

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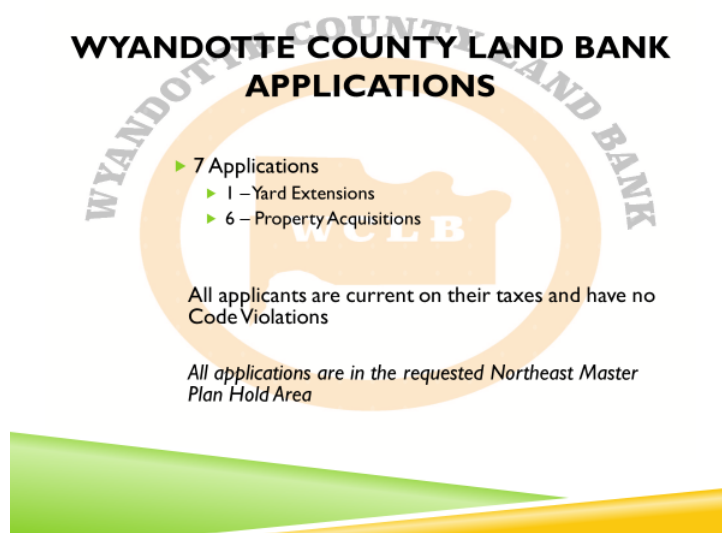
Commissioner Walters said the title is incorrect. **Commissioner Murguia** asked you're talking about 4714 Vista. **Commissioner Walters** said it should be from the Land Bank. **Mr. Slaughter** said I apologize. **Commissioner Townsend** said okay, just for clarity.

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

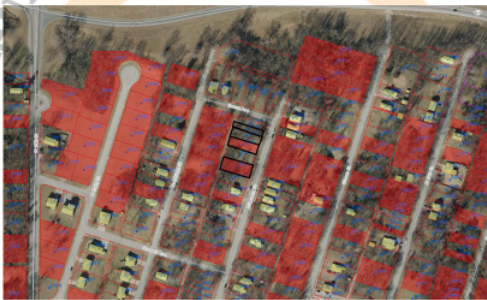
Mr. Slaughter said next we have seven applications tonight: one is a yard extension, six are property acquisitions. All applicants are current on their taxes and have no code violations. As we talked at the last standing committee about the potential hold area for the northeast and the master plan, I 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



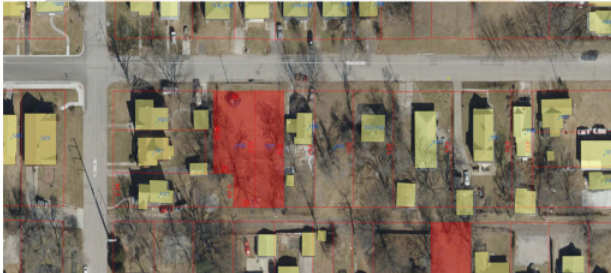
The first is 1128 N. 32nd St. and the applicant is here at 1119 N. 34th.

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.

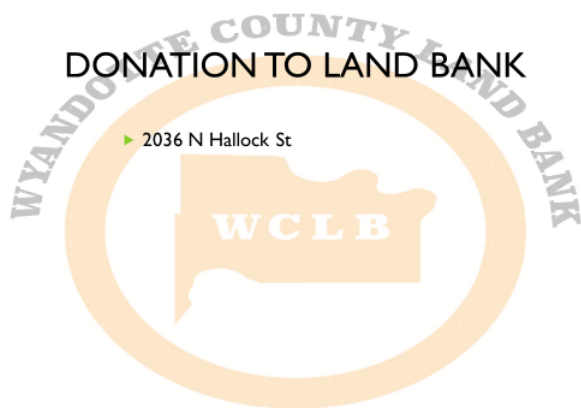
Commissioner Townsend said for the reasons you stated, I can withdraw that motion. **Chairman McKiernan** said the motion to withdraw has been withdrawn.

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.

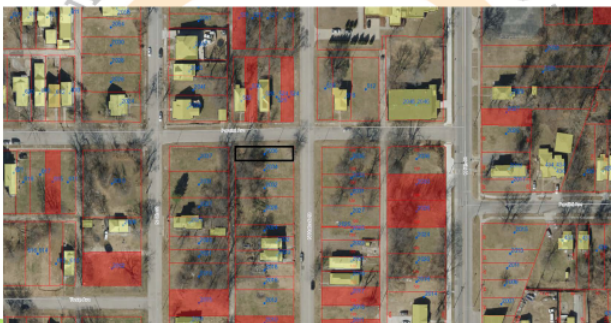
Donation to Land Bank

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
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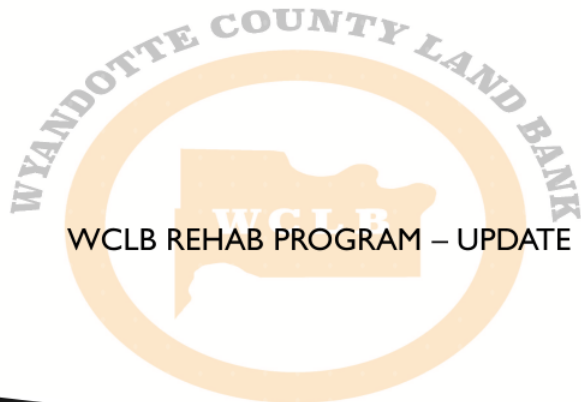
Chairman McKiernan asked what's the tax status. **Mr. Slaughter** said taxes are current. **Chairman McKiernan** said I appreciate that. I think this is one of the advantages to this donation program becoming more well-known in the communities that when somebody is up against a property like this that 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.

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