



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, January 14, 2019

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 January 14, 2019 Agenda**
- III. Approval of standing committee minutes from October 29, 2018.**
- IV. Committee Agenda**

Item No. 1 - LAND BANK BUSINESS

Synopsis: 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, submitted by Chris Slaughter, Land Bank Manager.

Applications

2441 S. 12th Ter. - Martin Lugo, property acquisition

2443 S. 12th Ter. - Martin Lugo, property acquisition

1612 S. Bethany St. - Mark O'Bryan, property acquisition

1614 S. Bethany St. - Mark O'Bryan, property acquisition

1620 S. Bethany St. - Mark O'Bryan, property acquisition

1628 S. Bethany St. - Mark O'Bryan, property acquisition

1630 S. Bethany St. - Mark O'Bryan, property acquisition

1632 S. Bethany St. - Mark O'Bryan, property acquisition

2018 Conveyance Report

Tracking #: 181

Item No. 2 - LAND BANK BUSINESS – UPDATES

Synopsis: The Land Bank Manager respectfully will present information regarding an approved hold area between:

North - Tauromee Ave

West - 10th St

South - Reynolds Ave

East - 7th St

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

Tracking #: 182

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, October 29, 2018**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, October 29, 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, Townsend, and Burroughs. The following officials were also in attendance: Gordon Criswell and Melissa Sieben, Assistant County Administrators; Patrick Waters, Senior Attorney; Chris Slaughter, Land Bank Manager; and Officer Jay Doleshal, Sergeant-At-Arms.

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

Approval of standing committee minutes from September 10, 2018. **On motion of Commissioner Walters, seconded by Commissioner Burroughs, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

ITEM NO. 1 – 18472...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

WYANDOTTE COUNTY LAND BANK (WCLB)

Neighborhood & Community Development
Standing Committee

October 29, 2018

LAND BANK HOLD AREA REQUEST – NORTHEAST MASTER PLAN AREA



LAND BANK HOLD AREA REQUEST – NORTHEAST MASTER PLAN AREA

- ▶ Requesting hold for all Land Bank vacant lots in Master Plan area for 180 days
- ▶ All applications for Yard Extensions & Property Acquisitions will be sent letter
- ▶ All applications for Single-Family or Multiple property development will be worked and processed as usual
- ▶ By end of 180 day period Land Bank will come back with recommendations for future land usage



October 29, 2018

Chris Slaughter, Land Bank Manager, said first is an item that we're bringing back from the September 10th meeting. This is the request to hold all Land Bank property that is currently—will reside in the Northeast Master Plan area. Again, just as a recap, we will request a hold on all Land Bank vacant lots in the area for 180 days. This will mainly extend to yard extensions and property acquisitions. If this is approved, and we get an application from one of those reasons, we will send them a letter saying it is currently on hold. We'll still review and we'll get back to them at a later date.

Any application for single-family or multi-family or development, we will still work those up and we will bring those within the 180 days if submitted. By the end of the 180 days, hopefully, it will be a little before then, we'll come back with some recommendations based on what's approved with the Master Plan and then, again, some recommendations on future land usage. That is the request tonight.

Chairman McKiernan said for 3 to 6 months any property acquisition or yard extensions would be held. **Mr. Slaughter** said just held. They are not denied. They will be sent a letter, like we do with some of our other hold areas that right now it's on hold. We'll probably put some verbiage stating because of the Northeast Master Plan. **Chairman McKiernan** said that's because we're waiting for developments with the recently completed Northeast Master Plan. We believe there could be development in there that could use that land. **Mr. Slaughter** said correct. I think organizational wide we have with this Master Plan, some of the calls or emails requests that our office has been getting, the interest is increasing for this area. I think just to be strategic until we can kind of get all of our ducks in a row, we just want to make sure that going forward the best applications that benefit the neighborhoods are what is presented to you guys.

Commissioner Townsend said is the plan to accept or just to not accept any applications for this proposed 180-day period? The reason that I'm asking that is what additional strain or burden will that put on your office to accept any applications for the Land Bank property for that period of time. Wouldn't that just stack up and stack up? If this proposed plan passes, there'd be no action on them anyway. **Mr. Slaughter** said correct. The only difference is they would not be presented to the standing committee or the Board of Trustees. We'll work them up as usual. We have a spreadsheet we enter them in. When we get to the point where we're ready to move forward, we'll probably have a meeting with a large number of applications on it for

recommendation to approve. Based on some of the recommendations for land usage, we may submit to you, we may also come back and say that we feel that this application doesn't necessarily fit in the area that we're planning to do. Really, it will be business as usual. We'll just please ask for any applications we get for their patience during this time. We're not going to not accept them. We'll still accept them as business as usual. Instead of being 30 to 45 days, it could be up to 180 days before we present them to the committee for consideration. **Commissioner Townsend** said you don't foresee that putting an added strain on your department resources just to accept and hold them for that period? **Mr. Slaughter** said no. Once we get to the point where we present them, it will just be business as usual. We've had large months before where we brought applications in to you. We're ready to take on the challenge.

Norris Williams, 1215 Quindaro, asked you won't have any biddings on the lots in that area until 180 days. **Chairman McKiernan** asked what's your comment again? **Mr. Williams** said on the lots up there, there won't be any bidding or buying the lots until 180 days? Is that what you're saying? **Mr. Slaughter** said yes. What is going to happen is, if approved tonight, any applications, including possibly some tonight, will just be put on hold. We'll correspond with you and we'll let you know that if there has been nothing decided other than we're just going to be patience until we can bring it back for further consideration. **Mr. Williams** said okay. Thank you.

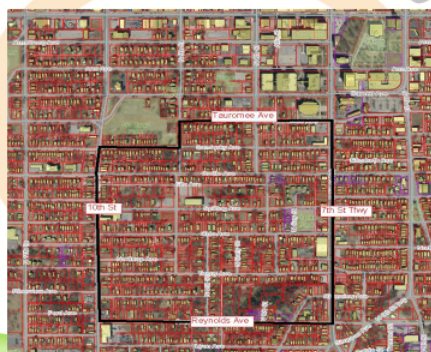
Chairman McKiernan asked, Mr. Slaughter, do you need action from us to approve this recommendation? **Mr. Slaughter** said yes, I do.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve the proposed hold area for the Northeast Master Plan area.** Roll call was taken and there were five "Ayes," Walters, Murguia, Townsend, Burroughs, McKiernan.

Memorandum – Proposed Hold Area

October 29, 2018

LAND BANK HOLD AREA REQUEST



LAND BANK HOLD AREA REQUEST

Requesting hold for all Land Bank property in the following boundaries:

- ▶ North – Tauromee Ave
- ▶ South – Reynolds Ave
- ▶ East – 7th St Tfwy
- ▶ West – 10th St
- ▶ Project involving multiple new home construction & rehabs



Mr. Slaughter said this is a project that we're still currently working out the details. This request, it is not in the Northeast Master Plan Area. As you can see, it's Tauromee to the north, Reynolds Ave. to the south, and between 7th and 10th St. Again, we're going to request all Land Bank properties be on hold. Again, we're working out the details. We will be coming, hopefully, in the next month or two with the details of that project. We're very excited about it. This is really just to help the organization and their finance years. We'll provide them with documentation that the board has approved the hold area for them and that should help them get their project to the finish line, so then we can come and present it and give you the details. I will also add that this project does involve rehabs and new construction.

Chairman McKiernan said the Northeast hold was for 180 days. Is this a until further notice?

Mr. Slaughter said we will bring back those details of how long that term will be. It will be longer because it will be project related and right now they're proposing at least a two-year timeframe for that. They have expressed wanting every single property. They're not concerned with how small they are. I've seen a couple of designs for those small lots. They have already had conversations with our Planning Department and so far they haven't risen any objections and stuff. Again, we're going to be very excited to bring this forward.

Commissioner Townsend said okay, so here we have a project that's in process? **Mr.**

Slaughter said right. **Commissioner Townsend** said we just don't know yet how long this

request to hold. **Mr. Slaughter** said it's going to be very similar to the one we currently have with Mt. Carmel which can be up to five years of holding that for them. That's kind of the language we're talking now, but again, we feel that's a fair trade off for consideration of what the project is going to bring. In the future, if we do receive an application, we plan to reach out to them and if this is maybe one or two lots that's not in their plans, we'll definitely have the conversation to see if they'd be willing to release it out of the hold, so we can bring it forward to you. **Commissioner Townsend** said it seems as though we'd be approving something for which we still don't have one important aspect solidified yet though as compared to the one we just—

Chairman McKiernan said I did ask Mr. Slaughter to run activity report for this area and there's actually been very little activity in the last several years in this area. It didn't strike me that we would necessarily be getting in the way of something that had been a popular area and lots of properties had been turning. **Commissioner Townsend** said so if we were to approve this tonight, then you will come back at some later date and have us amend it for a particular time period? **Mr. Slaughter** said correct.

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

Chairman McKiernan said I'm sorry. I didn't see you coming to the microphone.

Elnora Jefferson said I'm sorry. I was waiting also. I may be out of order, I was waiting for a call for public comment so my comment really goes with the motion that has already been voted

on I would imagine. That's with the Northeast Master Plan, but if you would allow me to ask my question. **Chairman McKiernan** said I absolutely will.

Elnora Jefferson, 419 Haskell, said I have four questions regarding the Northeast Master Plan, the hold on that. We support that in general because it's just good business sense to do that. The four questions that I have will be: 1) What is the definition of development? I heard that it was for single-family and maybe multi-family construction. I would just like to know what the definition is of development, because development is one of the exclusions in that 180-day moratorium, community development, economic development and so forth. I'd like to know what that is.

2) When will the development areas be identified? Mr. Slaughter was very kind, nice, and professional in coming to all of the neighborhood groups that asked for him to come and he explained a lot of things. One of the things it says is there is going to be a decision made by a body that is going to show what the development areas are in the northeast. My question is, when will those development areas be identified?

3) Who will have input into the decision to go forward and how? For example, during the 180-day moratorium there will be some processes, some procedure that will be identified whereby it could be a before b and c and that type of thing. My question is, what kind of input will the deciding body have and from who will that be?

4) The last thing, the interest that has peaked since the advertising of the Master Plan and maybe even before that, because what this is dealing with is dealing with public land, Land Bank lands, but it's not dealing with the market, it's not dealing with the open market. There certainly has some speculations and buyers from all over the nation, if not even globally for some of the land there. The question is, is the interest that the UG is seeing at this time, is it coming from developers or is it coming from individuals who want to extend their yards and have gardens? Those are the four questions that I have.

Chairman McKiernan said Mr. Slaughter has been writing, I saw him writing each of your four questions. What we will do, he will gather the information and I'll have him reach right back out to you, but then also ask that you get a report back to us at one of our future meetings with some more information related to the questions that she has brought forward. **Mr. Slaughter** said Ms. Jefferson does sit on the Advisory Board. We would anticipate probably the meeting we have

before we bring these recommendations to you, we'll definitely share them with them and get their input as we move forward on this.

Chairman McKiernan said we now have, for the other, the second hold area right here, we do have a motion and a second. Is there any other discussion or comment on that particular issue?

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

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.)

WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ *15 Applications
 - ▶ 1 – Single Family Construction
 - ▶ 5 – Yard Extensions
 - ▶ 9 – Property Acquisitions

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

**11 Applications in requested Hold Areas*

Mr. Slaughter said we started with 15 applications. We'll just go ahead and consider the ones that are in the northeast area still on hold and we'll just talk about the four remaining applications.

Chairman McKiernan said I just want to clarify, you will follow up with the property owners in the hold area. They're still worked up, their application is still valid. It is simply being held.

Mr. Slaughter said correct.

SINGLE FAMILY CONSTRUCTION
10841 COUNTYSIDE DR –
DEREK VAN, JR – 8520 GEORGIA AVE



Mr. Slaughter said first we have 10841 Countryside Dr. We have been presented with a plan for a single-family build out there.

YARD EXTENSION – 1022 BARNETT AVE
SAM SOUNDARA – 1020 BARNETT AVE



Next, we have a yard extension at 1022 Barnett. The applicant lives at 1020 Barnett.

YARD EXTENSION – 344 CAMBRIDGE ST
DYLAN DIXON – 340 CAMBRIDGE ST



344 Cambridge St., which is just this square here and the applicant is here at 340 Cambridge.

YARD EXTENSION – 2425 S 12TH TER
MARTIN LUGO – 2437 S 12TH TER



2425 S. 12th Terr., which is the one to the north of the applicant at 2437 S. 12th. Those are the four that are not in the Northeast Master Plan. We did meet with the Advisory Board and they did review the applications. There was no issues there. Our request would be just for those four applications to be forwarded to the board for final approval.

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

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.”)

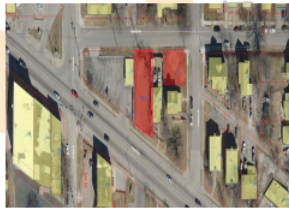
TRANSFERS FROM THE LAND BANK

- ▶ 1257 Reynolds Ave – Central Avenue Betterment Association (CABA)



TRANSFERS FROM THE LAND BANK 1257 REYNOLDS AVE – CABA

- ▶ CABA is wanting property for future home of the headquarters



**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**



Mr. Slaughter said we have a transfer request, 1257 Reynolds by Central Avenue Betterment Association. This is a lot that they're proposing will be a new headquarters for them. What we discussed with CABA is presenting the transfer, at least get the approval process over, and then when they're ready to take possession of the property, then we will transfer it over to them.

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

Commissioner Burroughs asked, Mr. Slaughter, the CABA project, is there a timeframe in which they have to build. **Mr. Slaughter** said generally, we try to ask that it be completed within a year. That's why I kind of like to get the approval process done so we don't have to tie them down to say that you have to take possession in such a period of time. It still gives them time to get all of their stuff in order. If for some reason the project fell through, we'll just come back and report that this transfer won't take place, but we're very confident that it will go through. Generally, we try to give them a year to complete. We'll work with them, we want them to be successful.

Commissioner Burroughs asked do we have criteria that they have to have approval for the certain façade to meet the downtown, the historical look of the particular area, do we put requirements on properties like that. **Mr. Slaughter** said we put language that asks that they met all current code and I guess standards is the way to properly put it. We can definitely maybe talk

with Legal and strengthen that language. I would anticipate that they're going to be very cooperative and want to put out something that's very complimentary to the avenue.

Chairman McKiernan said I will say that I've spoken with the Executive Director of Central Avenue Betterment Association and I am confident that he wants to absolutely make this a shining star on Central Avenue. That whole organization has really been trying to improve the look and the vitality of the avenue and really make it a destination place within our city. I'm confident that it's going to be an excellent project.

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





Mr. Slaughter said we just have our monthly Rehab Program Update. I think the last one we really didn't have much to talk about. We've had a couple of houses completed. Currently, our contractor pool has grown to 82. We have 98 houses in our inventory. That includes two that we just got from Tax Sale #341. We're in the process of getting those boarded and inspected. We'll make the determination on rehab or demo recommendation. Our demo number has dropped so we're down to 20 that our in the process of being demoed, 74 in the Rehab Program. We have 30 houses that have started rehab, 5 we're waiting closing on, 39 that I would say at least at this point are still sitting there. We did open, as we talked a couple of months ago about the Tier 2 group, we have four houses that we're currently starting the negotiations with. We got offers on them. We feel confident that we're going to have four more houses that will be in the rehab. We'll have rehab starting soon.

I just wanted to point out that we have just gotten to our 20th completed rehab. That's 14 for this year.

We, also again, the demo have gone up. We have now 18 houses demoed and that's 13 for this year.

Last thing, we have two houses that have just been recently completed.

1720 N 18TH ST

- ▶ Property in Tax Sale 335 - \$10,433.58
- ▶ Rehab time – 10 months
- ▶ Appraised Value (Jan 1) \$15,210
- ▶ Property is currently listed at \$95,000



This is 1720 N. 18th Street. This was in Tax Sale #335. The bid was \$10,400 that does include, it had a federal lien on it so nobody bid on it. It was a demo property. It was in the demo list. It somehow got back to us, or it was put back in the sale and that's how we got ahold of it. This was one we strongly we're recommending for demo. It was pretty rough. It sits right on the corner of the Westheight Historic Neighborhood. There was some resistance to get it demoed. We were fortunate that one of our rehabbers took it on and we thought he did a great job. It took 10 months to complete. The appraised value at the beginning of the year was a little over \$15,000. He currently has it listed for \$95,000. We had an open house. We had a lot of people attend. Again, we're very proud of the result.

10 MC GREW GR

- ▶ Property in Tax Sale 337 - \$15,340.83
- ▶ Rehab time – 4.5 months
- ▶ Appraised Value (Jan 1) \$8,100
- ▶ Private appraisal at \$130,000.00
- ▶ Property renting for \$900.00/mo



The second house that was completed is 10 McGrew Grove. This was in Tax Sale #337. A large asking price that nobody bid on. This took about 4.5 months. This was one that we had under contract earlier and the rehabber and we feel they basically just told us he couldn't complete it, so we took this it back. We were fortunate to give it to another one of our stronger rehabbers and we feel they did a great job. This was appraised just over \$8,000 in January. They had a private appraisal for \$130,000. It is currently renting for \$900 a month. Those were the last two success stories out of the program. We have 30 that are currently being worked on and we'll just keep presenting those as they get completed and pushing through.

Chairman McKiernan said fantastic. It's really a great program. Do I remember hearing that at the League of Kansas Municipalities or the Kansas Association of Counties, at a recent state meeting, there was some discussion about the Rehab Program? **Mr. Slaughter** said I believe so. **Chairman McKiernan** said there was and it was very positive discussion and we received an award. We're going to find out that award was and we're going to tell everybody about that again. I think this is great that we are innovating here and are really trying to stabilize our neighborhoods.

Commissioner Townsend said I wanted to add my kudos again to Mr. Slaughter and everyone working with him on that program. You're able to see first hand the diligence of the second contractor and all the subs that came in on the last house that you're talking about. As they completed the rehab and went through the rehab process, they also had a lot of respect for the neighbors who were already there in terms of how they picked up and watched what they were doing around the area. We appreciate that, and again, appreciate everything that you and your staff and co-workers are doing and that contractor.

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

tk



Staff Request for Commission Action

Tracking No. 181

Full Commission Meeting Date: January 31, 2019

Committee: Neighborhood & Community Development

Date of Standing Committee Action: January 14, 2019

(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>
01/02/2019	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 (6)

Item (2) - 2018 Conveyance Report

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:

2018 Conveyance Report, Applications

**UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS**



**2018
WYANDOTTE COUNTY LAND BANK
Conveyance Report**

**Submitted by:
Chris Slaughter, Manager**

Per **K.S.A. 19-26,105** “The Land Bank office shall make an annual report to the Land Bank Board of Trustees on or before January 31st of each year” of properties that were conveyed during the previous calendar year. Below is a list of properties that were sold out of the Land Bank during 2018**Chris Slaughter, Wyandotte County Land Bank Manager**

Conveyance Date	Owner(s)	Property Address	Parcel #	Proposed Use	Payment
01/02/18	Donald Boarders	1607 N 49th St	047308	Yard Extension	\$580.00
01/03/18	Guadalupe Villota-Alvidrez	23 S 11th St	069487	Yard Extension	\$260.00
01/03/18	Julio Cesar Chavez	1735 Waverly Ave	116000	Yard Extension	\$330.00
01/08/18	Victor Fernandez	202 N 13th St	103313	Yard Extension	\$500.00
01/09/18	Donna McAbee	49 S 16th St	103927	Property Acquisition	\$330.00
01/10/18	Pillar KC, LLC	2070 Darby Ave	154060	Rehab	\$750.00
01/10/18	Pillar KC, LLC	2315 Maxine Williams Dr	156338	Rehab	\$1,000.00
01/10/18	Rolando Estrada	1937 N 29th St	195714	Yard Extension	\$750.00
01/12/18	Miguel Cumplido	1215 Ann Ave	080939	Yard Extension	\$250.00
01/12/18	Miguel Cumplido	1219 Ann Ave	080941	Property Acquisition	\$250.00
01/17/18	Sam Soundara	2559 Cissna St	158312	Yard Extension	\$250.00
01/19/18	Alexander Andrews	736 Quindaor Blvd	132164	Yard Extension	\$200.00
01/19/18	John Randolph	3044 N 32nd St	100114	Yard Extension	\$750.00
01/23/18	Peak Roofing & Construction	2204 N 34th St	913114	Rehab	\$500.00
02/01/18	J-Bloc, LLC	4110 Roswell Ave	105325	Rehab	\$2,500.00
02/08/18	Carl Martin	2016 W 36th Ave	216002	Yard Extension	\$1,000.00
03/01/18	Chris Herbst	3132 S 37th St	911908	Yard Extension	\$5,000.00
03/08/18	Lorenza Jaramillo	2923 Lafayette Ave	101671	Yard Extension	\$400.00
03/21/18	Sierra Drydale	619 Silver Hill Dr	235200	Yard Extension	\$500.00
04/02/18	Cristofer Estrada-Sosa	1609 New Jersey Ave	098727	Yard Extension	\$500.00
04/02/18	Cristofer Estrada-Sosa	1517 New Jersey Ave	209526	Property Acquisition	\$275.00
04/18/18	Wilma Manthe	3403 S 37th St	079648	Yard Extension	\$1,000.00
04/20/18	Victor Lozano	2125 N 29th St	101103	Yard Extension	\$500.00
04/20/18	Victor Lozano	2737 Waverly Ave	101023	Property Acquisition	\$250.00
04/26/18	Ester Reed	1628 N 51st St	047478	Property Acquisition	\$800.00
04/26/18	Ester Reed	1620 N 51st St	047442	Property Acquisition	\$400.00
04/26/18	Pillar KC, LLC	2050 S 10th St	126121	Rehab	\$1,250.00
04/26/18	Hartje Home Renovation & Remodeling	239 S Mill St	120703	Rehab	\$2,100.00
04/27/18	Bright Solutions, LLC	3028 Cissna St	115538	Rehab	\$750.00
04/27/18	Pillar KC, LLC	1232 Ann Ave	080924	Rehab	\$1,000.00
04/27/18	Pillar KC, LLC	1869 N 30th St	195511	Rehab	\$1,000.00
05/01/18	Americasa, LLC	3405 Longwood Ave	104501	Yard Extension	\$500.00
05/02/18	Henson Memorial Church	900 Lafayette Ave	154022	Property Acquisition	\$250.00
05/02/18	Henson Memorial Church	917 Greeley Ave	154016	Property Acquisition	\$250.00
05/03/18	Sharon Turner	2525 Alden St	158211	Yard Extension	\$300.00
05/04/18	M & K Repairs	1833 N 29th St	195467	Rehab	\$1,250.00
05/04/18	M & K Repairs	4928 Blue Ln	107306	Rehab	\$1,250.00
05/09/18	Lolita Marshall	2415 N 37th St	216809	Yard Extension	\$2,840.00
05/09/18	Armando Campos Cerrito	1041 Shawnee Ave	072088	Yard Extension	\$250.00
05/09/18	Michael Patterson	1516 N 44th St	060456	Yard Extension	\$2,060.00
05/11/18	J-Bloc, LLC	2748 N 33rd St	109336	Rehab	\$1,800.00
05/14/18	Michael Knight	1933 N 18th St	098648	Yard Extension	\$375.00
05/14/18	Obdulia Valles	610 S Valley St	072230	Property Acquisition	\$250.00
05/14/18	Kenia Cruz	1702 Walker Ave	098780	Yard Extension	\$250.00

05/14/18	Mack Phoenix	3072 N 22nd St	162036	Yard Extension	\$200.00
05/18/18	Mauricio Mares	289 S 8th St	122025	Yard Extension	\$500.00
05/23/18	Robbin Chandler	1020 Lowell Ave	069497	Yard Extension	\$150.00
05/31/18	Timothy Linville	1117 N 19th St	165401	Rehab	\$0.00
06/01/18	Priority One Residential Services	2940 N 16th St	115342	Rehab	\$250.00
06/05/18	Cookie Sutton	22 N James St	141345	Property Acquisition	\$12,350.00
06/13/18	Elizabeth Pineda Aviles	270 S Bethany St	070905	Yard Extension	\$500.00
06/15/18	Antonia Ayalla	2501 N 22nd St	159206	Yard Extension	\$350.00
06/15/18	Antonia Ayalla	2507 N 22nd St	159204	Property Acquisition	\$350.00
06/26/18	Paula Johnson	614 Quindaro Blvd	112010	Yard Extension	\$260.00
06/26/18	Hazel Byers	2313 N 12th St	157125	Yard Extension	\$400.00
06/26/18	Charlie Sessoms	2912 N 5th St	095934	Property Acquisition	\$250.00
06/28/18	Lidia Patino	1968 R Stewart Ave	159626	Yard Extension	\$1,020.00
06/28/18	Patrick Petralie	1728 S 12th St	128233	Yard Extension	\$1,000.00
07/03/18	Preston Brown	2756 N 22nd St	160122	Yard Extension	\$350.00
07/03/18	Maria Benitez	1127 Richmond Ave	098081	Yard Extension	\$250.00
07/06/18	BlaMoRebuilds, LLC	3001 N 40th St	105407	Rehab	\$1,000.00
07/10/18	Flor Idalia Herrera	2108 N 12th St	157209	Yard Extension	\$300.00
07/18/18	Bright Solutions, LLC	631 Freeman Ave	142708	Rehab	\$2,500.00
07/26/18	Prescott Real Estate, LLC	214 S 18th St	143721	Property Acquisition	\$34,500.00
08/02/18	Walter Justice	4335 Parallel Ave	062106	Yard Extension	\$5,890.00
08/02/18	Kenthedo Robinson	731 Lafayette Ave	111540	Yard Extension	\$250.00
08/02/18	Rosario Bernal	131 S 14th St	212810	Yard Extension	\$870.00
08/03/18	Maria Perez	1047 Ella Ave	092363	Yard Extension	\$420.00
08/06/18	Nancy Chavez-Cardona	2312 N 34th St	107951	Yard Extension	\$400.00
08/08/18	Ricardo Balderrama	232 N Early St	119819	Yard Extension	\$450.00
08/10/18	Four-Leaf Home Solutions, LLC	2524 N 17th St	115858	Rehab	\$1.00
08/13/18	Elmer Perez	1931 N 25th St	075221	Yard Extension	\$218.00
08/13/18	Elmer Perez	1927 N 25th St	075220	Property Acquisition	\$300.00
08/16/18	Edrus, LLC	2115 N 12th St	157161	Rehab	\$1.00
08/16/18	Edrus, LLC	639 Parallel Ave	095007	Rehab	\$1.00
08/16/18	Pillar KC, LLC	817 Ohio Ave	119800	Rehab	\$1,500.00
08/16/18	Pillar KC, LLC	2119 N 7th St	111496	Rehab	\$3,000.00
08/16/18	KC Casas, LLC	2828 N 42nd St	172836	Rehab	\$750.00
08/16/18	KC Casas, LLC	844 Freeman Ave	082338	Rehab	\$1.00
08/16/18	KC Casas, LLC	1957 N 28th St	195806	Rehab	\$1.00
08/22/18	Misael Carreon	804 N 20th St	054300	Yard Extension	\$400.00
09/05/18	Miguel Morales	1710 State Ave	091414	Yard Extension	\$180.00
09/05/18	Hermenegilda Ojeda	1108 Greeley Ave	156820	Yard Extension	\$400.00
09/07/18	MJB Properties, LLC	4315 Ann Ave	914502	Yard Extension	\$1,000.00
09/12/18	Drew Woolery	3113 W 43rd Ave	135020	Single Family Construction	\$100.00
09/12/18	Gail Mitchell	2001 N 9th St	095077	Yard Extension	\$350.00
09/17/18	Ioan Potra	1873 N 27th St	075532	Yard Extension	\$375.00
09/19/18	Mario Jimenez-Castillo	710 N 10th St	082668	Yard Extension	\$470.00
09/19/18	Mario Jimenez-Castillo	714 N 10th St	082667	Property Acquisition	\$400.00
09/20/18	Tiffany Miller	3300 Farrow Ave	164614	Yard Extension	\$670.00
09/25/18	Philip Fracul	1959 Garfield Ave	068838	Property Acquisition	\$500.00
09/28/18	Purple Holdings, LLC	2115 N 12th St	157161	Rehab	\$10.00
09/28/18	Purple Holdings, LLC	2721 N 21st St	163034	Rehab	\$1.00

09/28/18	Timothy Danner	1901 N 9th St	098005	Yard Extension	\$350.00
10/01/18	Victoria Owen	2406 N 12th St	157233	Property Acquisition	\$330.00
10/01/18	Antonio Salvatore Mesa, Jr	740 Simpson Ave	121019	Yard Extension	\$810.00
10/02/18	Tenfold Investment Group, LLC	2816 N 21st St	162934	Rehab	\$500.00
10/05/18	Bernal Rosario Martinez	135 S 14th St	212811	Property Acquisition	\$565.00
10/05/18	James Jackson	3443 N 33rd St	163822	Property Acquisition	\$1,000.00
10/05/18	SanJuanita Ortiz-DeLeon	297 S Mill St	122053	Yard Extension	\$600.00
10/09/18	Guadalupe Villota-Alvidrez	1219 Haskell Ave	157264	Yard Extension	\$460.00
10/17/18	Rafael Hernandez-Crisostimo	327 S Boeke St	071247	Yard Extension	\$250.00
10/17/18	KC Casas, LLC	4300 Powell Ave	175308	Rehab	\$1.00
10/18/18	Miguel Valdez	2921 Farrow Ave	164906	Yard Extension	\$500.00
10/31/18	Pima, LLC	3906 Washington Ave	063105	Rehab	\$10,200.00
11/05/18	Darrell Lawson	3240 Cleveland Ave	101937	Yard Extension	\$500.00
11/06/18	Jose Mota-Ordaz	259 S Bethany St	068305	Yard Extension	\$500.00
11/09/18	Total Renovation Services, LLC	1140 Richmond Ave	098030	Rehab	\$150.00
11/13/18	Franklin Bryant	1140 Lafayette Ave	157008	Yard Extension	\$330.00
11/13/18	Bright Solutions, LLC	2513 N 22nd St	159202	Rehab	\$1,500.00
11/14/18	Jeanne Johnson	331 Quindaro Blvd	094821	Yard Extension	\$375.00
11/14/18	Kenia Cruz	1708 Walker Ave	098782	Yard Extension	\$500.00
11/14/18	Albert Walker	3706 M 37th St	167619	Property Acquisition	\$1,200.00
11/16/18	Vega Homes, Inc	1425 Greeley Ave	116054	Rehab	\$500.00
11/19/18	Deborah Cunningham	2569 Cissna St	158311	Yard Extension	\$475.00
12/06/18	Olivia Moore	3850 Bell Crossing Dr	913501	Yard Extension	\$5,000.00
12/06/18	Jovan Ledbetter	1217 Georgia Ave	157537	Yard Extension	\$320.00
12/06/18	J-Bloc, LLC	3817 N 55th St	917509	Rehab	\$2,500.00
12/06/18	Edrus, LLC	2007 N 7th St	095014	Rehab	\$1.00
12/13/18	Central Avenue Betterment Association	1258 Central Ave	103205	Transfer	\$0.00
12/27/18	Richard Dearing	3110 N 47th St	107109	Yard Extension	\$250.00
12/27/18	Paula Johnson	610 Quindaro Blvd	112008	Property Acquisition	\$260.00
12/27/18	Emma Pacheco	1520 Pacific Ave	066720	Yard Extension	\$340.00
12/31/18	Martin Lugo	2425 S 12th Ter	129330	Yard Extension	\$1,500.00
TOTALS					\$144,706.00

TOTALS FOR 2018	
Properties Conveyed (Returning to the Tax Roll)	123
# Properties Conveyed to CDC's & Neighborhood Groups at no charge	1
Total Properties Conveyed	124
Total Amount of Revenue generated from Land Bank properties in 2018	\$144,706.00

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
MARTIN LUGO	2437 S 12th St	2441 S 12th Ter	PROPERTY ACQUISITION	
MARTIN LUGO	2437 S 12th St	2443 S 12th Ter	PROPERTY ACQUISITION	
MARK O'BRYAN	1640 S Baltimore St	1612 S Bethany St	PROPERTY ACQUISITION	
MARK O'BRYAN	1640 S Baltimore St	1614 S Bethany St	PROPERTY ACQUISITION	
MARK O'BRYAN	1640 S Baltimore St	1620 S Bethany St	PROPERTY ACQUISITION	
MARK O'BRYAN	1640 S Baltimore St	1628 S Bethany St	PROPERTY ACQUISITION	
MARK O'BRYAN	1640 S Baltimore St	1630 S Bethany St	PROPERTY ACQUISITION	
MARK O'BRYAN	1640 S Baltimore St	1632 S Bethany St	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.			

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Application for Land Bank Property Acquisition



Use this application if:

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Signature (Required)

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

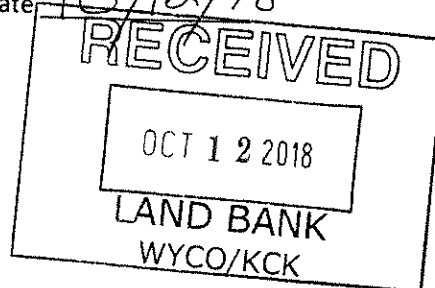
Sign here

Martin Hugo

Date

10/12/18

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: 2441 S 12th Ter

Parcel ID Number: 129327

Intended Usage of Property: _____

Applicant Information (Please Print)

Name: Martin Hugo

Company/Organization: _____

Mailing Address: 808 N 89th KS 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.
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Signature (Required)

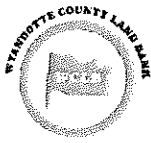
I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge and will remain confidential.

Sign here

Date 10/12/18

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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Signature (Required)

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Sign here

Date 10/12/18

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: 2443 S 12th Ter

Parcel ID Number: 129326

Intended Usage of Property: _____

Applicant Information (Please Print)

Name: Martin Hugo

Company/Organization: _____

Mailing Address: 808 N 89th KC KS 66112

Phone Number(s) _____

E-mail(s): _____

Please Respond to the Following Questions:

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Please explain a "yes" answer on a separate attachment.
Yes ___ No X
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Sign here

Date 10/12/18

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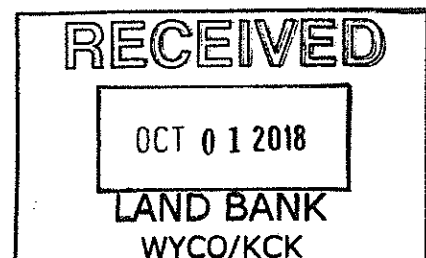
I have read and understand the information provided above and contained in this application.

Tammy L O'Bryan
Sign here

Date 10-1-18

Tammy L O'Bryan

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



Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: Vacant Lot

Parcel ID Number: 143040

Intended Usage of Property: Yard Extension/Preserve

Applicant Information (Please Print)

Name: Tammy L O'Bryan

Company/Organization: _____

Mailing Address: 1640 So Baltimore K.C.K.S 66103

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

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Yes _____ No X

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Signature (Required)

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Tammy L O'Bryan Date 10-1-18
Sign here

Tammy L O'Bryan
Print Name



Application for Land Bank Property Acquisition



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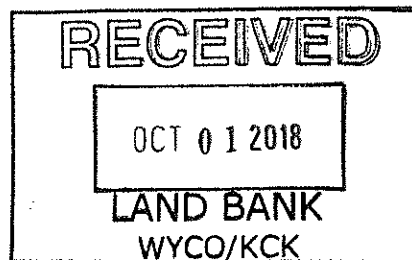
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Tammy L O'Bryan
Sign here

Date 10-1-18

Tammy L O'Bryan

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



Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: Vacant Lot

Parcel ID Number: 143267

Intended Usage of Property: Yard Extension / Preserve

Applicant Information (Please Print)

Name: Tammy L O'Bryan

Company/Organization: _____

Mailing Address: 11640 So Baltimore KCKS 66103

Phone Number(s): 112 211 1211

E-mail(s): tbryan@kck.com

Please Respond to the Following Questions:

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Yes _____ No ✓
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Tammy L O'Bryan Date 10-1-18
Sign here

Tammy L O'Bryan
Print Name



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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 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)

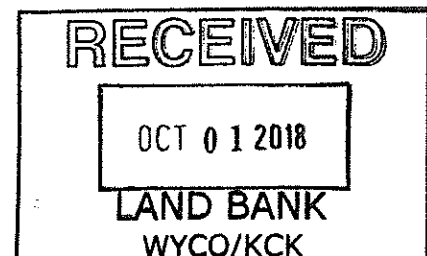
I have read and understand the information provided above and contained in this application.

Tammy L O'Bryan
Sign here

Date 10-1-18

Tammy L O'Bryan

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



Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: Vacant Lot
Parcel ID Number: 143268
Intended Usage of Property: Yard Extension / Preserve

Applicant Information (Please Print)

Name: Tammy L O'Bryan
Company/Organization: _____
Mailing Address: 1640 So Baltimore KCRS 666103
Phone Number(s): 110-11-11
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.

Tammy L O'Bryan Date 10-1-18
Sign here

Tammy L O'Bryan
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.
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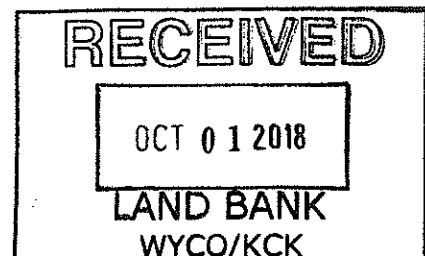
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Tammy L O'Bryan
Sign here

Date 10-1-18

Tammy L O'Bryan

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



Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: Vacant Lot

Parcel ID Number: 143041

Intended Usage of Property: Yard Extension / Preserve

Applicant Information (Please Print)

Name: Tammy L O'Bryan

Company/Organization: _____

Mailing Address: 11640 So Baltimore KCKS 66103

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
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Yes _____ No X

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Tammy L O'Bryan Date 10-1-18
Sign here

Tammy L O'Bryan
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.

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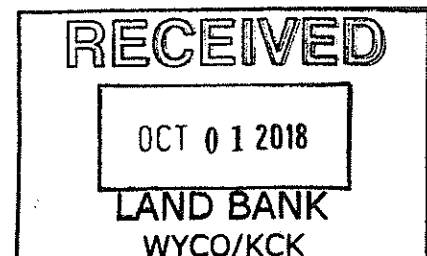
I have read and understand the information provided above and contained in this application.

Tammy L O'Bryan
Sign here

Date 10-1-18

Tammy L O'Bryan

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



Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: Vacant Lot

Parcel ID Number: 143042

Intended Usage of Property: Yard Extension / Preserve

Applicant Information (Please Print)

Name: Tammy L O'Bryan

Company/Organization: _____

Mailing Address: 1640 50 Baltimore LCKS 66103

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

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Yes _____ No X

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Tammy L O'Bryan Date 10-1-18
Sign here

Tammy L O'Bryan
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.

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Signature (Required)

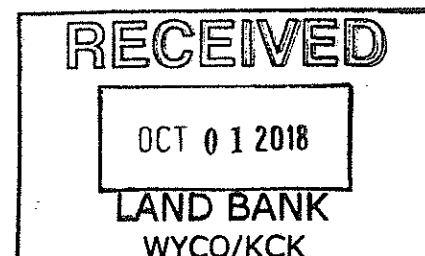
I have read and understand the information provided above and contained in this application.

Tammy L O'Bryan
Sign here

Date 10-1-18

Tammy L O'Bryan

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



Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: Vacant Lot

Parcel ID Number: 143043

Intended Usage of Property: Yard Extension / Preserve

Applicant Information (Please Print)

Name: Tammy L O'Bryan

Company/Organization: _____

Mailing Address: 1640 So Baltimore KCKS 66103

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

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Yes _____ No X

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Tammy L O'Bryan Date 10-1-18
Sign here

Tammy L. O'Bryan
Print Name



Staff Request for Commission Action

Tracking No. 182

Full Commission Meeting Date: January 31, 2019

Committee: Neighborhood & Community Development

Date of Standing Committee Action: January 14, 2019

(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>
01/02/2019	Chris Slaughter	x8977	CSlaughter@wycokck.org	Land Bank

Item Description:

The Land Bank Manager respectfully will present information regarding an approved hold area between:

North - Tauromee Ave

West - 10th St

South - Reynolds Ave

East - 7th St

and update on 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:

Memo to WCLB BOT - Project Area UPDATE



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:

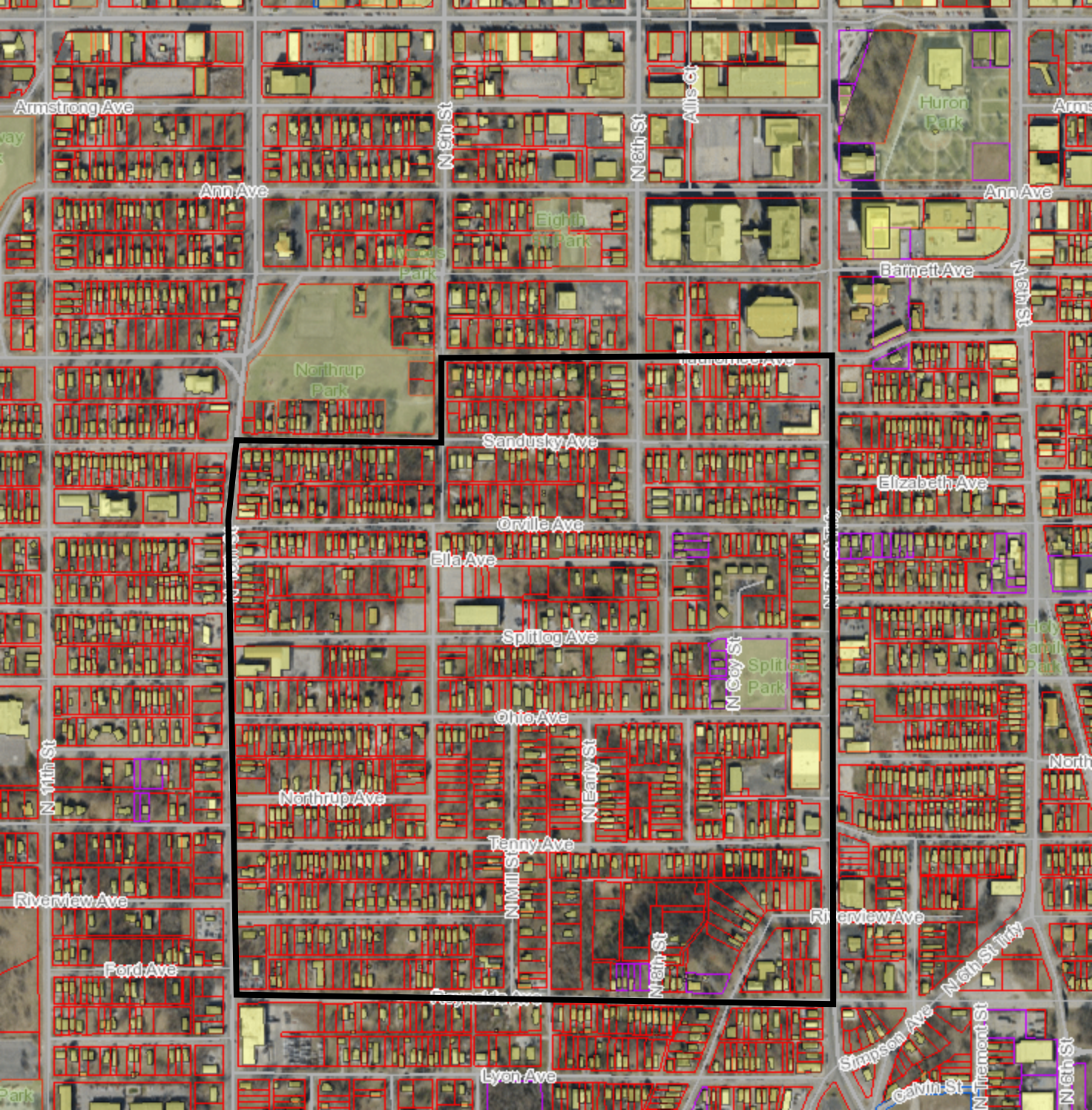
Section 6. Establishing Hold Areas

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

N 1st St

N 2nd St

Alis St

Huron Park

Ann Ave

W 8th St

W 8th St

Northrup Park

Sandusky Ave

Orville Ave

Ella Ave

Splitlog Ave

Ohio Ave

Northrup Ave

Tenny Ave

N 3rd St

N 4th St

N 5th St

Splitlog Park

Riverview Ave

Ford Ave

Lyon Ave

Simpson Ave

Calvin St

N 6th St

N 7th St

Northrup Ave

Holy Family Park

N 8th St

N 9th St