



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, March 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 March 4, 2019 Agenda

III. Approval of standing committee minutes from January 14, 2019.

IV. Committee Agenda

**Item No. 1 - ORDINANCE: AMENDMENTS TO THE ADMINISTRATIVE
PENALTY PROCESS**

Synopsis: Ordinance amending the administrative penalty process allowing enforcement through additional chapters and increasing the range of possible penalties, submitted by Greg Talkin, Director of Neighborhood Resource Center.

Tracking #: 19599

Item No. 2 - LAND BANK BUSINESS

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

Applications

1227 Ann Ave. - Saol Franco Meza, yard extension

1233 Ann Ave. - Saol Franco Meza, property acquisition

Transfer from Land Bank

748 Seminary St. to Rosedale Development Association (RDA)

(RDA property was in Tax Sale 342 [Dec. 2018] and transferred into the Land Bank. RDA would like to take ownership of the property in order to allow the neighbors to continue the community garden and preserve an important community gathering place and healthy food access point.)

Tax Sale Transfers

186 properties from Tax Sale 342 on December 13, 2018

Tracking #: 19597

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 #: 19598

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, January 14, 2019**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, January 14, 2019, 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 Townsend (via phone), Walters and Bynum. Commissioners Burroughs and Murguia were absent. The following officials were also in attendance: Gordon Criswell and Melissa Sieben, Assistant County Administrators; Angela Lawson, Deputy Chief Counsel; Chris Slaughter, Land Bank Manager; and Jay Doleshal, Sergeant-At-Arms.

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

Approval of standing committee minutes from October 29, 2018 meeting. **On motion of Commissioner Walters, seconded by Commissioner Bynum, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 181...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



WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 8 Applications
- ▶ 8 – Property Acquisitions

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

January 14, 2019

Chris Slaughter, Land Bank Manager, said first we're going to talk about applications. We have eight applications. They're all property acquisitions and as usual all applicants are current on their taxes. They have no current code violations.

PROPERTY ACQUISITION – 2441 & 2443 S 12TH TER
MARTIN LUGO – 2437 S 12TH TER



First is 2441 and 2443 S. 12th Terrace. There are two parcels here and the applicant is Mr. Lugo at 2437 S. 12th. He previously purchased this last year in November. It was another Land Bank property.

PROPERTY ACQUISITION –
1612, 1614, 1620, 1628, 1630 & 1632 S BETHANY ST
MARK O'BRYAN – 1640 S BALTIMORE ST



We have 1612, 1614, 1620, 1628, 1630 and 1632 S. Bethany Street that are all outlined here. The applicant is Mark O'Bryan at 1640 South Baltimore and this is also additional property that the O'Bryan's have purchased out of the Land Bank.

**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**

January 14, 2019

The Advisory Board did recommend approval in forwarding these to the Board of Trustees for final approval and that is our ask tonight.

Chairman McKiernan said go back to the South Bethany. So, these are adjacent properties then. It looks like there's a road that might be platted in there but they are effectively adjacent to the applicant's current property. **Mr. Slaughter** said correct. There is a tiny part here that does touch, okay, but yes that looks like there is a platted or at least at one point a platted alley street that just never got developed.

Chairman McKiernan asked does any member of the committee have a question or a comment for Mr. Slaughter about these applications.

Commissioner Bynum said, Chris, do you happen to know, with the current property and the added Land Bank properties what's the acreage total we could be looking at there? **Mr. Slaughter** said I mean I can give you what the proposed request is. Maybe that will gage how much the other is. **Commissioner Bynum** said it looks like the applications are for yard expansion. **Mr. Slaughter** said no, they're all property acquisition. I would guestimate that this block here is about three acres. If we think there's another three here, another three here, maybe six. I want to say that was four or five so you're talking maybe combined over 20.

Commissioner Walters said, Chris, we have had conversation in the past when we have an applicant that wants several parcels that we ask for some sort of indication of their intent to develop or what they plan to use the land on. Do you have any idea on that? **Commissioner Bynum** said that was what I was commenting on. The applications say yard extension/preserve. **Mr. Slaughter** said preserve is probably the best word for this. The applicants are in attendance tonight if you'd like them to address. **Chairman McKiernan** said absolutely. If they wouldn't mind, just come forward.

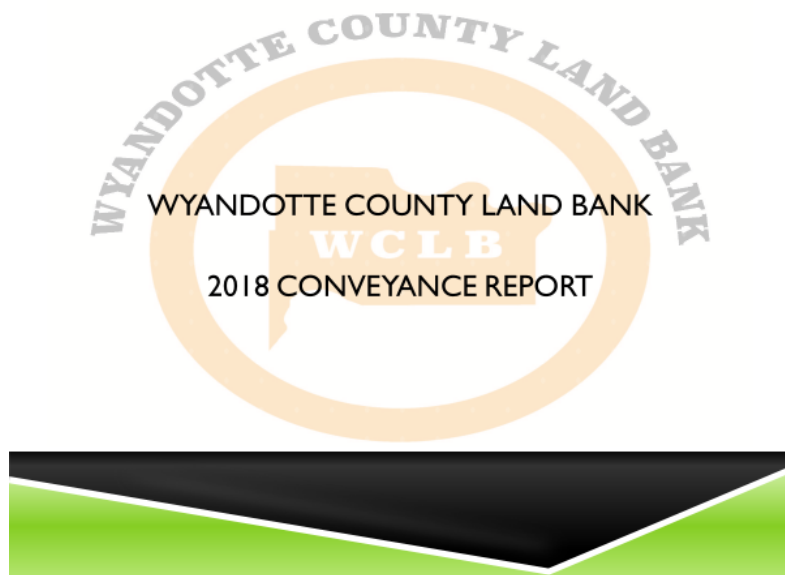
Mark A. O'Bryan, 1640 South Baltimore Street, KCK, said I've been a lifelong resident of this property. I've been running those hills for nearly 60 years now. The sole intention is just to

preserve and to have legacy for my sons. There's no intention on building or developing any of this property.

Tammy O'Bryan said and I live at his address and it's sentimental to us. It goes back maybe three generations in our families. My mom grew up in those woods and played in those hills just like we did. It's just sentimental. **Chairman McKiernan** said as I remember those properties, there's quite a hillside there isn't there. **Ms. O'Bryan** said very much. **Mr. O'Bryan** said yes, it's intractable. **Ms. O'Bryan** said you could do rock climbing. **Mr. O'Bryan** said you couldn't develop it without major expense. **Ms. O'Bryan** said it's not developable. **Chairman McKiernan** said the only concern that I would ever have about a large expensive property like that is if you have any intent of clearing those trees since they effectively stabilize that hill. **Mr. and Ms. O'Bryan** said no. **Mr. O'Bryan** said we've been through that before. **Ms. O'Bryan** said it's going to stay just the way it is.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve all applications as submitted.** Roll call was taken and there were four "Ayes," Bynum, Walters, Townsend, McKiernan.

Chairman McKiernan said thank you very much. Those are all approved as submitted and anyone who has a Land Bank application can follow up with Mr. Slaughter after our meeting for next steps.



Mr. Slaughter said next, I'll give the 2018 Conveyance Report and then we'll go into the updates. Last year the Land Bank, we sold/transferred 124 properties. That generated over \$144,000 in revenue. Of those 124, 67 were yard extensions, 21 property acquisitions, 35 were related to the Rehab Program and we did have one transfer. So, a pretty good year, pretty on par with what we've been averaging over the last three or four years.

I just wanted to mention some of the goals that we're striving for in 2019. Obviously, a continuation of keeping the Rehab Program very strong and vibrant and then I put strategic marketing of properties. We've had some discussions in the past about what's the best way to go

out and really market to developers, single-family builders. We've had some key upgrades to some of our systems that are finally getting in place and we'll probably have more of an update in upcoming months as we look to improve the website. We will go back to an interactive map that hopefully will link to our application page and provide more information for the public, but just a couple of the things that we majorly will be focusing on in 2019.

Chairman McKiernan said so when you say strategic marketing are you more thinking about potential redevelopers or—**Mr. Slaughter** said correct. One of the things we want to focus on are maybe some key areas that we'd really like to focus on developers. I know a couple months ago we put the whole northeast area on hold and we would come back with some strategies. We still plan on doing it in a couple of months. **Chairman McKiernan** said okay. **Mr. Slaughter** said but it would be stuff in line with that that we feel maybe these areas are best served to be marketed for a large-scale development. Here are some areas that may be more focused on infill housing and then maybe some recommendations on areas that maybe aren't going to be forecast that direction and those are the ones we should try to focus on a yard extension or a property acquisition, that type of stuff. We'll have more information as the year comes, but I just wanted to give you guys an idea of kind of where we're going to be focused for in 2019. **Chairman McKiernan** said excellent.

Commissioner Walters asked are we able to keep that \$144,000 within the Land Bank? **Mr. Slaughter** said no. **Commissioner Walters** said I was hoping the answer would be yes and that we could use that money. **Chairman McKiernan** said well and that's been a conversation we've had in the past about how to best use that money to effectively seed and reseed Land Bank operations. **Commissioner Walters** said yes, accelerate the whole program.

Commissioner Townsend said Commissioner Walters is going down the right money road. As I looked and listened to the plans for next year, my question right now is on the reverse side, do you need Mr. Slaughter—do you anticipate needed additional funds for anything to keep the program going or to do things in a better or different way than may have been done in the year past? **Mr. Slaughter** said I would say yes. I don't have a figure in mind. You know we, for example, have a couple commercial properties on Quindaro & Brown that we'll probably need some serious

investment if we want to keep the buildings viable. One has a roof that's almost pretty much completely caved in and some of the just estimates we've gotten have been pretty astounding.

Yes, any kind of resources whether they are additional help or finance would—we would definitely be interested in that. **Commissioner Townsend** said I'm just thinking now would be the time if your department has a particular course of action in mind that may be similar or different, to maybe come back to us with that. Now you mentioned commercial properties. Are we looking and it sounds like just to maintain them or as in the rehab for residential are we looking to turn those properties over to someone? What's the thought at the current time with those? **Mr. Slaughter** said with what we generated last year I don't know if that would be enough for us to turn around and add additional resources to help existing rehabbers or to, like I said, put into the two buildings that we still think are pretty key components to the revitalization of the Northeast Area. It's something we'll give more thought to and I'll talk with management about how we can best relate any kind of resources we may need to ask for in the future. **Commissioner Townsend** said okay. I just wanted to kind of put that out there now. I guess it's definitely not too early to be thinking along the money lines and budget, your budget needs.

Melissa Sieben, Assistant County Administrator, said the Land Bank has a working group that's been established the last couple of months and we are working through a whole litany of recommendations that we plan to be bringing forward in conjunction with the SOAR Program and Neighborhood's Up over the next few months of this year. I think what you're going to see is us kind of retooling a few different things and trying to get a better handle on how Chris' work and Katherine's work can integrate well into the Commission goals and to the neighborhood goals that we have. More to follow on that, but we've had a couple of meetings and we've got another one scheduled for the first part of February; and a lot of clean up to do.

Mr. Slaughter said this Conveyance Report was for information only.

Item No. 2 – 182... LAND BANK BUSINESS – UPDATES

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

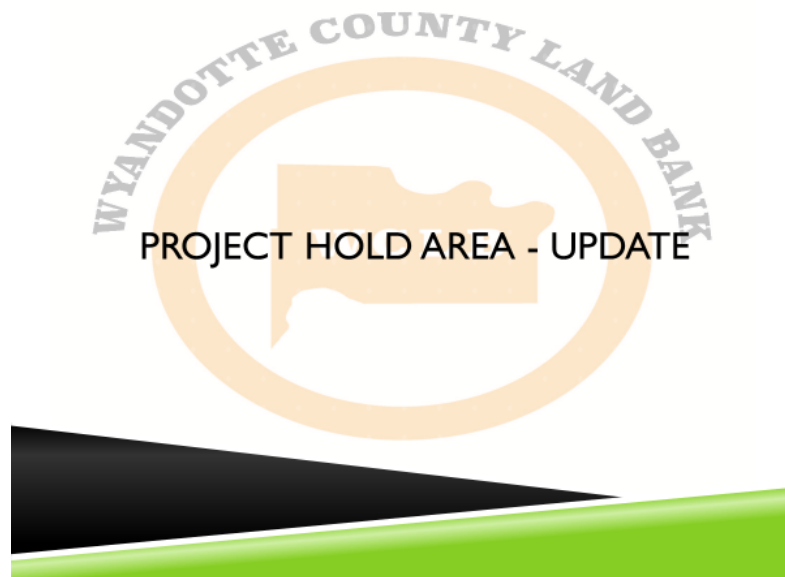
North - Tauromee Ave

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.



Mr. Slaughter said now we'll get into those updates. Back in November you guys approved a hold area from 10th Street to 7th, Tauromee down to Reynolds. We wanted to give an update on that. I know we were asked to bring back some additional information. I will say because of the weather we experienced over the weekend we did have some out of town people that were not able to make it in today, but I'll speak on some high points and we can have a discussion or if additional information is needed, we can come back next month with that too.



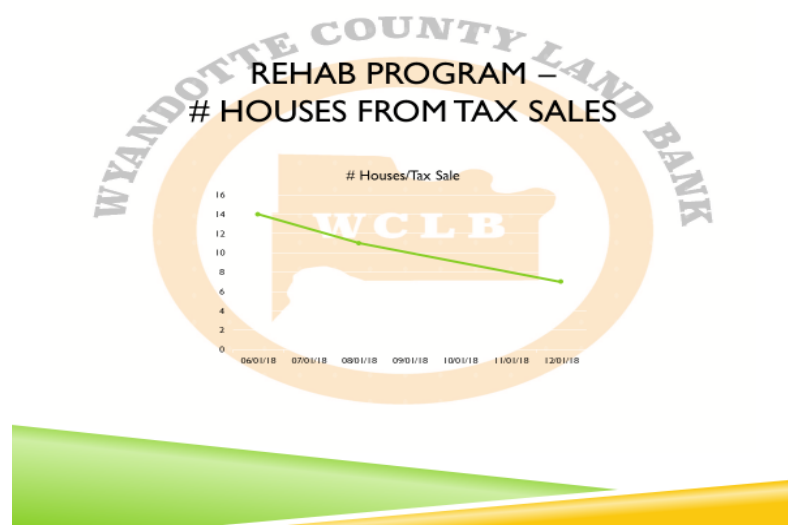
The program is called 42 in 24. Again, there's the project area. Our main partner in this is the Greater Pentecostal Temple with Bishop Donaldson. He has a vision of you know in simplistic terms is building 24 houses in that area in the next 24 months. They also, as we've mentioned earlier, there is a five-year timeframe but they are also interested in rehabs in the area. Unfortunately, we don't have any available so hopefully with upcoming tax sales we'll be able to work with him and his group on that. A lot of this is going to be funded through, I believe, his foundation. Again, I wish some of the key components could have been here but we're excited about it. We think this is a project that once it gets going, we can see some ripple effects that go in all directions and also hopefully be something that the Land Bank can sit there and work with fellow—future developers that are presenting other areas throughout the county where the land we're already holding, the assets that we have, can be put to good use.

Chairman McKiernan said I was part of a group that entertained Bishop Donaldson and his potential partners are now partners when they first floated this idea. I certainly supported the hold area and I support this project. For those of you who don't know, Bishop Donaldson's church is the yellow horizontal rectangle that's pretty much right in the middle of the black square. That's where his church is and he has a great vision for renovating and revitalizing the neighborhood around his church and found some investors who are willing to invest in both new and rehab with an idea toward helping repopulate the neighborhood and keeping housing affordable for folks in

the neighborhood as well. This is what we would call the Riverview Neighborhood Area and it is one of our more challenged neighborhoods in the Second District or really all of eastern Wyandotte County and it's really exciting that these investors really do believe they can do as they say, 42 rehabs or builds combination in 24 months, and that would be enormously beneficial for the city and for the district. I'm glad to hear that they are moving further along in their process.



Mr. Slaughter said that again was just for informational purpose.



January 14, 2019

The last thing that we have is the Rehab Program Update, kind of change things around a little bit. We'll start presenting this kind of in a graph form. That way you can see the certain trends that are following. This first slide is the number of houses we have gotten from the tax sale. Now again, we only have three tax sales a year but I think the key component to realize is in the April sale of 2018 we received 14 houses. In the August sale we received 11 and the December sale 7 and maybe my months are off. I'm sorry. The 14 was the December 2017 sale. This was the April and then that is the August. We're in the process of getting houses from the December sale and that looks at a high mark of maybe being 5. The good thing is tax sales are being successful. We're generating a lot of revenue. We're getting a lot of properties off of the delinquent tax role; however, we're also having a lot of bidders at the sale and we're not in a position to bid. We can only take what is not bid on or ones that are bid on the people don't come by the deadline and pay. I don't want to say this is troubling, but we definitely would like to see that number going in a different direction meaning we have more inventory for our rehabbers.

Chairman McKiernan said while I appreciate a market for the rehab, we could also look at this as saying that if an increasing number of people are redeeming their back taxes and are caring for their properties, we get the same outcome. **Mr. Slaughter** said correct. **Commissioner Walters** said we also get the same outcome of people that purchase the houses at Land Bank and rehab them on our program. **Chairman McKiernan** said well that's true too.

Ms. Sieben said one of the other things that our Delinquent Revenue Division is working on with the SOAR Program is a structure only sale for next year where we push as many structures through the process so that we get more structures through the program instead of lots. I mean Chris, I think has received quite a few more lots this year and wanting to clear those structures so that they get shook loose either way where there is someone from the private side handling them or they end up in a rehab program, but they're not sitting falling apart. That's one of our ideas that we'll be bringing back to you.

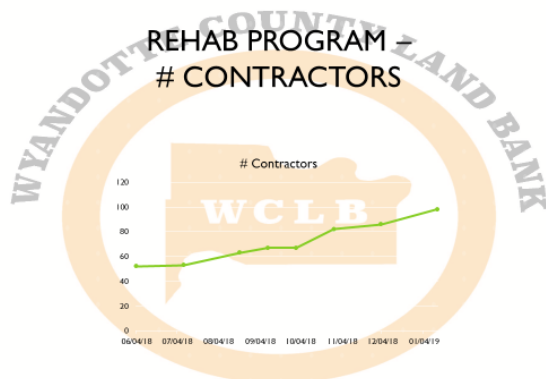
Kathleen VonAchen, Chief Financial Officer, said I did want to point out that although you know the tax sales have resulted in a lot of people coming forward and bringing their—or setting up you know working towards meeting their tax obligations, there are a significant number of those

that are just getting set up on a budget plan, right, a payment plan. They're not paying up 100% and the judge orders that, sets up the payment plan through the court and then if they miss three payments then they go back before the judge, right, and the judge has been pretty lenient. It's not we're collecting all of this back revenue; it's getting spread out over time under budget plans.

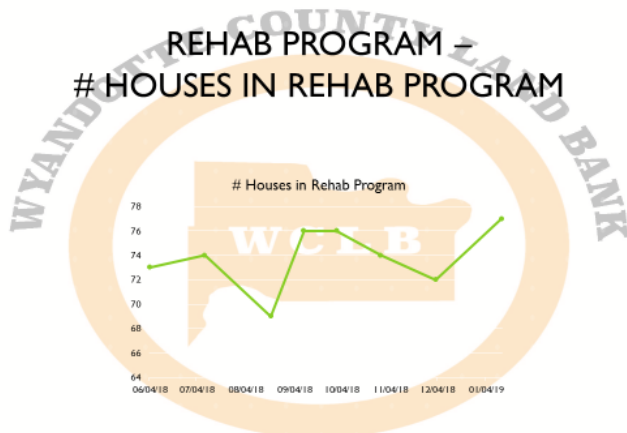
Chairman McKiernan asked what's the timeframe of the payment plan typically set up from the beginning? One year, five years? **Ms. VonAchen** said you know I don't know the specifics on that. My guess is it's a case-by-case basis but I'm not 100% sure. Do you know? **Ms. Sieben** said I don't have that answer, but staff is working in Delinquent Real Estate very closely with Treasury now to find out when people miss so that we can put them back into the sell as quickly as possible because what would happen in the past is if they paid up one month, we wouldn't get them back into the rotation for years, so we are working harder on that so that it's not something that delays their ability to avoid taxes for years. We've gotten more sophisticated in how we're handling that between Treasury and Delinquent Real Estate.

She's right, the judge is very benevolent in how he works with folks and that continues to be a challenge when we see examples like Sauer Castle again and again or one that actually doesn't pay that gets on a payment plan and it gets on another payment plan and gets on another payment plan where you go years and you haven't gotten anywhere. It's a challenge but we're doing everything we can on our side to make it difficult for folks to avoid paying us.

Ms. VonAchen said so of course from Treasury's perspective and from a collection perspective, we would prefer that there weren't any payment plans so just so you know.

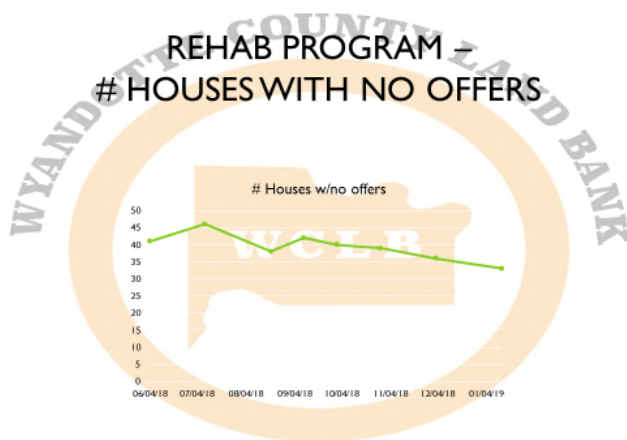


Mr. Slaughter said the next slide is showing the growth of our contractors that are taking part in our program. This does include both tiers. We have Tier 1 and Tier 2 now, but we are steadily growing the interest in the program and we look to continue that trend.

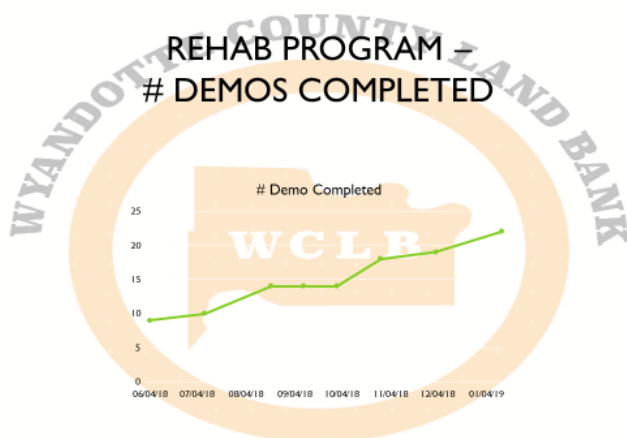


The next is just the total number of properties that we've had in the program. You see we're a little bit all over the board and that kind of reflects two things, maybe we had a good tax sale or maybe we had a sale where we got a small number and it also may say that we got a number but a lot of the stock none of the rehabbers really wanted to turn around and take a shot on that. That's why Tier 2 was created. We are to the point again, if they go through our process and we receive no offers, we'll accept an offer as low as a dollar for them.

January 14, 2019



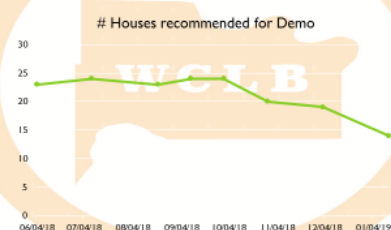
Again, just on what we are speaking in the number of houses with no offers. This a direction I'm glad to see is that the inventory is going down. I believe we are sitting at 33 and, again, we'll just continue to keep working to show as many houses as we need to the rehabbers, get out in the community and keep promoting the program and, hopefully, that's a direction we'll continue to see going down.



This is the number of demos that have been completed. We're currently sitting at, I believe 22. Even though we are in a position compared to when we started, we do show all houses whether

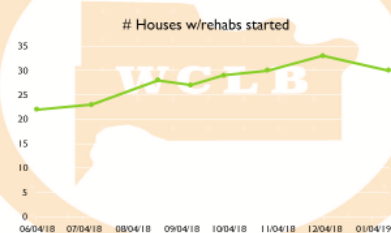
we recommend them for demo, unless it's just an emergency that needs to come down, but we have had a couple of rehabbers take a couple and rehab those for us.

REHAB PROGRAM – # HOUSES RECOMMENDED FOR DEMO



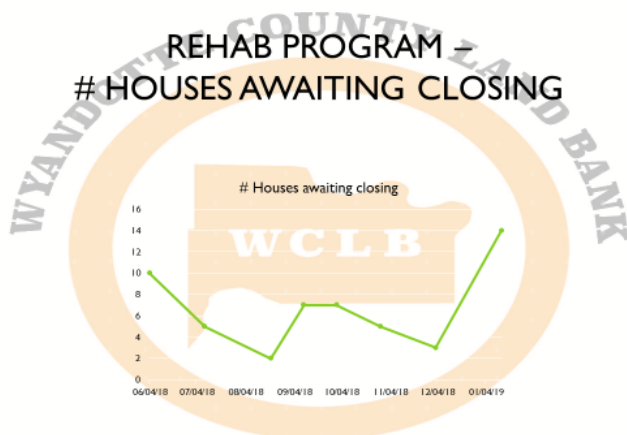
This is the number that we are recommending. I believe we're sitting at 14 that are on the list right now and, again, that's based on staff's recommendation that there's just too many problems or they're in a dangerous condition.

REHAB PROGRAM – # HOUSES WITH REHABS STARTED

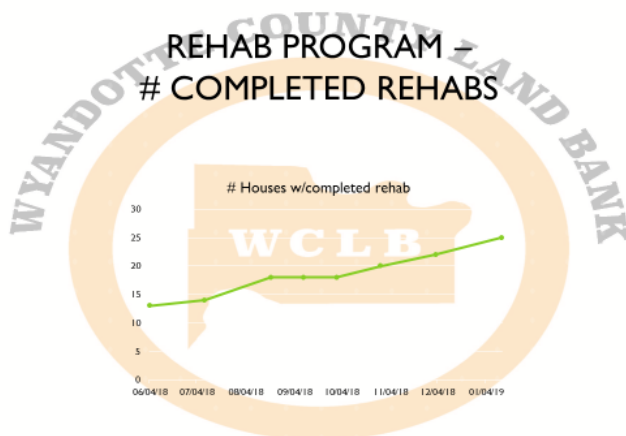


These are the number of rehabs that are currently underway. I believe we're currently sitting at 30. We hopefully will start to get this number down as we get more completed.

January 14, 2019

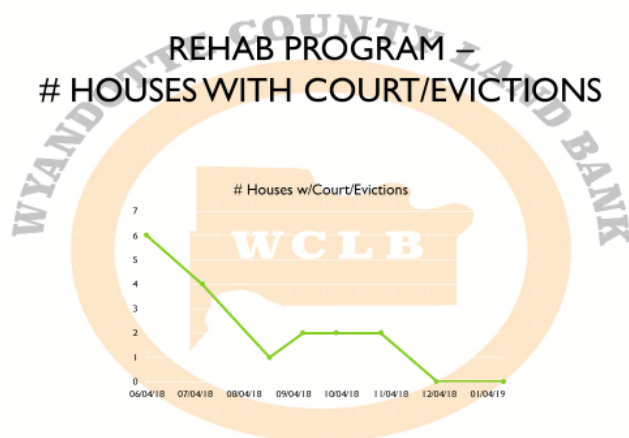


These are the ones that are waiting closing. The majority of the time that's spent on this has just been the rehabbers that are requesting title insurance. This has been averaging anywhere from about 3 to 4 weeks. We're constantly talking with them about ways we can speed that up. Sometimes it just takes a little bit longer based on the history of the property.



These are the houses completed. We're sitting at 25. Soon after this information we have three more to update that have been completed. Occasionally we will get a property in our hands that after it comes to the Land Bank then the old owner will maybe petition the court to try to get the

property back and we've had a couple of instances where we have gotten the property but there's people in it and we've had to go through the eviction process. Right now, we currently have none. We'd like to keep it that way. In speaking with Legal, we have been told that a lot of people in this situation are starting those proceeds before they're actually deeded to us so when we know of it upfront, we just tell them don't deed it over to us until it's decided and then if it is still going to come to us, we can take it at that point.



Compared to the one slide that's showing this kind of a trend. Is that something that we want to continue to bring into the meetings, to go back to the simple information. We're happy to do it either way.

Now let's talk about the three houses that have just been completed.

1833 N 29TH ST

- ▶ Property was in Tax Sale 336
- ▶ Minimum Bid was \$16,158.17
- ▶ Rehab time – 7.5 months
- ▶ Appraised Value (Jan 1 2018) \$18,790
- ▶ Property is currently listed for sale at \$90K



1833 N. 29th Street. This was a Tax Sale 336 property. The minimum bid at the time was over \$16,000. It took the rehabbers 7.5 months. Back in January 2018 it was appraised at almost \$19,000 and it's currently listed for \$90,000.

4928 BLUE LN

- ▶ Property was in Tax Sale 336
- ▶ Minimum Bid was \$3,651.52
- ▶ Rehab time – 7.5 months
- ▶ Appraised Value (Jan 1 2018) \$41,010
- ▶ Property is currently listed for sale at \$90K



The same rehabber also did 4928 Blue Lane. Again, a #336 tax sale property. A little lower minimum bid of about \$3,600. It took roughly the same amount of time. This had a higher appraised value. Just a little bit over \$41,000 and again it's currently listed for \$90,000.

January 14, 2019

239 S MILL ST

- ▶ Property was in Tax Sale 338
- ▶ Minimum Bid was \$7,355.68
- ▶ Rehab time – 8.5 months
- ▶ Appraised Value (Jan 1 2018) \$5,360.00
- ▶ Property is planned to be listed



The last one which was just completed on Friday. This was in Tax Sale 338. The bid was a little bit over \$7,000. This took about 8.5 months. It was appraised at a little over \$5,000. It's currently planned to be listed. They haven't just got to that point, but one of the things we plan on doing in either March or April, once the Appraiser rolls out the 2019 values, we'll put together some sort of comparison of the increase in value. I think we're also working with SOAR and the Knowledge Office on the effects these houses are having in just the neighborhoods as well. We'll be bringing that here probably in the next couple of months. That's all I had planned for tonight unless there are any other questions.

Chairman McKiernan said I didn't recognize 239 S. Mill without the giant tree in the front yard. That's a transformative change on that particular block because the tree used to shield the entire house from being viewed from the street. Very nice. Does anyone have questions or comments for Mr. Slaughter? We appreciate it. Thank you very much.

Action: For information only.

Adjourn

Chairman McKiernan adjourned the meeting at 5:32 p.m.

tpl

January 14, 2019



Staff Request for Commission Action

Tracking No. 19599

Full Commission Meeting Date: 3/28/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 3/4/19

(If none, please explain):

Publication Required: Yes 04/04/2019

<u>Date:</u> 02/20/2019	<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 to the administrative penalty process allowing enforcement through additional chapters and increasing the range of possible penalties.				
<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> 2-651 etc. - Ordinance change (Admin Citations)				

(Published _____)

ORDINANCE NO. _____

AN ORDINANCE relating to Chapter 2, Article IX. Code Enforcement Administrative Penalty Process, amending Sections 2-651, 2-652 and 2-653.

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

Section 1. That Sections 2-651, 2-652 and 2-653 are hereby amended to read as follows:

Sec. 2-651. - Enforcement through administrative citation.

A person who has violated any provision of Chapter 3, Chapter 8, or Chapter 15, Chapter 17, Chapter 19, Chapter 27, or Chapter 32 of the Unified Government Code may be issued an administrative citation and be required to pay a civil penalty in accordance with the provisions of this Article.

(Ord. No. O-15-15, § 1, 2-19-2015)

Sec. 2-652. - Amount of penalties.

The following penalties may be imposed for each separate violation of a code provision:

- (1) \$100 for a first violation;
- (2) \$250 for a second violation within any 24 month period; and
- (3) \$500 for a third violation ~~or subsequent~~ violation within any 24 month period;
and
- (4) \$750 for a fourth violation within any 24 month period; and
- (5) \$1000 for a fifth violation within any 24 month period; and
- (6) \$1500 for a sixth or subsequent violation within any 24 month period.

(Ord. No. O-15-15, § 2, 2-19-2015)

Sec. 2-653. – Notice of violation.

- (a) The public officer or his or her designee shall provide notice and a reasonable time for persons with a legal interest in real property where a violation of Chapter 3, Chapter 8, or Chapter 15, Chapter 17, Chapter 19, Chapter 27, or

Chapter 32 exists to remedy the violation, provided such violation does not create ~~an immediate~~ a danger to life, health or safety requiring immediate action.

- (b) If the person fails to cure the violation within the time provided by the public officer, the officer is authorized to issue an administrative citation.
- (c) Notice and opportunity to remedy a violation shall be considered given if a previous notice has been sent within the previous 24 months.

(Ord. No. O-15-15, § 3, 2-19-2015)

Section 2. This ordinance shall take effect and be in full force from and after its passage, approval, and publication in the *Wyandotte Echo*.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS _____ DAY OF _____, 2019.**

David Alvey, Mayor/CEO

Attest:

Unified Government Clerk

Approved As To Form:

Daniel Kuhn, Assistant Counsel



Staff Request for Commission Action

Tracking No. 19597

Full Commission Meeting Date: 3/28/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 3/4/19

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
02/20/2019	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 (2)

Item (2) - Transfers from Land Bank (1)

Item (3) - Tax Sale Transfers (186)

Action Requested:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Applications, Transfer from LB, Memo to WCLB BOT TS342

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
SAOL FRANCO MEZA	1225 ANN AVE	1227 ANN AVE	YARD EXTENSION	
SAOL FRANCO MEZA	1225 ANN AVE	1233 ANN 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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Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

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

Program Requirements and Policies:

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

Signature (Required)

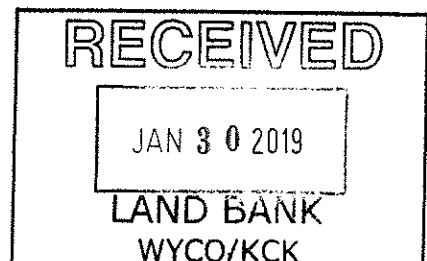
I have read and understand the information provided above and contained in this application.

Saol Franco Meza Date 01/30/19

Sign here

Saol Franco Meza

Print Name



#11

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1227 Ann Ave

Parcel ID Number: 080945

Applicant Information (Please Print)

Name: Saul Franco Meza

Company/Organization: _____

Mailing Address: 1225 Ann Ave KCKS66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: Same

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

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

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

Signature (Required)

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

Saul Franco Meza Date 01/30/19

Sign here

Saul Franco Meza

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.

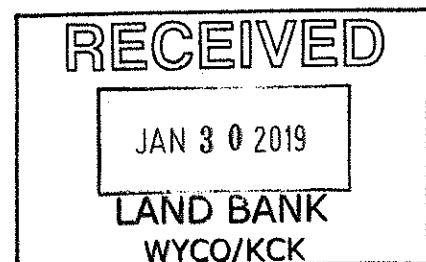
Saul Franco Meza

Date 01/30/19

Sign here

Saul Franco Meza.

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



#12



Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 1233 Ann Ave

Parcel ID Number: 080946

Intended Usage of Property: more for children
To play will eventually
Fence

Applicant Information (Please Print)

Name: Saul Franco Meza

Company/Organization: _____

Mailing Address: 1225 Ann ave Kelcs 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.

Saul Franco Meza Date 01/30/19

Sign here

Saul Franco Meza

Print Name

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

TRANSFERS FROM LAND BANK

Recipient	Property Address	Parcel	Comments	Standing Committee Recommendation
ROSEDALE DEVELOPMENT ASSOCIATION (RDA)	748 SEMINARY ST	139730	RDA Property was in Tax Sale 342 (Dec 2018) and transferred into the Land Bank. RDA would like to take on ownership of the property in order to allow the neighbors to continue the community garden and preserve an important community gathering place and healthy food access point.	

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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: March 28, 2019

SUBJECT: Non-Sale/Non-Redeemed Property – Tax Sale 342

Per Policy change, approved on **August 17, 2017** by Board of Trustees, all incoming property will be presented at Standing Committee for approval and forwarded to Land Bank Board of Trustees for final approval.

Attached are the properties that did receive a bid and were deemed no-sales or were not redeemed by a winning bidder, to the County, by the deadline established at the end **of Tax Sale 342 (December 13, 2018)**.

Each property has the following listed:

- Parcel number
- Site address
- Property indicator
 - V – vacant
 - I – improvement

COA	Parcel	Approximate Address	Zipcode	Code
11	009583	525 N 84th St	66112	V
17	018613	6753 Speaker Rd	66111	V
42	047742	5121 Washington Ave	66102	V
71	063566	3232 Everett Ave	66102	V
76	064039	3414 Oakland Ave	66102	V
78	064050	1519 N 36th St	66102	V
79	064065	1531 N 34th St	66102	V
94	067334	1214 Gilmore Ave	66102	V
96	067525	312 S Valley St	66102	V
102	068938	2231 Garfield Ave	66104	V
109	070207	14 S Mill St	66101	V
119	071948	617 S 11th St	66105	V
130	072531	1128 Pennsylvania Ave	66105	V
132	073152	831 S 10th St	66105	V
143	075807	1708 N 30th St	66102	V
148	077500	1422 N 31st St	66102	V
152	056656	332 N 34th St	66102	V
153	056993	216 N 30th St	66102	V
154	068947	2202 Garfield Ave	66104	V
164	080281	915 Freeman Ave	66101	V
165	080282	917 Freeman Ave	66101	V
166	080302	926 Oakland Ave	66101	V
167	080303	924 Oakland Ave	66101	V
168	080305	920 Oakland Ave	66101	V
169	080318	913 Oakland Ave	66101	V
170	080343	940 Everett Ave	66101	V
171	080347	932 Everett Ave	66101	V
172	080348	930 Everett Ave	66101	V
173	080443	1035 Armstrong Ave	66102	V
174	080453	809 N 11th St	66102	V
178	080727	1323 Washington Ave	66102	V
181	081171	1016 Freeman Ave	66102	V
182	081230	1052 New Jersey Ave	66102	V
186	081879	831 Oakland Ave	66101	V
187	081995	817 Everett Ave	66101	V
189	090154	1131 Sandusky Ave	66102	V
190	090396	837 Barnett Ave	66101	V
194	090678	1302 N 13th St	66102	V
204	094655	2111 Springfield Blvd	66101	V
206	080309	908 Oakland Ave	66101	I
211	098041	1908 N 11th St	66104	V
212	098539	2023 N 16th St	66104	V
213	098540	2017 N 16th St	66104	V
214	098541	2013 N 16th St	66104	V
216	098553	2004 N 16th St	66104	V
229	101648	2937 Stewart Ave	66104	V

237	104002	3101 Haskell Ave	66104	V
243	106642	3039 N 12th St	66104	V
250	110018	2014 N 3rd St	66101	V
256	111409	2107 N Tremont St	66101	V
259	111238	712 Parallel Ave	66101	V
264	111565	720 Parallel Ave	66101	V
267	115373	2965 N 17th St	66104	V
272	098764	1716 New Jersey Ave	66102	V
273	115979	1725 Greeley Ave	66104	V
274	115983	1741 Greeley Ave	66104	V
275	115986	1712 Greeley Ave	66104	I
276	115987	1716 Greeley Ave	66104	V
278	116402	1955 N 17th St	66104	V
279	116403	1953 N 17th St	66104	V
280	116410	1942 N 17th St	66104	V
283	116562	2912 N 27th St	66104	V
293	094610	2201 N 3rd St	66101	V
299	119516	730 R Northrup Ave	66101	C/I
301	068264	1256 Argentine Blvd	66105	V
302	094611	2205 N 3rd St	66101	V
303	109254	526 Parallel Ave	66101	V
306	119946	841 Tenny Ave	66101	V
309	120800	727 Central Ave	66101	V
314	120965	709 Reynolds Ave	66101	V
317	121082	650 Simpson Ave	66101	V
320	121530	68 S 7th Tfwy	66101	V
337	127802	914 Argentine Blvd	66105	V
339	130210	2700 S 15th Ln	66103	V
340	130501	2811 Glenrose Ln	66106	V
341	130502	2817 Glenrose Ln	66106	V
342	130503	2823 Glenrose Ln	66106	V
343	130504	2829 Glenrose Ln	66106	V
345	132131	2611 N Allis St	66101	V
346	132197	2720 N 7th St	66101	V
361	080132	1126 Everett Ave	66102	V
362	139865	113 S Cherokee St	66103	V
366	143022	1118 Ruby Ave	66103	V
367	143023	1114 Ruby Ave	66103	V
370	143184	1616 S 15th St	66103	V
378	154052	2065 Darby Ave	66101	V
379	154055	2071 Darby Ave	66101	V
397	157285	1210 Waverly Ave	66104	V
398	157588	1337 Rowland Ave	66104	V
404	158425	1802 Cleveland Ave	66104	V
405	158721	1740 Yecker Ave	66104	V
406	158428	1824 Cleveland Ave	66104	V
407	159954	1939 Stewart Ave	66104	V

408	162001	3094 N 22nd St	66104	V
409	162474	3052 N 21st St	66104	V
410	162475	3050 N 21st St	66104	V
411	162476	3048 N 21st St	66104	V
412	163021	2726 N 20th St	66104	V
420	004024	6226 Garfield Cv	66104	V
425	056722	231 N 35th St	66102	V
433	111001	1918 Springfield Blvd	66101	V
437	132044	632 Georgia Ave	66101	V
439	157751	1338 Waverly Ave	66104	V
443	164225	3414 N 30th St	66104	V
451	071330	337 S Boeke St	66101	V
452	073670	725 S 8th St	66105	V
453	140670	1960 N 6th St	66101	V
455	165024	3005 Delavan Ave	66104	V
461	170557	1111 S 39th St	66106	V
469	172820	3018 N 43rd St	66104	V
476	068839	1963 Garfield Ave	66104	V
482	072352	1238 Osage Ave	66105	V
483	072353	1242 Osage Ave	66105	V
484	072354	1244 Osage Ave	66105	V
485	081185	1046 Freeman Ave	66102	V
487	124635	3115 N 23rd St	66104	V
488	139730	748 Seminary St	66103	V
491	063618	3012 Washington Ave	66102	V
496	196009	1934 N 30th St	66104	V
500	100502	2715 N 31st St	66104	V
507	209631	1237 Wood Ave	66104	V
517	290304	10377 Parkview Ave	66109	V
524	098555	1954 N 16th St	66104	V
525	910829	1428 N 31st St	66102	V
530	914409	4501 Everett Ave	66102	V
533	917823	2508 N 51st St	66104	V
541	131814	2618 N 8th St	66101	V
544	927820	7411 Barnes Dr	66109	V
547	929105	158 N 74th St	66111	V
551	938324	9335 Georgia Ave	66109	V
555	072221	1273 Kansas Ave	66105	V
556	072222	1269 Kansas Ave	66105	V
558	072752	939 Miami Ave	66105	V
560	119038	800 Splitlog Ave	66101	V
579	064047	3405 Oakland Ave	66102	V
594	068879	2226 Wood Ave	66104	I
600	081898	822 Everett Ave	66101	V
605	115917	1515 Haskell Ave	66104	V
622	047403	1510 N 49th St	66102	V
623	178727	4957 Welborn Ln	66104	V

630	049903	1766 S 49th Pl	66106	V
631	052601	5205 Custer Ave	66106	V
635	080652	925 Ann Ave	66101	V
636	090215	1023 Sandusky Ave	66102	V
637	090395	833 Barnett Ave	66101	V
641	095148	648 Garfield Ave	66101	V
642	098618	1706 Richmond Ave	66104	V
646	115217	3037 N 16th St	66104	V
647	080254	1057 Everett Ave	66102	V
651	114531	2900 N 12th St	66104	V
652	115240	1336 Roswell Ave	66104	V
654	129325	2445 S 12th Ter	66103	V
655	129370	2452 S 12th Ter	66103	V
656	140338	2002 N Hallock St	66101	V
658	149300	2716 Hutton Rd	66109	V
663	159802	2400 Greeley Ave	66104	V
664	161803	2278 Russell Ave	66104	V
668	081152	932 Freeman Ave	66101	V
669	098437	2029 N 14th St	66104	V
670	099263	3063 N 31st St	66104	V
673	110212	330 Garfield Ave	66101	I
674	156786	1030 Lafayette Ave	66104	V
675	067097	1210 Pacific Ave	66102	V
704	066001	2553 Everett Ave	66102	V
705	080207	1031 Oakland Ave	66102	V
708	081191	1061 New Jersey Ave	66102	V
710	114519	3011 N 13th St	66104	V
713	094547	2096 N Water St	66101	V
714	094600	209 Greeley Ave	66101	V
715	098957	1912 N 13th St	66104	V
717	098949	1832 N 13th St	66104	V
718	106631	3030 R N Bethany St	66104	V
719	106633	3024 R N Bethany St	66104	V
720	115552	3001 Hiawatha St	66104	V
721	124629	3125 N 23rd St	66104	V
722	124630	3129 N 23rd St	66104	V
723	124631	3133 N 23rd St	66104	V
724	126373	2110 S Boeke St	66103	V
725	127203	1511 S Ferree St	66103	V
726	131305	2906 H Sherman St	66101	V
727	132104	2718 N Allis St	66101	V
731	157420	1053 Rowland Ave	66104	V
732	158757	1810 Yecker Ave	66104	V
733	158767	1823 Yecker Ave	66104	V
736	163809	3430 N 32nd Ter	66104	V
744	916913	4802 Parkview Ave	66104	I

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Staff Request for Commission Action

Tracking No. 19598

Full Commission Meeting Date: NA

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 3/4/19

(If none, please explain):

Publication Required: No

<u>Date:</u> 02/20/2019	<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:

For information only

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List: