receive that release. The Land Bank is requesting the transfer back so the Legal Department can do a Quiet Title Action. After that action is completed, the Land Bank will transfer the property back to ABC.)

327 S. Boeke St. – Board of County Commissioners

(The owner of 323 S. Boeke St. has applied to purchase this property for future yard extension.)



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TRANSFERS TO THE LAND BANK

- ▶ 4714 Vista St – Argentine Betterment Corporations
- ▶ 327 S Boeke St – Board of County Commissioners



Chris Slaughter, Land Bank Manager, said we have a few items tonight. We are going to start with some transfers. We have two transfers that we'd like to see come to the Land Bank.

TRANSFERS TO THE LAND BANK 4714 VISTA ST – ARGENTINE BETTERMENT CORPORATION



4714 Vista St. is being transferred from the Argentine Betterment Corporation and 327 S. Boeke St. It's a Board of County Commissioners' property. 4714 Vista, it's highlighted here in black, back in 2015 when we first started looking at the idea of Land Bank receiving houses, we were approached by Wells Fargo as donation of this property. You guys approved that donation request. We got it inspected. It was in really rough shape. We were approached by ABC about if the property was demoed, they would like to construct a new house on it. The demo took place. It was knocked down and now we have a new house constructed on the property.

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TRANSFERS TO THE LAND BANK
4714 VISTA ST – ARGENTINE BETTERMENT
CORPORATION



This is just some pictures of the finished product here. Pictures of the front; the kitchen area.

TRANSFERS TO THE LAND BANK
4714 VISTA ST – ARGENTINE BETTERMENT
CORPORATION



Bath and living room space.

They had a buyer lined up. They were ready to close on it when it was found out, through a title search, that one of the original mortgages was never released properly. We and ABC tried to reach them and get this released, and we basically came up with no luck. If we did reach them, they just didn't know the proper ways to get this handled. The suggestion was to donate it back to the Land Bank where, through our Legal Department, we'll do a quiet title action to get everything released and then upon that, which will also be another request tonight, upon the

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completion of that, then we will transfer it back to ABC for them to go ahead and close on the property and sell it.

TRANSFERS TO THE LAND BANK
327 S BOEKE ST –
BOARD OF COUNTY COMMISSIONERS



The other property we're asking to come to us is highlighted here. It is 327 S. Boeke. The applicant here at 323 has submitted an application, but it needs to get transferred into the Land Bank before we can actually move forward with the application.

Chairman McKiernan said this is one of those many properties that really should be in the Land Bank but, historically, has been titled either as Board of Commissioners or City of Kansas City, Kansas. This is one of the groups that we're working systematically to move over into the Land Bank anyway, right? **Mr. Slaughter** said correct. **Chairman McKiernan** said I'd love to see that property owner get that because 327 is in rough shape.

**WYANDOTTE COUNTY LAND BANK
TRANSFERS TO THE LAND BANK**

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

Mr. Slaughter said that's the request is to have those two transferred to the Land Bank.

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

Commissioner Murguia said for clarity, Chairman, I do not work for ABC. A lot of people confuse that. I'm not employed by ABC, so I will be voting on this. **Chairman McKiernan** said correct.

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

Transfers from Land Bank

1126 S. 39th St. - Luis M. Salcedo Barrera

(Property line runs through house on 1122 S. 39th St. Owner of house is in process of rehabbing property.)

4714 Vista Ave. - Argentine Betterment Corporation (ABC)

(This was the property donated to ABC by the Land Bank, via a previous donation from US Bank in 2015. There is a previous mortgage that was never released and ABC and Secured Title has not been able to receive that release. The Land Bank is requesting the transfer back so the Legal Department can do a Quiet Title Action. After that action is completed, the Land Bank will transfer the property back to ABC.)

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TRANSFERS FROM THE LAND BANK

- ▶ 1126 S 39th St – Luis M Salcedo Barrera
- ▶ 4714 Vista St – Argentine Betterment Corporation



TRANSFERS FROM THE LAND BANK 1126 S 39TH ST – LUIS SALCEDO BARRERA



Then next we have two transfers from the Land Bank. We have 1126 S. 39th St. and we have, again, the 4714 Vista St. This property here, 1126 S. 39th was brought to our attention, actually by one of our rehabbers who is also an engineer. He said that someone he knew had purchased this property from one of the recent tax sales and wasn't able to pull permits because half of their property is on a Land Bank property. The ask tonight would be just to go ahead and transfer the Land Bank property, which is located right here to the south of it, to Mr. Barrera so he can go ahead and complete the renovations.

TRANSFERS FROM THE LAND BANK
4714 VISTA ST –
ARGENTINE BETTERMENT CORPORATION



WYANDOTTE COUNTY LAND BANK
TRANSFERS FROM THE LAND BANK

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

Then, of course, we're also asking once the quiet title action is done, to have that transferred back. **Chairman McKiernan** said it's just to pre-authorize that. **Mr. Slaughter** said instead of having to bring it back and wait for a scheduled meeting.

Action: Commissioner Walters made a motion, seconded by Commissioner Murguia, to approve.

Commissioner Townsend said just a question. In our brochure this is shown as transfer from the Land Bank. Are we transferring it from or to the Land Bank? **Mr. Slaughter** said these would be from the Land Bank to the two recipients: Mr. Barrera and ABC after the quiet title has been completed.

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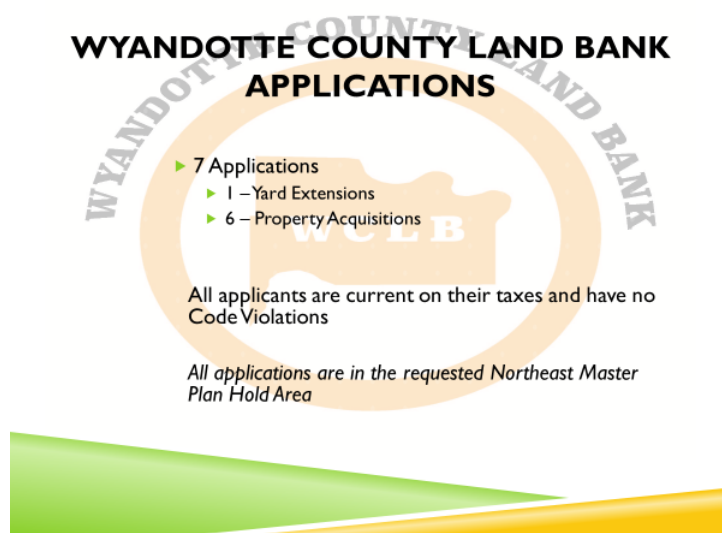
Commissioner Walters said the title is incorrect. **Commissioner Murguia** asked you're talking about 4714 Vista. **Commissioner Walters** said it should be from the Land Bank. **Mr. Slaughter** said I apologize. **Commissioner Townsend** said okay, just for clarity.

Chairman McKiernan said now I see the confusion. Yes, these are both going back out. We're pre-authorizing to go back to ABC after the title work is completed.

Mr. Slaughter said, again, that was the request. My apologies.

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

Applications for yard property acquisition, unless noted otherwise
 1128 N. 32nd St. - Calixtro Flores, yard extension
 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.)



WYANDOTTE COUNTY LAND BANK
APPLICATIONS

- ▶ 7 Applications
 - ▶ 1 – Yard Extensions
 - ▶ 6 – Property Acquisitions

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

All applications are in the requested Northeast Master Plan Hold Area

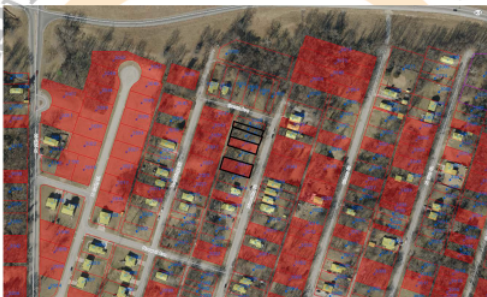
Mr. Slaughter said next we have seven applications tonight: one is a yard extension, six are property acquisitions. All applicants are current on their taxes and have no code violations. As we talked at the last standing committee about the potential hold area for the northeast and the master plan, I do want to point out that all seven of these applications are in that area. I just thought I would let you know that.

YARD EXTENSION – 1128 N 32ND ST
CALIXTRO FLORES – 1119 N 34TH ST



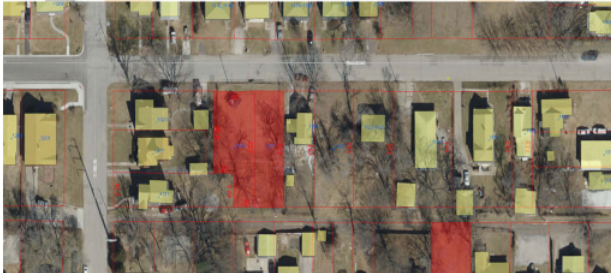
The first is 1128 N. 32nd St. and the applicant is here at 1119 N. 34th.

PROPERTY ACQUISITION – 3034, 3040, 3042 & 3044
HIAWATHA ST
BRIANNE FORD – 8514 ANN AVE



We have 3034, 3040, 3042, and 3044 Hiawatha St., which are basically these properties here, from Ms. Ford. She is asking that these properties be purchased more as an investment. She's indicated she has plans to possibly plant an orchard.

PROPERTY ACQUISITION – 1137 & 1139 EVERETT AVE
STRUGGLER'S HILL/ROOTS NEIGHBORHOOD GROUP



Then 1137 and 1139 Everett. This is currently where the Struggler's Hill/Roots Neighborhood Group has their community garden. They've just reached out recently saying that they'd like to take ownership of the properties.

WYANDOTTE COUNTY LAND BANK APPLICATIONS

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

Those are the requests before you.

Commissioner Townsend asked is Ms. Ford here. Is Ms. Ford present? This request from her for four properties. Does she own any others? **Mr. Slaughter** said no. Her residence is out on 85th & Ann. **Commissioner Townsend** said so these four were the only ones she's—**Mr. Slaughter** said there's two others, but we have not received those applications. She gave us two other applications. They had the wrong address on them after we talked with her. I don't believe she submitted those other two applications yet, or at least by the time the deadline was. **Commissioner Townsend** said alright. Thank you.

Commissioner Burroughs said clarification. In my notes, it says these properties are in the area of the Northeast Master Plan. **Mr. Slaughter** said correct, but yet there is no hold on those lands. As we talked about last month, the request, and then I was asked to bring that back on the 29th, so that discussion will still take place on the 29th.

Chairman McKiernan asked is it premature to—if there's discussion that's not resolved about the topic that was brought up at the last meeting, which I was not here for that meeting, but if it was discussed and that action on that discussion was postponed until the 29th, would it make sense to postpone these until that is resolved since it came first? **Mr. Slaughter** said that's the decision you have to make. That was one of the questions I had last month, or at the last meeting, was if we wanted to go ahead and still bring applications forward. I was told to go ahead so that's why they're before you tonight. I do believe, I think you talked about you guys would still have the option of approving, denying, or holding them over until we have the meeting on the 29th.

Commissioner Townsend said my understanding of that was with regard to some that might come after. I really wasn't thinking about this meeting. In fairness, I would go ahead and move to approve these as that was not the understanding I had with regard to that since we did delay further discussion of that or contemplation of that. In fairness, anybody who had come forward I can see we would go ahead and move on their application. If it was going to be denied, not deny it on that basis. **Chairman McKiernan** asked is that a motion to approve these?

Action: **Commissioner Townsend** made a motion to approve as submitted.

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Commissioner Walters said I was going to try to recall what I thought we agreed to last time. We had a recommendation that we put all of these properties on hold until the Northeast Master Plan was completed. Somebody suggested, but we really don't need to put them on hold because we have the authority to approve or not approve. We can just not approve them, even though we don't officially put them on hold, if we think that it would conflict with the successful development or approval or ultimate execution of the Northeast Master Plan.

I have to say, when I see four properties on this list being requested by somebody who doesn't even live in the area and they're applying for it as an investment, I think that that's what we were trying to avoid was that exact circumstance. I think we should be very cautious about approving any properties that are within that district. **Commissioner Murguia** said until we make that decision. **Commissioner Walters** said until we know what the master plan evolves into or develops into.

Commissioner Townsend said I can see Commissioner Walters' point. I was thinking about the next meeting that we would have of this committee. The person would be no better off since there are in their—Commissioner Walters, are you just talking about these four properties on Hiawatha or any others? **Commissioner Walters** said those are the ones that came to my attention, yes.

Chairman McKiernan said my inclination would be that all seven of these would be held until the resolution of that discussion. If the discussion would influence policy on what we routinely do with these applications because I don't see the applicant here for these properties. It doesn't appear that there's any urgency. There's no project. There's no urgency to the resolution of this. I really wouldn't see a problem holding these over until that larger discussion has been resolved. **Commissioner Murguia** said it's 28 days. **Chairman McKiernan** said right. **Commissioner Murguia** said we meet again in 28 days. **Commissioner McKiernan** said it will be here on the 29th of this month. **Commissioner Murguia** said we meet twice this month.

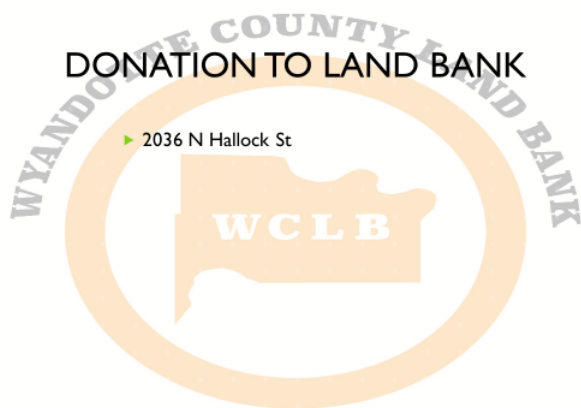
Commissioner Townsend said for the reasons you stated, I can withdraw that motion. **Chairman McKiernan** said the motion to withdraw has been withdrawn.

Action: Commissioner Murguia made a motion, seconded by Commissioner Walters to hold until October 29th. Roll call was taken and there were five “Ayes,” Walters, Murguia, Townsend, Burroughs, McKiernan.

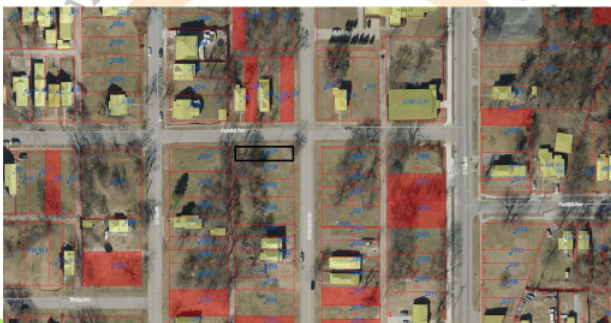
Donation to Land Bank

2036 N. Hallock St. (vacant lot) - Jura D. Williams

(Applicant has indicated that she is unable to keep up property to UG standards.)



DONATIONS TO LAND BANK
2036 N HALLOCK ST – JURA WILLIAMS



We have one donation to Land Bank, it's 2036 N. Hallock St. This is property here on the north end. It's outlined in black. The requestor has just indicated that she's just unable to maintain the

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property. She doesn't have the financing in keeping the upkeep of the property and that's why she is requesting to donate it to the Land Bank.

**WYANDOTTE COUNTY LAND BANK
DONATIONS**

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



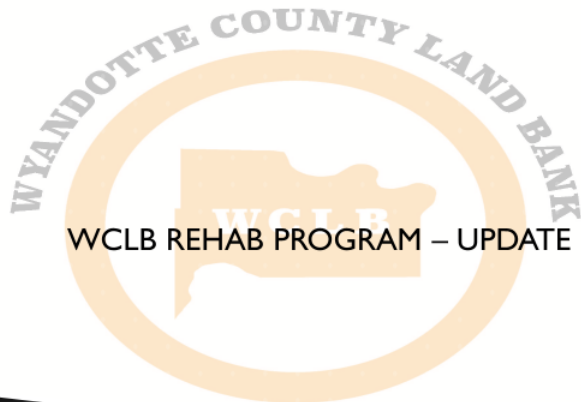
Chairman McKiernan asked what's the tax status. **Mr. Slaughter** said taxes are current. **Chairman McKiernan** said I appreciate that. I think this is one of the advantages to this donation program becoming more well-known in the communities that when somebody is up against a property like this that they find themselves unable to take care of, that they know there's an avenue for them rather than simply neglecting it and letting it go.

Commissioner Townsend said I want to put on the record also that the donator indicates a hardship. She does say that she's unable to maintain and she recently lost her husband, so I'd just like to put that into the record.

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

ITEM NO. 2 - 18424...UPDATE: LAND BANK REHAB PROGRAM

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



Chris Slaughter, Land Bank Manager, said its time for our monthly update of the Rehab Program. For those that memorized it last month, it only has two changes. We basically had two more rehabs started out of two houses that previously not had an offer. That's really the only changes. We have a couple of final inspections already scheduled this week. We should see some changes by the time we meet on the 29th.

Today was the deadline for the second tier of the Rehab Program for them to submit an application to get a chance. We'll have, I believe, just about 30 houses that we'll have open houses next week; we'll have scheduled. We'll send that information out later this week. We'll see what kind of offers we get from the new applicants. Looking forward to seeing if we get some good progress out of that and get that no offer number down.

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Action: Information only.

Chairman McKiernan adjourned the meeting at 5:20 p.m.

tk



Staff Request for Commission Action

Tracking No. 18535

Full Commission Meeting Date: 12/13/ 18

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 12/3/18

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
11/20/2018	Chris Slaughter	x8977	CSlaughter@wycokck.org	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) - Applications (4)

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:

Applications

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
Jessica Sickler	N/A	2109 S 26th Street	New Construction	
Richard Dearing	3118 N 47th St	3110 N 47th St	Yard Extension	
Emma Pacheco	1518 Pacific Ave	1520 Pacific Ave	Yard Extension	
Leonor Castro	1522 N 59th Street	1600 N 59th Street	Yard Extension	
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.			

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RECEIVED

OCT 29 2018

LAND BANK
WYCO/KCK

Land Bank Property for New Construction

#153

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

NOTE: The reversionary right is to protect the WCLB in case the buyer fails to complete the project, as agreed. If the property is reverted, the buyer will not be reimbursed for any losses and will be ineligible to purchase any future land bank property

- Depending on the project, the WCLB may require the applicant to schedule a Preliminary Site Plan Review with the Urban Planning and Zoning Department. This review is intended to identify issues, such as zoning, utility connections, and similar items that can make the project unfeasible. Zoning changes or variances must be made prior to closing and the WCLB can serve as a co-applicant to the zoning application. The WCLB further reserves the right to require a review of the development plan by the Economic Development Department.
- All work requires appropriate building permits. The buyer is solely responsible to coordinate and obtain the permits and approvals necessary to complete the project. All construction work must meet all the building requirements. If a zoning variance or rezoning is required, please note this on the application. If any necessary permit is not obtained or produced, the WCLB may start the reversionary process. Copies of all permits, pre and post construction, are to be submitted to the WCLB office.
- The buyer must apply for permits and start construction within **30 days** of the initial closing.
- All properties are 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 that all code violations must be remedied before the WCLB transfers ownership of 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's agents, employees, or contractors. Nothing in this article restricts the WCLB's rights and remedies available at law or in equity.
- A title policy is not purchased by the WCLB; the buyer must arrange a title policy through a title company of their choosing.
- The WCLB staff will have property inspections every 60 days that are non-negotiable. Proper notification will be given by the WCLB staff; failure to allow the WCLB staff access to the property may result in the reversion process.
- The buyer must finish the construction within the **negotiated time frame** from the initial closing. If the project is not completed by the negotiated time frame, the WCLB may invoke its right of reversion and take possession of the property. It is the responsibility of the buyer to notify the WCLB on the progress of construction and upon the completion of the project.

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.

Sign here

Date: 10-23-18

Print Name

Jessica Sickler

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: 2109 S 26th St
KCKS 66106

Parcel ID Number: _____

Applicant and Contractor Information (Please Print)

Buyer Information

Name: Jessica Sickler

Company/Organization: _____

Mailing Address: 5235 N White Ave KCMO 64119

Phone Number(s): _____

E-mail(s): _____

Contractor

Name: Self

Company/Organization: _____

Mailing Address: _____

Phone Number(s): _____

E-mail(s): _____

Website: _____

Note: Additional contractors may be listed on separate page. All Contractors will need applicable licenses, as required by the City's Building Code, for which the property resides.

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? \$ 80.-

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

Development Plan

The following information must be attached to this document before your application will be processed. The application will not be considered complete until it is submitted with all attachments.

Development Plan

- Project Narrative - Please provide a written narrative of the project with a description of the work to be performed. Provide information on the construction team, including examples of past experiences on similar projects completed and any other information for the WCLB to consider in reviewing the application.
- Construction Budget - Provide a detailed breakdown of work. Be as specific as possible — the WCLB will give more weight to an application with more detail.
- Project Costs - Itemize costs for each part of the development, including where the buyer will perform work and any cost savings that are achieved from this work to help compare different proposals.
- Site Plan and Elevations - Buyers should meet with the Urban Planning and Zoning Department to identify any zoning or site development issues.

Proof of Funds

Documentation is required to verify the funding necessary to purchase the property and to complete the new construction. This typically includes:

- A letter, line of credit approval, and similar documents from a lending institution, approving any financing proposed for the project. The documents should contain the amount available, the term, and all requirements of the financing; it should state that the financing can be used for the proposed project. The amount of financing must equal or exceed the amount contained in the development project costs.
- Personal or business bank statements and a letter from the applicant, if the applicant proposes to use existing cash. The amount of the statements must equal or exceed the amount contained in the development project costs.

Signature (Required)

I have read and understand the information provided above and contained in this application. I hereby certify that the information I have provided for this application is true and correct.



Sign here

Date 10-23-18

Jessica Sickler

Print Name

Required Attachments

Please initial all of the following attached to this application:

N/A List of additional contractors

N/A Information on Wyandotte County properties owned by applicant _____

✓ Construction Plan

✓ Project Narrative and Evidence of Experience

✓ Project Budget

✓ Proof of funds

RETURN TO:

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

I spoke with Rob Richardson with the Urban Planning and Zoning Department and he said to tell you that the only restriction is the house must be built 25 feet back from the property line. The property is zoned as R1.

Project Narrative

I am planning to buy this land to build a home for myself. My Dad and I will be building the home together. My Dad has been in the construction business for the last 30 years. He has built many homes in the Atchison and Leavenworth Kansas Areas. He has also purchased, remodeled, and sold many homes in the Atchison, Leavenworth, and Kansas City areas.

Proposed Construction Budget & Project Costs

Arcitechtural	2500
Plot Plan	800
Escavating	2500
Foundation	
Footings	2800
Basement Walls	7000
Floor Slab	3500
Framing	
Lumber	18000
Labor provided by home owner	5000
Electrical	
Materials	4500
Labor provided by home owner	2000
Fixtures	1000
Plumbing	
Materials	3000
Labor provided by home owner	2000
Fixtures	2500
HVAC	
Furnace and A/C	5000
Duct Work	2000
Water Heater	500
Insulation	
Materials	2300
Labor provided by home owner	700
Sheet Rock	
Materials	3000
Labor provided by home owner	1000
Trim	
Interior	2550
Exterior	1500
Labor provided by home owner	1000
Paint	
Interior	1000
Exterior	1500

Labor provided by home owner	1000
Flooring	5000
Kitchen	
Cabinets	1500
Counter Tops	300
Appliances	2000
Labor provided by home owner	500
Landscaping	
Shrubs and Bushes	500
Sod	1000
Labor provided by home owner	500
Exterior Concrete	
DriveWay	1500
SideWalks	500
Front Stoop	300
Back Patio	500
Labor provided by home owner	1500
Total All Expenses Combined	95,750

Bank of Atchison

701 Kansas Avenue
Atchison, KS 66002-2451
913-367-2400

October 24, 2018

RE: Richard Sickler and Jessica Sickler of
2517 S 18TH STREET
Kansas City, Ks 66106

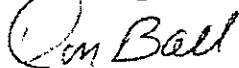
To whom this may concern:

The Sickler's have made arrangements and have the funds available to build a house on a lot located at 2109 S 26th St, Kansas City Ks 66106, Wyandotte County.

The Sickler's have been LONG term customer (20 years plus) of the Bank and are in good standing at the Bank of Atchison.

If further information is needed, please call me at the Bank of Atchison 1-913-367-2400.

Sincerely,



Don Ball
Community Bank Pres.
Union State Bank/Bank of Atchison
Atchison# 913-367-2400
Direct line 913-367-0055
dball@mybankusb.com
NMLS ID#1132878

Main Location:
Union State Bank
PO Box 105
545 Main St
Everest, KS 66424
785-548-7521

Branch Location:
Union State Bank
PO Box 150
301 E 15th
Horton, KS 66439
785-486-3711

Branch Location:
Bank of Gower
PO Box 197
321 Hwy 169 S
Gower, MO 64454
816-424-6476

Branch Location:
Bank of McLouth
PO Box 100
117 South Union
McLouth, KS 66054
913-796-6133

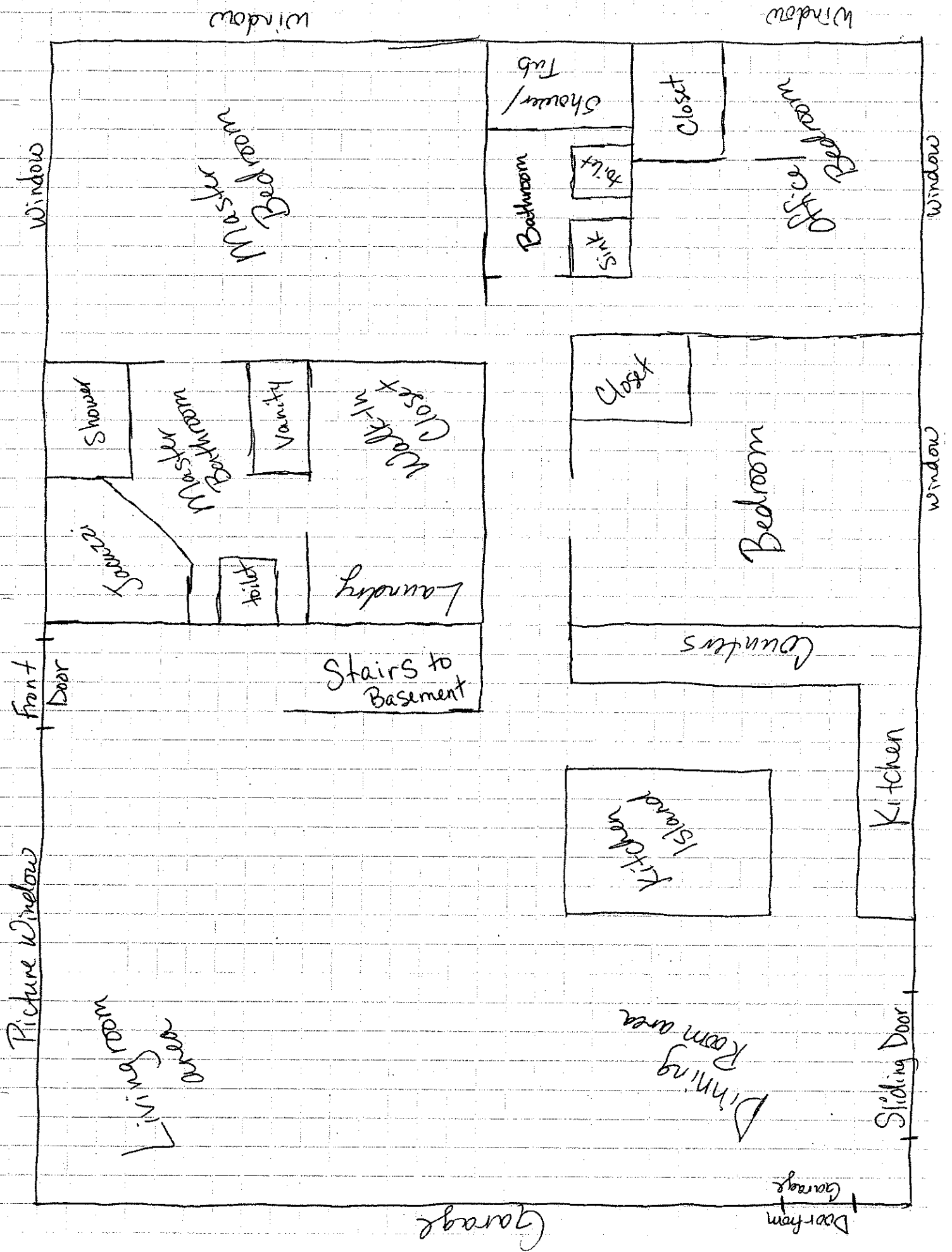
Branch Location:
Bank of Oskaloosa
PO Box 325
518 Liberty St
Oskaloosa, KS 66066
785-863-2267

Branch Location:
Bank of Plattsburg
1206 W Clay Ave
Plattsburg, MO 64477
816-539-3000



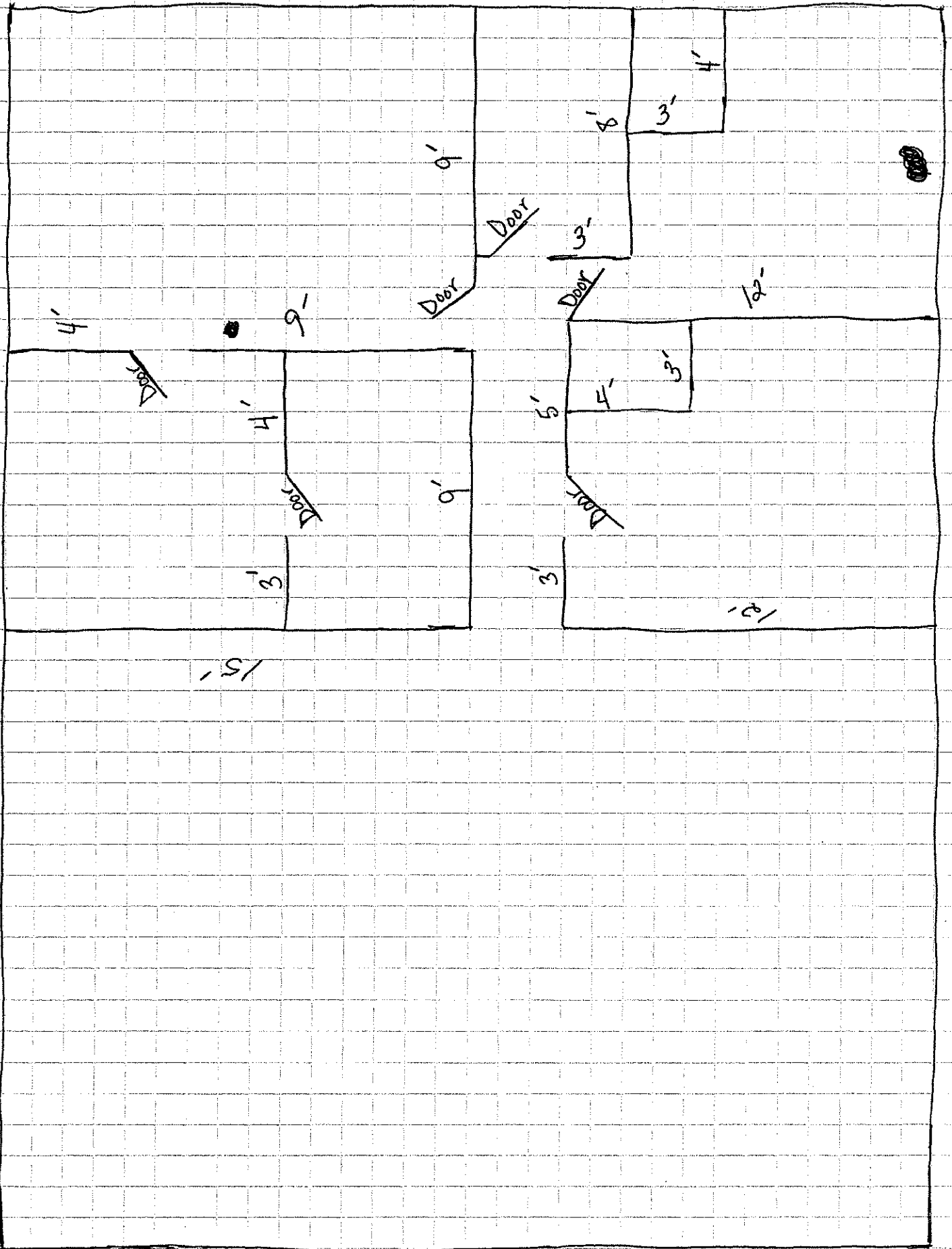
www.mybankusb.com

Member
FDIC

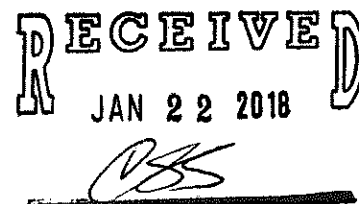


30'

40'



#8



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.

Richard L Dearmger

Sign here

Date 1-22-18

Richard L Dearmger

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 3110 N 47th ST KCK

Parcel ID Number: _____

Applicant Information (Please Print)

Name: Richard L. Dearing

Company/Organization: N/A

Mailing Address: 3118 N 47th ST KCK

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 3110 N 47th ST KCK

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

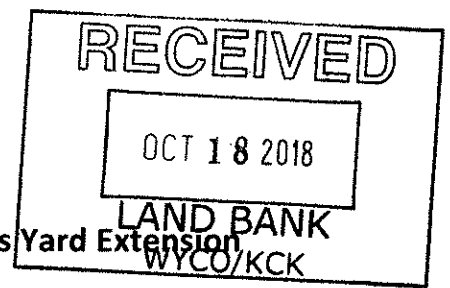
Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

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.

Richard L. Dearing Date 1-2-18
Sign here

Richard L. Dearing
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.

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- 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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- 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.

Emma Pacheco

Date 10/18/18

Sign here

Emma Pacheco

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1520 pacific ave KCK 66102

Parcel ID Number: 060720

Applicant Information (Please Print)

Name: Emma Pacheco

Company/Organization: 1518 pacific ave KCK 66102 (yard ext.)

Mailing Address: 1515 Bunker Ave KCK 66102

Phone Number(s):

E-mail(s):

Address of the adjacent structure you own: yard ext

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.

Emma Pacheco Date 10/18/18
Sign here

Emma Pacheco
Print Name

RECEIVED

OCT 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.

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- 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.

Leonor Castro
Sign here

Date 10-29-18

Leonor Castro
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1600 N 59th Pl Kansas City KS 66102

Parcel ID Number: 004201

Applicant Information (Please Print)

Name: Lleanor Castro

Company/Organization: _____

Mailing Address: 5715 Georgia Ave Kansas City KS 66104

Phone Number(s): ()

E-mail(s): _____

Address of the adjacent structure you own: 1522 N 59th st and 1604 N 59th 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.

Lleanor Castro Date 10-29-18
Sign here

Lleanor Castro
Print Name



Staff Request for Commission Action

Tracking No. 18536

Full Commission Meeting Date: N/A

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 12/3/18
--

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
11/20/2018	Chris Slaughter	x8977	CSlaughter@wycokck.org	Land Bank

Item Description:

The Land Bank Manager respectfully will present information regarding the Wyandotte County Land Bank Rehab Program.

Action Requested:

This item is for information only.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List: