

**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

PLANNING 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

PLANNING AREA



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.

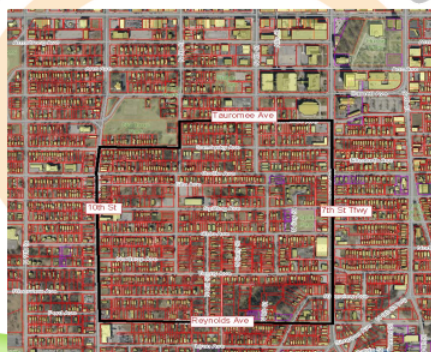
Chairman McKiernan asked, Mr. Slaughter, do you need action from us to approve this recommendation? **Mr. Slaughter** said yes, I do.

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.”)

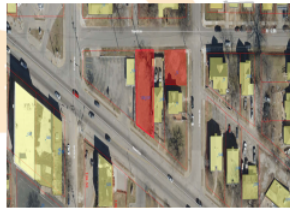
TRANSFERS FROM THE LAND BANK

- ▶ 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