



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, February 4, 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 February 4, 2019 Agenda.**
- III. Approval of standing committee minutes from December 3, 2018.**
- IV. Committee Agenda**

Item No. 1 - ORDINANCE: AMENDMENTS CODIFYING WEED/MOWING VIOLATIONS

Synopsis: Amendments codifying the Unified Government's ability to send a one-time yearly written notification to people that have received a weed/mowing violation in the previous twelve months, allowing abatement and assessment of any resulting costs without prior notice, submitted by Greg Talkin, Neighborhood Resource Director.

Tracking #: 19563

Item No. 2 - LAND BANK BUSINESS

Synopsis: Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.

Applications

813 Minnesota Ave. - Casa Aleman, LLC, new construction

1522 Pacific Ave. - Emma Pacheco, property acquisition

1524 Pacific Ave. - Emma Pacheco, property acquisition

Donations to Land Bank (vacant lots)

1640 S. Valley - Michael N. Jenkins

1643 S. 13th - Michael N. Jenkins

1645 S. 13th - Michael N. Jenkins

Tracking #: 19560

Item No. 3 - UPDATE: LAND BANK REHAB PROGRAM

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

For information only.

Tracking #: 19561

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, December 3, 2018**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, December 3, 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 (via phone), Townsend (via phone), and Burroughs. The following officials were also in attendance: Melissa Sieben, Assistant County Administrator; Chris Slaughter, Land Bank Manager; Angela Lawson; Deputy Chief Counsel; 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 October 1, 2018. **On motion of Commissioner Walters, seconded by Commissioner Burroughs, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

ITEM NO. 1 – 18535...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.

Application for property acquisition, unless otherwise noted
2109 S. 26th Street – Jessica Sickler, new construction
3110 N. 47th St. – Richard Dearing
1520 Pacific Ave. – Emma Pacheco
1600 N. 59th St. – Leonor Castro



WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 4 Applications
 - ▶ 1 – Single Family Construction
 - ▶ 3 – Yard Extensions

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

Chris Slaughter, Land Bank Manager, said we have four applications tonight. We have one single family construction and three yard extensions. As we do every month, all applicants are current on their taxes and have no code violations.

December 3, 2018

SINGLE FAMILY CONSTRUCTION
2109 S 26TH ST – JESSICA SICKLER



The first is 2109 S. 26th St. This will be a single-family construction. We will note that the applicant is planning to build a 1,200 sq. ft. first floor and 1,200 sq. ft. basement. This isn't obviously the actual house. It's kind of a rendering of what they plan the end result will look like.

YARD EXTENSION – 3110 N 47TH ST
RICHARD DEARINGER – 3118 N 47TH ST



We have three yard extensions. The applicant lives here at 3118 N. 47th St. and they're looking for 3110 N. 47th St. This house has been demoed.

YARD EXTENSION – 1520 PACIFIC AVE
EMMA PACHECO – 1518 PACIFIC AVE



1520 Pacific Ave. is another house that has been demoed. The applicant is there at 1518 Pacific Ave.

YARD EXTENSION – 1600 N 59TH ST
LEONOR CASTRO – 1522 N 59TH ST



Then the applicant here is at 1522 N. 59th St., with the Land Bank property at 1600 N. 59th St.

LAND BANK ADVISORY BOARD
RECOMMENDATION

The Land Bank Advisory Board recommends forwarding the applications to the Land Bank Board of Trustees for final approval.

WYANDOTTE COUNTY LAND BANK
APPLICATIONS

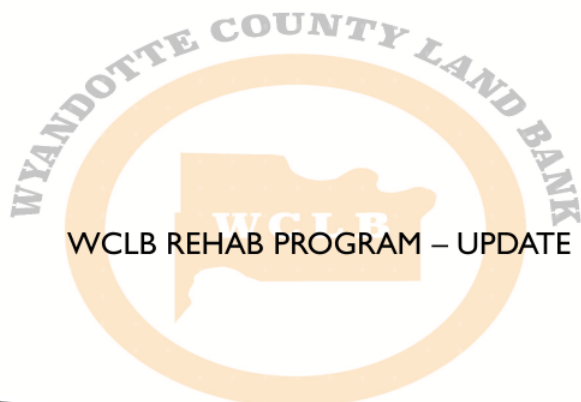
REQUESTING APPROVAL
OF THE APPLICATION REQUESTS
& TO FORWARD THEM TO THE
LAND BANK BOARD OF
TRUSTEES FOR FINAL APPROVAL

The Advisory Board did review and recommends approval and that is our ask for tonight.

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

Item No. 2 – 18536...UPDATE: LAND BANK BUSINESS

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



Mr. Slaughter said the last item we have is the update of the Rehab Program. Currently, we are sitting at 86 contractors. We have 99 houses in our inventory, 19 recommended for demo, 72 currently in the Rehab Program. Of those, 33 have rehab started, 3 houses we're waiting to close, 36 with no offers. Of the 99, 8 are the last ones that we just got deeded over from the August tax sale so we're in the process of boarding and inspecting. We should have open houses scheduled before the end of the month.

Currently, we've had 22 houses completed, rehabs in the program. That's 16 this year and 19 houses demoed which is 15. We've had two more completed.

1869 N 30TH ST

- ▶ Property was a donation
- ▶ Rehab time — 6.5 months
- ▶ Appraised Value (Jan 1) \$46,820
- ▶ Property is currently listed at \$119,000



This is 1869 N. 30th St. This was a donation from, I believe, Wells Fargo. The rehab took 6.5 months. In January of this year it was appraised at \$46,800 and it's currently listed for sale for \$119,000.

2735 N 31ST ST

- ▶ Property was a donation
- ▶ Rehab time — 12 months
- ▶ Appraised Value (Jan 1) \$39,600
- ▶ Property is currently listed at \$81,000



2735 N. 31st St.; again, this was another donation. This took 12 months. Back in January it was about \$39,600 appraised and it's currently listed at \$81,000. Shortly and sweetly that's the presentation tonight unless you have any questions or comments.

Chairman McKiernan asked does anyone have any comments or questions for Mr. Slaughter on the Rehab Program. We appreciate your monthly updates. Always look forward to them because their good. That concludes all of the items on the Neighborhood and Community Development

agenda. We will adjourn in that capacity. If anyone was here for an item on the Land Bank agenda, those items were all approved as submitted and you can follow up with Mr. Slaughter.

Chairman McKiernan adjourned the meeting at 5:05 p.m.

tk



Staff Request for Commission Action

Tracking No. 19563

Full Commission Meeting Date: 2/14/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 2/4/19

(If none, please explain):

Publication Required: Yes 02/21/2019

<u>Date:</u> 01/23/2019	<u>Contact Name:</u> Greg Talkin	<u>Contact Phone:</u> x8628	<u>Contact Email:</u> gtalkin@wycokck.org	<u>Department/Division:</u> Legal
<u>Item Description:</u> Amendments codifying the Unified Government's ability to send a one-time yearly written notification to people that have received a weed/mowing violation in the previous twelve months, allowing abatement and assessment of any resulting costs without prior notice.				
<u>Action Requested:</u> To approve the ordinance.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Amendment to Chapter 8, Article 12 - Weeds and Vegetation				

Published _____

ORDINANCE NO. _____

An ordinance relating to Chapter 8, Article XII. Weeds and Vegetation, amending Sections 8-534, 8-539 and 8-547 and repealing Section 8-548.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That Sections 8-534, 8-539 and 8-547 are hereby amended to read as follows:

Sec. 8-534. - Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Agent means any person registered with the unified government as an agent for a property, or any nonowner listed on the county tax roll as the person to receive the tax bill notice.

Excessive growth or hazardous premises means any weed, grass or uncultivated vegetation which is more than eight inches in height above the ground or 12 inches in length, if matted down, as measured along the stem, and shall include all trees, bushes, shrubs, flowers and ornamental or garden plants, either cultivated or uncultivated, if such plants are not made readily distinguishable from surrounding vegetation of excessive growth, and plants which are poisonous to the touch, including poison ivy, poison oak and poison sumac. The term "excessive growth" or "hazardous premises" includes an accumulation of weeds, vegetation, dead organic matter, debris or similar materials or conditions which constitute a fire, health or safety hazard.

Perennial violator means:

- ~~(1) Any person who shows an annual pattern of failing to comply with this article, which may be shown by repeated notices of abatement, notices of costs, or previous violations of this article;~~
- ~~(2) Any abandoned or vacant property which shows an annual pattern in violation of this article, which may be shown by repeated notices of abatement, notices of costs, or previous violations of this article.~~

~~A list of such properties will be maintained by the unified government clerk and available for public inspection during regular business hours.~~

Person means any individual, individuals, partnership, corporation, unincorporated association, other business organization, committee, board, trustee, receiver, agent, or any representative who has charge, care or responsibility for maintenance of any property, lot or parcel of land, regardless of status as owner, tenant or lessee, and regardless of whether such person has possession.

Property owner means the named property owner as indicated by the records of the register of deeds or appraiser's office in the county, and for purposes of this article, shall include the owner of property abutting the streets, alleys, avenues, boulevards, public easements and public rights-of-way.

Representative means any person or entity listed in the county appraiser's office or treasurer's office for the purposes of paying taxes, a registered agent with the state secretary's office for corporate or partnership ownership, an agent or manager directed by the property owner, estate or court order to represent the interests of the property or to otherwise control activities on the real property, or a corporate officer.

Tenant means any person who has a severable or nonseverable interest in the real property, either by oral or written lease or covenant or by other methods of conveying a limited interest in such lands, or any person who occupies or has possession of such real property.

Vegetation means, but is not limited to, weeds, woody vines, brush, grass and uncultivated plants.

Weeds means, but is not limited to, kudzu (*Pueraria lobata*), field bindweed (*Convolvulus arvensis*), Russian Knapweed (*Centaurea picris*), hoary cress (*Lepidium draba*), Canada thistle (*Cirsium Arvense*), quackgrass (*Agropyron repens*), leafy spurge (*Euphorbia esula*), burrweed (*Franseria tomentosa* and *discolor*), pignut (*Hoffmannseggia densiflora*), musk (nodding), thistle (*Carduus nutans* L.), Johnson grass (*Sorghum halepense*) and multiflora rose (*Rosa Multiflora*).

(Code 1988, § 8-574; Ord. No. 65619, § 5, 4-19-1991)

Sec. 8-539. - Notice requirements.

(a) The notice of abatement shall state:

- (1) A common and/or legal description of the property upon which the violation exists;
- (2) That the property is in violation of the provisions of this article;
- (3) A description of the nature of the violation that would reasonably allow the property owner or other responsible person, representative or tenant to determine the nature of the violation to allow for self-abatement;

- (4) That the person in charge of the property shall have ten days from the date which notice is mailed, personally served, or published to either eradicate the excessive growth of vegetation or request a hearing before the public officer or his designated representative. Notice may be published by the unified government in the official unified government paper when the owner is unknown or is a nonresident and there is no resident agent;
- (5) That, upon written request prior to the expiration of the notice period, the property owner, representative, tenant or other responsible person may request a hearing before a designated hearing officer of the unified government;
- (6) That if the occupant, owner or agent fails to request a hearing or refuses to cut or remove such weeds after five days' notice by the unified government clerk or, in cases where the owner is unknown or is a nonresident and there is no resident agent, ten days after notice has been published by the unified government clerk in the official unified government paper, then the unified government or its authorized agent will remove the excessive growth of vegetation by reasonable means and assess the costs of removal, including reasonable administrative costs, against said person. Notice of the total costs for such abatement shall be provided to the owner, occupant or agent by regular mail, certified mail with return receipt requested, or personal service;
- (7) That if the assessed costs of removal, including administrative costs and costs of providing notice, are not paid within 30 days of the date when the assessment comes due, the costs will be added to the property tax as a special assessment;
- (8) That if any special assessments levied by the unified government in accordance with this article remain unpaid for a period of one year or more after their initial levy, the unified government may collect the amount due in the same manner as a personal debt of the property owner to the unified government by bringing an action in the county district court. Such actions may be maintained, prosecuted and all proceedings taken, including any award of post-judgment interest, in accordance with K.S.A. 16-204 to the same effect and extent as for the enforcement of an action for debt. All provisional remedies available in such actions shall be available to the unified government in the enforcement of the payment of such obligations. In such actions the unified government also shall be entitled to recover interest at the rate provided in K.S.A. 79-2968 from and after the date a delinquency occurs in the payment of special assessments levied under this article. The unified government may pursue collection both by levying a special assessment and in the manner provided by this section, but only until the full cost and any applicable interest has been paid in full;

- (9) That violation of any provision of this article shall be deemed a misdemeanor and punishable by a fine of not less than ~~\$50.00~~ \$100.00 nor more than ~~\$500.00~~ \$1500.00. Each day any violation of this article continues shall constitute a separate offense punishable as a misdemeanor;
- (10) That prosecution of any offender under this section does not limit the unified government's right to abate any excessive growth as defined under this article or to additionally recover any costs incident to the abatement process, including reasonable administrative costs; and
- (11) That the public officer should be contacted if there are any questions regarding the notice.

(b) A one-time yearly written notification may be provided by mail or personal service to the owner, occupant or agent of any property for which a notice of abatement has been issued in the preceding twelve (12) months. Such notice shall include a statement that no further notice shall be given prior to removal of weeds.

(Code 1988, § 8-579; Ord. No. 65619, § 10, 4-19-1991; Ord. No. 65794, § 2, 4-1-1993)

Sec. 8-547. - Penalty.

- (a) Any property owner, representative or tenant found in violation of this article shall be subject to prosecution in the city municipal court. Any person found guilty of violating the provisions of this article shall be subject to a fine of not less than \$100.00 nor more than ~~\$500.00~~ \$1500.00, and the municipal judge may, as part of any sentence for violation of the provisions of this article, assess the costs incurred by the unified government for abatement of the nuisance against the violator of these provisions. This assessment may be in addition to or in lieu of the fine imposed.
- (b) Any person found guilty of violating this article two or more times within any one-year period ~~or determined by the municipal court to be a perennial violator~~ shall be fined not less than \$250.00 nor more than ~~\$500.00~~ \$1500.00.
- (c) Prosecution of any offender under this article does not limit the unified government's right to pursue assessment or collection of costs as stated in this article, or by other laws.
- (d) Each day that any violation of this article shall continue shall constitute a separate offense.
- (e) The unified government shall further have the authority to maintain suits or actions in any court of competent jurisdiction for the purpose of enforcing any provision of this article, to seek civil penalties, to abate nuisances maintained in violation thereof, and, in addition to other remedies, institute injunction, mandamus, or other

appropriate action or proceedings to prevent such unlawful excessive growth of vegetation.

(Code 1988, § 8-587; Ord. No. 65619, § 18, 4-19-1991; Ord. No. 66271, § 1, 9-4-1997)

Section 2. That Section 8-548 is hereby repealed:

~~Sec. 8-548. -- Abatement of perennial violator property.~~

~~As an alternative to the procedure contained in sections 8-538—8-547, the unified government may, without notice, abate any excessive growth or hazardous premises on any property defined as a perennial violator, provided that the cost of such removal or abatement, including administrative costs, shall not be assessed against the owner or added to the property tax as a special assessment. Any property owner may exempt said property from the provisions of this section by providing written notification to the public officer.~~

~~(Code 1988, § 8-590; Ord. No. 66271, § 2, 9-4-1997)~~

Section 3. This ordinance shall take effect and be in full force from and after the passage, approval, and publication in the official Unified Government newspaper.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,**

THIS _____ DAY OF _____, 2019.

Attest:

Unified Government Clerk

Approved As To Form:

Daniel Kuhn, Assistant Counsel



Staff Request for Commission Action

Tracking No. 19560

Full Commission Meeting Date: 2/14/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 2/4/19

(If none, please explain):

Publication Required: No

<u>Date:</u> 01/22/2019	<u>Contact Name:</u> Chris Slaughter	<u>Contact Phone:</u> x8977	<u>Contact Email:</u> CSlaughter@wycokck.org	<u>Department/Division:</u> Land Bank
<u>Item Description:</u> 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 (3) Item (2) - Donations To Land Bank (3)				
<u>Action Requested:</u> 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.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Applications, Donations				

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
CASA ALEMAN, LLC	831 Minnesota Ave	813 Minnesota Ave	NEW CONSTRUCTION	
EMMA PACHECO	1518 & 1520 Pacific Ave	1522 Pacific Ave	PROPERTY ACQUISITION	
EMMA PACHECO	1518 & 1520 Pacific Ave	1524 Pacific Ave	PROPERTY ACQUISITION	
LAND BANK ADVISORY BOARD RECOMMENDATION	The Land Bank Advisory Board recommends forwarding the application(s), to the Land Bank Board of Trustees, for final approval.			

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Land Bank Property for New Construction



Use this application for the following projects:

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

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

Purchase Price and Development Costs:

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

Requirements and Policies:

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

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.

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: 817 Minnesota Ave.

Parcel ID Number: 081319

Applicant and Contractor Information (Please Print)

Buyer Information

Name: Ana Medina

Company/Organization: Casa Aleman, LLC

Mailing Address: 831 Minnesota Avenue, Kansas City, KS 66101

Phone Number(s): _____

E-mail(s): _____

Contractor

Name: Chris Bell

Company/Organization: Rose Construction

Mailing Address: 15311 West 109th St. Lenexa, KS 66219

Phone Number(s): _____

E-mail(s): _____

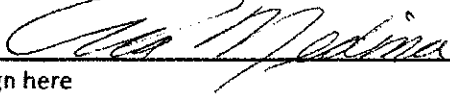
Website: E _____

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.

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

Signature (Required)

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

 _____ Date: 11/19/2018

Sign here

Ana Medina

Print Name

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

Please Respond to the Following Questions:

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

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

Project Information

1. What is the intended use upon completion:
_____ Single-family Residential
_____ Two-family Residential
_____ Multi-family Residential
X _____ Commercial, Type: Parking Lot
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? \$ 5.00

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?
X _____ 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.

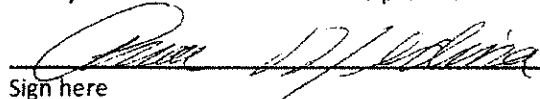
Proof of Funds

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.

 Date 11/19/2018
Sign here

Ana Medina
Print Name



Application for Land Bank Property Acquisition



Use this application if:

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

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

Program Requirements and Policies:

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

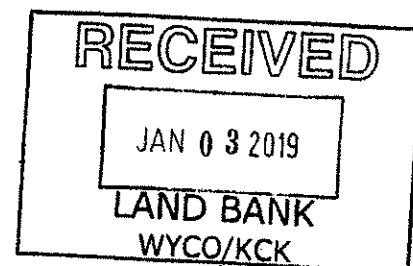
Signature (Required)

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

Sign here

Date 1/3/19

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



#2



Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 1522 Pacific Ave

Parcel ID Number: 66719

Intended Usage of Property: yard ext.

Applicant Information (Please Print)

Name: Emma Pacheco

Company/Organization: _____

Mailing Address: 1515 Bunker Ave KCK 66102

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

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

Sign here [Signature] Date 1/3/19

Print Name Emma M Pacheco

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



Application for Land Bank Property Acquisition



Use this application if:

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

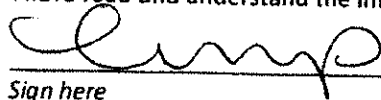
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected, or other completed applications will be given priority.
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 - 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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- 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.
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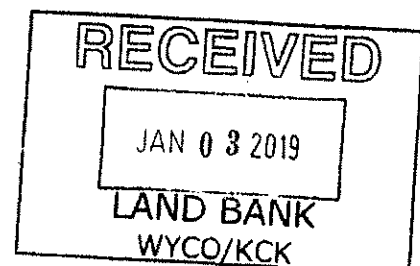
Signature (Required)

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


Sign here

Date 1/3/19

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: 1524 Pacific Ave

Parcel ID Number: 66718

Intended Usage of Property: Yard ext

Applicant Information (Please Print)

Name: Emma Pacheco

Company/Organization: _____

Mailing Address: 1515 Bunker Ave KCK 66102

Phone Number(s): _____

E-mail(s): _____

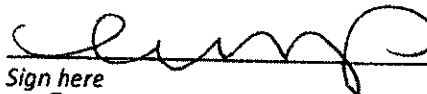
Please Respond to the Following Questions:

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

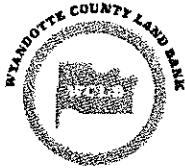
Sign here  Date 1/3/19

Emma M Pacheco
Print Name

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

DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	Property Type	Comments	STANDING COMMITTEE RECOMMENDATION
MICHAEL JENKINS	143116	1640 S VALLEY ST	Vacant Lot	A) The applicant has indicated that he is unable to keep up property to UG standards and lives out of town in Salina.	
MICHAEL JENKINS	143118	1643 S 13TH ST	Vacant Lot	A) The applicant has indicated that he is unable to keep up property to UG standards and lives out of town in Salina.	
MICHAEL JENKINS	143117	1645 S 13TH ST	Vacant Lot	A) The applicant has indicated that he is unable to keep up property to UG standards and lives out of town in Salina.	



WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: Michael N Jenkins
Mailing address: 4037 East North
City: Salina State: Ks Zip: 67401
Daytime Phone #: _____ Alternate Phone #: 785 342 0909
Email address: jenkinsmn@gmail.com

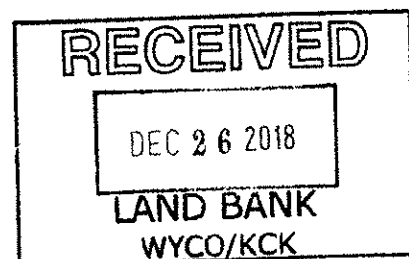
DONATED PROPERTY INFORMATION

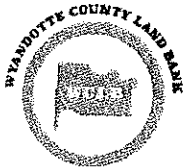
Property address: 1640 South Valley Parcel ID#: 143116
Structure or vacant lot: Vacant
Why are you requesting to donate your property? Retirement budget does not allow tax or maintenance.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Michael N Jenkins Date: 21 Dec 15

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





WYANDOTTE COUNTY LAND BANK

Property Donation Application



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****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: Michael N Jenkins
Mailing address: 4037 East North St
City: Salina State: KS Zip: 67401
Daytime Phone #: _____ Alternate Phone #: 785 342 0909
Email address: jenkins mn @ gmail . com

DONATED PROPERTY INFORMATION

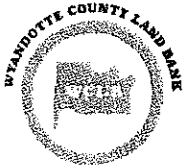
Property address: 1643 South 13th Parcel ID#: 143118
Structure or vacant lot: Vacant
Why are you requesting to donate your property? Retirement budget does not allow tax or maintenance.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Michael Jenkins Date: 20 Dec 18

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





WYANDOTTE COUNTY LAND BANK Property Donation Application



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CONTACT INFORMATION

Owners Name: Michael N Jenkins
Mailing address: 4037 E North St
City: Salina State: KS Zip: 67401
Daytime Phone #: _____ Alternate Phone #: 785 342 0909
Email address: jenkinsm1@gmail.com

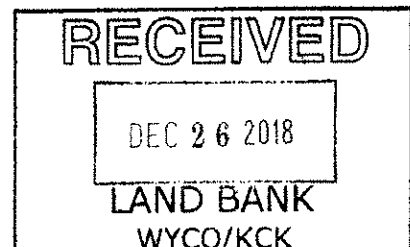
DONATED PROPERTY INFORMATION

Property address: 1645 South 13th St Parcel ID#: 143117
Structure or vacant lot: vacant
Why are you requesting to donate your property? retirement budget does not allow tax or maintenance

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Michael Jenkins Date: 21 Dec 18

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





Staff Request for Commission Action

Tracking No. 19561

Full Commission Meeting Date: NA

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 2/4/19

(If none, please explain):

Publication Required: No

<u>Date:</u> 01/22/2019	<u>Contact Name:</u> Chris Slaughter	<u>Contact Phone:</u> x8977	<u>Contact Email:</u> CSlaughter@wycokck.org	<u>Department/Division:</u> Land Bank
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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: