



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, April 29, 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 April 29, 2019 Agenda.

III. Approval of standing committee minutes from March 4, 2019.

IV. Committee Agenda

Item No. 1 - LAND ASSET MANAGEMENT PROGRAM - A SOAR INITIATIVE

Synopsis: This is an update to the Land Bank Policy, the new suggested language will replace the current Land Bank Adopt-a-Lot program, submitted by Chris Slaughter, Land Bank Manager.

Item (1) - Policy Update - Lease Program

Tracking #: 19726

Item No. 2 - LAND BANK BUSINESS - TRANSFERS TO LAND BANK

Synopsis: These are 3 properties that the Land Bank is asking to be given approval to

transfer them into its inventory, submitted by Chris Slaughter, Land Bank Manager.

Item (1) - Transfers to Land Bank (3)

Transfers to Land Bank

1824 N. 13th St. - Board of County Commissioners

(New owner of building located at 1822 N. 13th St. is in discussion for Land Bank property to the north of building.)

3042 & 3044 Hiawatha St. - Board of County Commissioners

(Applications received and request is to plant an orchard.)

Tracking #: 19727

Item No. 3 - LAND BANK BUSINESS - DONATIONS TO THE LAND BANK

Synopsis: Requests for property to be donated to the Land Bank, submitted by Chris Slaughter, Land Bank Manager.

Item (1) - Donations To Land Bank (2)

Donations to Land Bank (vacant lots)

3431 Barnett Ave. - Daniel Garcia

(Applicant indicates they owned a house on this property and were not notified of the demolition of the property. They are out-of-state owners and with it being a vacant lot, they have no desire to own and maintain.)

2204 N. 12th St. - Shirley Dickinson

(Applicant indicates she doesn't have the means to maintain. She owned a house on this property that was razed in 2018.)

Tracking #: 19728

Item No. 4 - LAND BANK BUSINESS - NORTHEAST HOLD AREA

Synopsis: The Land Bank Board of Trustees has requested this item be brought back to Standing Committee for further discussion, submitted by Chris Slaughter, Land Bank Manager.

Tracking #: 19729

Item No. 5 - LAND BANK BUSINESS - APPLICATIONS

Synopsis: Land Bank applications that are not in previous Northeast hold area, submitted by Chris Slaughter.

Item (1) - Applications (6)

113 S. Cherokee St.- Diane Dickey, yard extension
3113 Strong Ave – Vita Enterprises, LLC, property acquisition
1419 S. 32nd -Vita Enterprises, LLC, property acquisition
1201 Gilmore - Denise Olea, yard extension
14141 Minnesota Ave - Timo Arango, III, property acquisition
617 S. 11th St. - Roland Vaca, property acquisition

Tracking #: 19730

Item No. 6 - LAND BANK BUSINESS - APPLICATIONS NORTHEAST HOLD AREA

Synopsis: Land Bank applications in the Northeast Hold Area, submitted by Chris Slaughter, Land Bank Manager.

Item (1) - Applications (35)

Applications

3044 Hiawatha St. - Brianne Ford, property acquisition
3042 Hiawatha St. - Brianne Ford, property acquisition
3040 Hiawatha St. - Brianne Ford, property acquisition
3034 Hiawatha St. - Brianne Ford, property acquisition
2128 Lafayette Ave. - Brianne Ford, property acquisition
2126 Lafayette Ave. - Brianne Ford, property acquisition
2204 N. 11th St. - Rene Ojeda, yard extension
1139 Everett Ave. - Strugglers Hill Neighborhood Group, property acquisition
1137 Everett Ave. - Strugglers Hill Neighborhood Group, property acquisition
2707 N. 15th St. - Erk Gavion Holguin, property acquisition
847 Sanford Ave. - Susana Zavala, yard extension
2311 N. 5th St. - Rachel Jefferson, property acquisition
418 Haskell Ave. - Rachel Jefferson, property acquisition
3227 Farrow Ave. - Tiffany Miller, yard extension
1918 Parkview Ave. - Freddy Wilson, yard extension
3420 N. 29th St. - Zion Travelers Missionary Baptist, yard extension
2512 N. 21st St. - Gwendolyn Smith-Warner, property acquisition
624 Garfield Ave. - Edwin Velarde, yard extension
2926 N. 13th St. - Gregory Smith, yard extension
4600 Parkview Ave. - Robert Crift, property acquisition
4600 Parkview Ave. - Robert Crift, property acquisition
3301 N. 44th Ter. - Jose Cortez, yard extension
3245 N. 44th Ter. - Jose Cortez, property acquisition
3241 N. 44th Ter. – Jose Cortez, yard extension
2510 N. 13th St. – Denika (Owen) Messa, yard extension
4600 Parkview – Denika (Owen) Messa, property acquisition

1214 Haskell Ave – Guadalupe Holguin, property acquisition
701 Parallel - Rozell Nunn, yard extension
315 Richmond - Twila Womack, yard extension
1104 Brown Ave – Carolyn Lamb, property acquisition
1100 Brown Ave – Carolyn Lamb, property acquisition
515 Troup Ave - Cheyanna Seawood, property acquisition
513 Troup Ave – Cheyanna Sewaood, property acquisition
3201 Cleveland Ave – Lorenzo Garcia, yard extension
2639 N. 22nd St. – Shawn Simmons, yard extension
1865 N. 29th St. – Roberto Hernandez, yard extension

Tracking #: 19731

Item No. 7 - UPDATE: LAND BANK REHAB PROGRAM

Synopsis: The Land Bank Manager respectfully will present information regarding the Wyandotte County Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.

Tracking #: 19732

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, March 4, 2019**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, March 4, 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 Murguia, Townsend (via conference call), and Burroughs. Commissioner Walters was absent. The following officials were also in attendance: Gordon Criswell and Melissa Sieben, Assistant County Administrators; Alan Howze, Knowledge Director; Emerick Cross, Commission Liaison; Greg Talkin, Director of Neighborhood Services; Kathleen VonAchen, Chief Financial Officer; Angela Lawson, Deputy Chief Counsel; Patrick Waters, Senior Attorney; Daniel Kuhn, Assistant Counsel; Chris Slaughter, Land Bank Manager; Katherine Carttar, Director of Economic Development; Jeff Fisher, Executive Director of Public Works; 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 January 14, 2019 meeting. **On motion of Commissioner Burroughs, seconded by Commissioner Murguia, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 19599...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.

Greg Talkin, Director of Neighborhood Resource Center, said I think everybody might know that we've been struggling with what we have wanted to term as a habitual violator addressing somebody, some company, some LLC, or an individual that has some type of ownership behind the scenes, such as contract for deed.

We looked at definitions of how to define a habitual violator. That became problematic. It involved a whole other legal process to do. It started to become very cumbersome, and Legal expressed some concerns of doing it that way.

We continued to look at this issue. I don't recall who came up with this idea—it might have been Daniel, it might have been Wayne in our Codes staff—but how about if we just added additional steps to our administrative fine penalty. Currently, under ordinance, the first violation is \$100, second is \$250, and third is \$500. Hopefully, we don't ever get to that level as it is. People work with us and we're able to resolve the issues with them; however, there are those, especially corporations and LLCs out there, that just hide behind and we continue to escalate things up. To some of them, \$500 is no big deal because they're speculating on a piece of property or something that continues to hurt the neighborhood.

Our proposal is to add three additional levels to that ordinance, which would be \$750, \$1,000, and \$1,500 for the sixth and any subsequent amounts. This is all discretionary for staff. If individuals that are homeowners are working with us, hopefully, we don't even get to the \$100 level, but we'll continue to work with them. We do have those out there who just continue to just ignore us. They don't respond. It may be that they're defunct too. We don't know. This is one way we hope to get their attention or, hopefully, if they just don't want the property anymore, we can find a way through this process to have them give it to the Land Bank or something along that line to give it to somebody who really cares.

That's the first part of this change.

The second part of this change is to add additional chapters in our ordinance for different divisions and departments the ability to use this process. Currently, this process is limited to Chapter 8 and Chapter 19, which is basically codes and business licenses and not tax. Planning and Zoning is really wanting to use this process. It makes a lot of sense for them to use this process but, of course, zoning issues deal with a lot of companies and corporations and things the same as Codes does.

In doing that and trying to make sure that we cover everybody at this point, we're also adding Chapter 3, which will be Air Pollution; Chapter 15, which will be Fire Prevention; 17, which would be Health and Sanitation; and Chapter 32 is Streets and Sidewalks. This ordinance would allow them to gradually start to use this if they see the benefits and want to use this administrative citation process.

Chairman McKiernan said I just want to make sure we clarify one more time that anyone, individual or corporation, who actually engages with the Neighborhood Resource Center can avoid this administrative fine process by simply engaging and working with your staff for the resolution of their violations. **Mr. Talkin** said I would have to add, as long as they engage honestly and have true intentions of working with us.

Commissioner Townsend said, Chairman, I think you and Mr. Talkin have addressed the concern I had as I read this that honest and earnest attempt of the individual to work with our Code Enforcement will keep them from imposing these fines to the fullest extent possible here.

Mr. Talkin asked, Commissioner, can I also add one additional thing that might add a little bit of—**Chairman McKiernan** said absolutely. **Mr. Talkin** said this is a legal process. As any legal process, there should be a due process. There is an administrative hearing officer. Anybody that feels like we're interpreting this wrong or proceeding or pursuing this wrong, has the ability to file an appeal within 30 days of receiving the administrative fine. **Chairman McKiernan** said, again, the key issue is to engage with staff and try to work the process forward.

Commissioner Burroughs asked could you state those three items again that the ordinance applies to in reference to the penalty phase. You made something about sidewalks. **Mr. Talkin** said the chapters that it would include are: Chapter 3-Air Pollution, which falls under the Health Department; Chapter 15-Fire Prevention; Chapter 17-Health and Sanitation; Chapter 27, which is Planning and Zoning; and Chapter 32, which is Streets and Sidewalks, which falls under Engineering.

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

Item No. 2 – 19597...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

WYANDOTTE COUNTY LAND BANK APPLICATIONS

④ 2 Applications

④ 1 – Yard Extension

④ 1 – Property Acquisitions

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

Chris Slaughter, Land Bank Manager, said we have two applications tonight. One is a yard extension and one is a property acquisition. All applicants are current on their taxes and have no code violations.

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YARD EXTENSION – 1227 ANN AVE
 PROPERTY ACQUISITION – 1233 ANN AVE
 SAOL FRANCO MEZA – 1225 ANN AVE



The applicant lives at 1225 Ann Avenue, that's outlined in black, with the two Land Bank properties: 1227 and 1233 Ann Avenue. This is in the St. Peter's Waterway area.

I did reach out to CHWC. They had no objections to holding this. I ask that we go ahead and move forward.

LAND BANK ADVISORY BOARD RECOMMENDATION

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

The Land Bank Advisory Board did review this and recommended approval.

Chairman McKiernan said if they did want any lots, there are plenty of others on that same block that could be built on.

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Chairman McKiernan said the question was, if it fell in either of our hold areas: northeast or the Splitlog area. It is outside of both of those hold areas. **Chairman McKiernan** said certainly, I think this would be a good move for the applicant and for the Land Bank.

**WYANDOTTE COUNTY LAND BANK
APPLICATIONS**

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

Action: **Chairman McKiernan made a motion, seconded by Commissioner Murguia, to approve and forward to the Land Bank Board of Trustees. Roll call was taken and there were four “Ayes,” Murguia, Townsend, Burroughs, McKiernan.**

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.)

TRANSFERS FROM THE LAND BANK
748 SEMINARY ST – RDA



Mr. Slaughter said next we have a transfer from the Land Bank. This is 748 Seminary St. The requester is the RDA, Rosedale Development Association.

TRANSFERS FROM THE LAND BANK
748 SEMINARY ST - RDA



I went out and took some pictures. As you can see, it's already in a community garden setting.

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TRANSFERS FROM THE LAND BANK
748 SEMINARY ST - RDA



This is another one from the side.

TRANSFERS FROM THE LAND BANK
748 SEMINARY ST – RDA

- ▶ Property was in Tax Sale 342 (Dec 2018)
- ▶ Property has been a community garden
- ▶ RDA to take ownership to keep community garden in place



Some information on the property. This is one that we just acquired from the last tax sale in December. As I mentioned, this has been a community garden. There's some history about it. It did fall through the tax sale and ended up going to the Land Bank.

RDA is wanting to take ownership just to keep the community garden in place. They have agreed to make sure that the property is maintained and well taken care of.

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**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**

That's the request for the transfer, to transfer this to RDA.

Commissioner Burroughs asked, the RDA is the neighborhood group. Do they have the necessary ability—will this be deeded to that organization specifically? **Mr. Slaughter** said yes, it will. **Commissioner Burroughs** asked will there be a vindicated if they have the means to look after the property. **Mr. Slaughter** said I think it will still have a heavily community involvement in it. Their concern was if we made it available for sale and somebody else applied to purchase it and did not want a garden there, the community would no longer have this community garden. **Commissioner Burroughs** asked they would pay taxes on that piece of property. **Mr. Slaughter** said I believe so. I don't know their tax status. If they are not tax-exempt then, yes, they would be required to do that.

Action: **Commissioner Murguia made a motion, seconded by Commissioner Burroughs, to approve and forward to the Land Bank Board of Trustees.** Roll call was taken and there were four "Ayes," Murguia, Townsend, Burroughs, McKiernan.

Tax Sale Transfers

186 properties from Tax Sale 342 (December 13, 2018)

Chris Slaughter, Land Bank Manager, said since we just spoke about a property from the December tax sale—I apologize for not having a slide for that, but the next item on your agenda

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should have been the list of properties that the Land Bank has received from the December tax sale. We're bringing forward as we've done in the past.

We are asking that you approve.

Action: Commissioner Murguia made a motion, seconded by Commissioner Burroughs, to approve and forward to the Land Bank Board of Trustees. Roll call was taken and there were four "Ayes," Murguia, Townsend, Burroughs, McKiernan.

Item No. 3 – 19598...LAND BANK REHAB PROGRAM

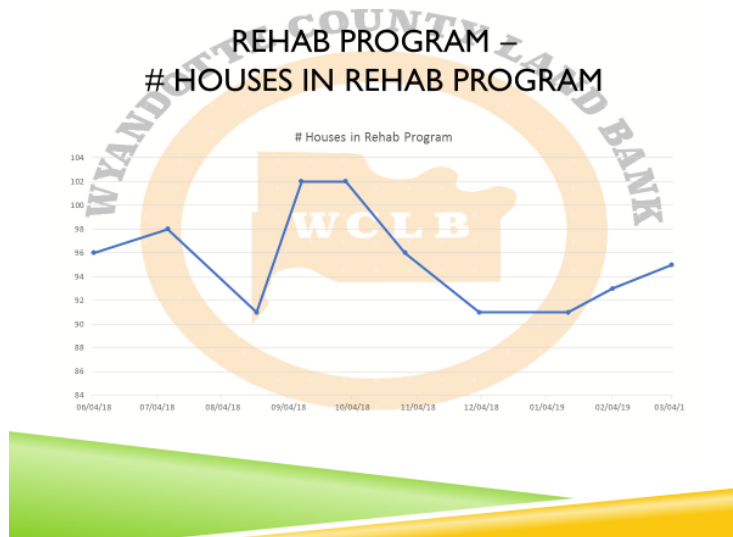
Synopsis: Update on the Wyandotte County Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.



Chris Slaughter, Land Bank Manager, said this is our monthly update of the Rehab Program.

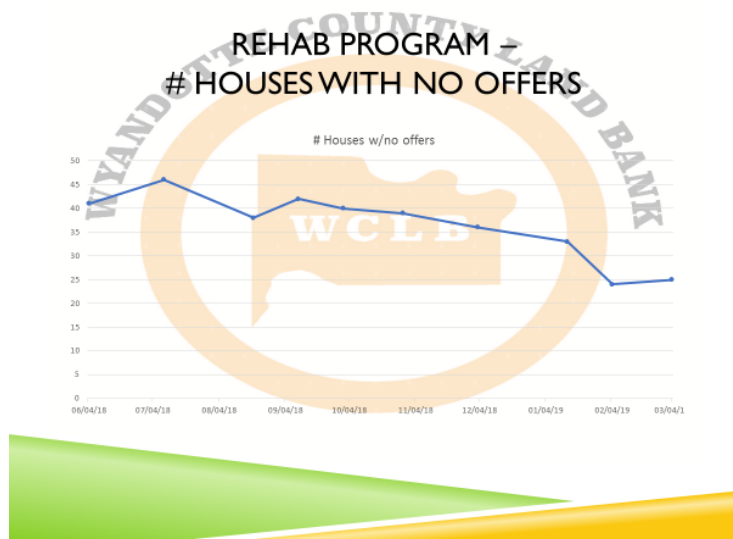


The first slide is the contractors list. As you can see, it continues to grow. We are currently sitting at 112 contractors.

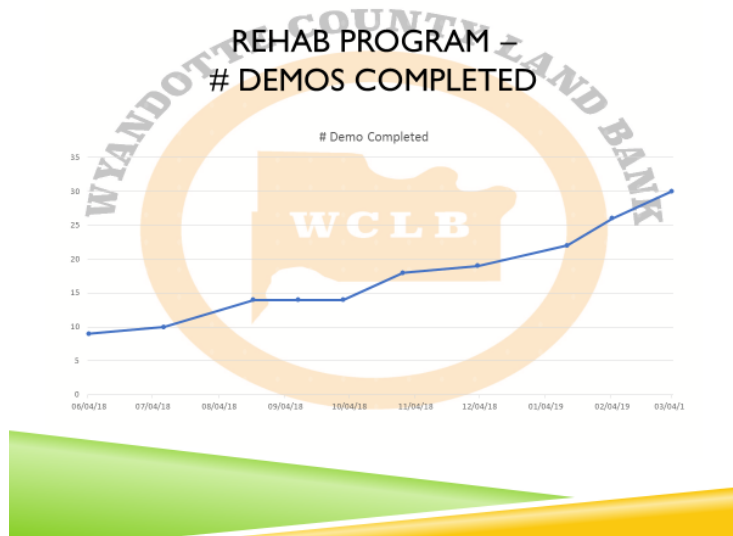


The number of houses in the Rehab Program is currently sitting at 95. Out of the list that we just went over, there are four houses that have just come to us. We're in the process of, hopefully, this week, we'll finalize getting them boarded up and have the inspections. We'll see probably in a week or two max, we'll have the open houses and we'll start the offer process for those.

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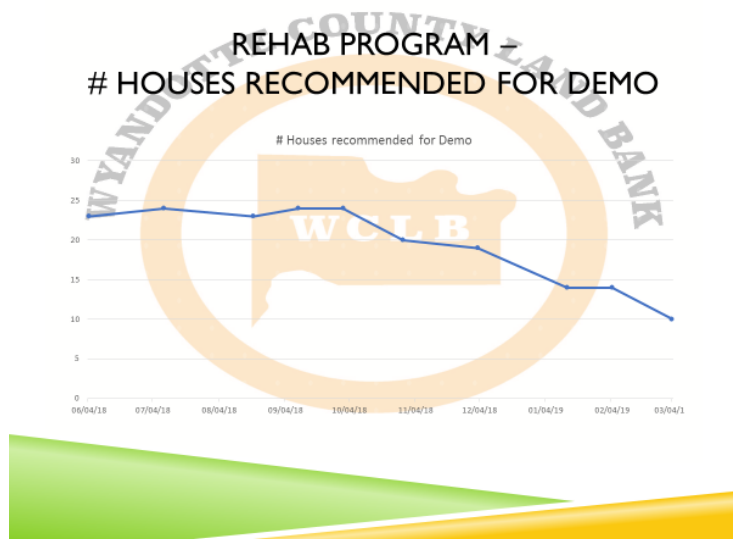


The houses with no offers are steadily going down. We currently sit at 25. With the increase of the new contractors, I will say that we are getting some interest in it, and we'll be opening those houses and showing those for them as well.



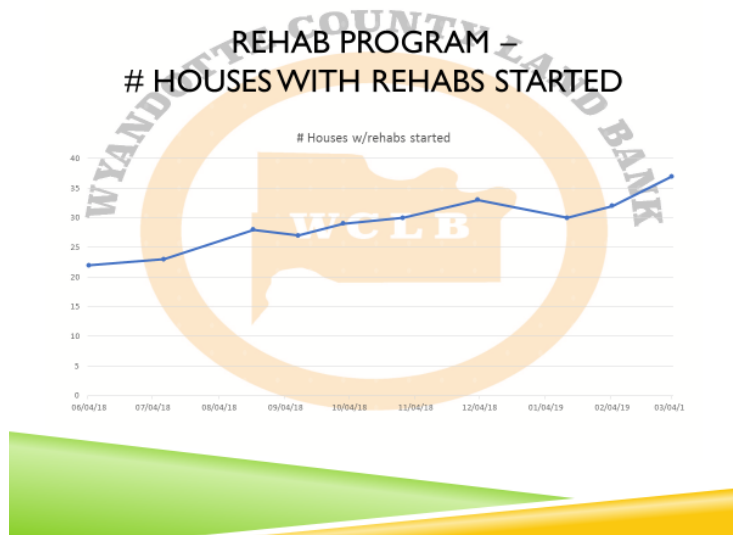
The number of demos completed has now grown to 30 since we started the program back in mid-2017.

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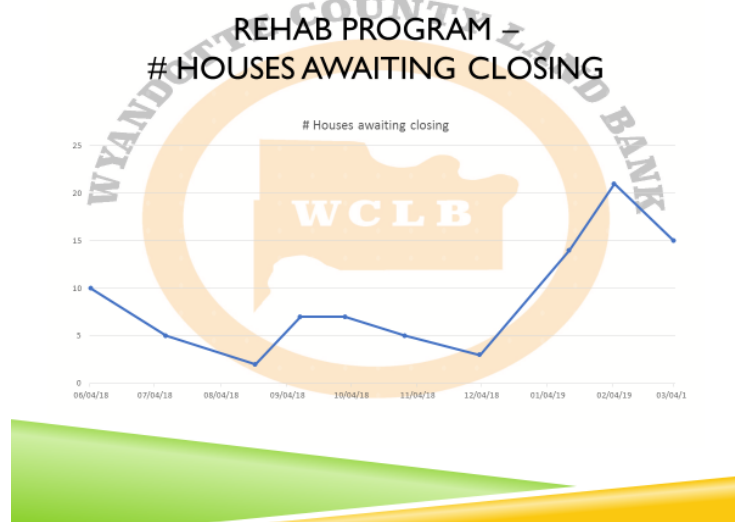
The houses that we now have recommended are down to 10. The report we got today is about half of those, we're just waiting on the weather or we're waiting on the bids to come back. Hopefully, this year, we will probably have those down close to zero.

Chairman McKiernan said I just want to clarify one thing on the houses for demo. The houses that have already been demoed, or actually even the ones that are recommended, these are houses that if they had not been acquired by the Land Bank, we would have eventually demolished them anyway. **Mr. Slaughter** said correct. **Chairman McKiernan** asked is it safe to say that by putting them through this program that we've shortened the time before demolition, at least a little bit. **Mr. Slaughter** said yes, that's my understanding in talking with the Demo Coordinator.

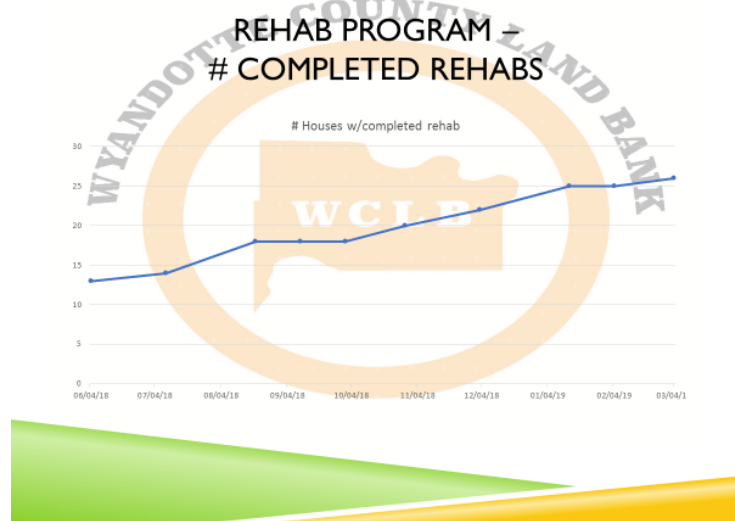


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Mr. Slaughter said the number of houses where the rehabs have started is up to 37. I will say that even though it's steadily still going up, we hope in the next quarter to have a large number of those completed. With the winter weather, construction, or rehab I should say, has kind of slowed a little bit. That number will probably drop, but that's a good thing.

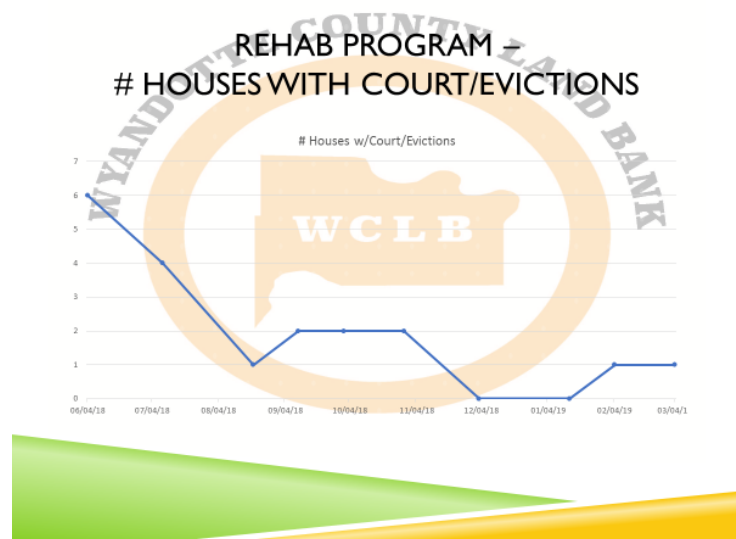


The houses awaiting to close is sitting at 15. In checking with the title company, which the majority of these issues are falling on, we're starting to discover that it's the rehabbers that are a little slow, dragging their feet and stuff. We've offered to help them out and making sure everybody's aware that they're ready to close and we need them to get in and close. Hopefully, that number will drop severely here at the next committee meeting.



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Completed rehabs. We are now up to 26, and I will give some details on the latest one that has just completed. We will have this down to zero next month.



We had an eviction that we've been waiting on done this afternoon. The person was evicted from the property. We had one of our contractors there actually boarding and securing it up today. They should have that completed today.



Now, to the house that was recently completed last week, 3817 N. 55th St. A little history of this, the last occupant, as you can kind of make out from that sign, was kind of a daycare, kindercare type of deal. This is just a little bit south of the Nearman Plant on 55th St.

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3817 N 55TH ST



Just some pictures of kind of before; the condition.

3817 N 55TH ST



It wasn't in rough shape, but it had been neglected for some time.

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3817 N 55TH ST



I'm assuming at one point, it was a Knights of Columbus. I'm assuming this was where all the meetings were held.

3817 N 55TH ST



Some of the rehab pictures. This is a picture taken inside looking at the front door and part of the dining area.

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3817 N 55TH ST



A couple of pictures of the kitchen.

If you remember from the first shot, it's just a long rectangle building. There's a long hallway that goes down. They have an office space in it.

3817 N 55TH ST



Here's a shot of a couple of the bedrooms.

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3817 N 55TH ST



They have two full baths in it, so a couple of shots of those.

3817 N 55TH ST



They added a garage. It's not going to be for a vehicle. I was told when I went out there that it's just regular floor joist and they will put a barrier up on the outside of the garage door. They're just waiting for the weather to improve to prevent cars from driving in, unless they want a car down there in the old meeting room. There's just a tremendous amount of space down there. At the time before, it wasn't a residence. The new potential owner will have a whole downstairs that they can completely refurbish into what they would like to see.

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Again, some information. This was in Tax Sale 337. At the time, the minimum bid was over \$86,000. The rehabber only took three and one-half months to do that. The appraised value was 2018 at \$44,500. They recently just had it re-appraised for over \$250,000. There's a little work they've got to do. Again, with the weather, we were satisfied with the rehab and went ahead with the completion. They passed our final inspection.

Commissioner Murguia asked, Chris, are all of these houses that are being rehabbed that are in the NRA taking advantage of the NRA Program. **Mr. Slaughter** said most of them are. We do ask that when offers are submitted. Some choose not to. Some of them are going to end up renting them out so they would be ineligible for the program. We do heavily try to promote that program through this program.

Action: Information only.

Adjourn

Chairman McKiernan adjourned the meeting at 5:22 p.m.

cg

March 4, 2019



Staff Request for Commission Action

Tracking No. 19726

Full Commission Meeting Date: May 9, 2019

Committee: Neighborhood & Community Development

Date of Standing Committee Action: April 29, 2019

(If none, please explain):

Publication Required: No

<u>Date:</u> 4/18/2019	<u>Contact Name:</u> Melissa Sieben, Katherine Carttar, Tib Laughlin, Rob Richardson, Chris Slaughter, Chris Cooley	<u>Contact Phone:</u> x5017, x5176, x5851, x5774, x8977, x8299	<u>Contact Email:</u> msieben@wycokck.org, kcarttar@wycokck.org, tlaughlin@wycokck.org, rrichardson@wycokck.org, CSlaughter@wycokck.org, ccooley@wycokck.org	<u>Department/Division:</u> Administrator's Office
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Item Description:

The Land Asset Management Program was formed in late 2018 to address management of the Unified Government land assets. It meets monthly to review practices, identify areas for improvement and to make changes necessary to meet the goals established, which are as follows:

It is a priority of the Unified Government to "Improve Customer Service and Communication" through continued development of open data and through innovation and problem solving. It is also a priority to "Reduce Blight" in the community through effective land management practices. The development of a Land Asset Management Team is essential to establish best practices and to prioritize a work plan to related to all land assets of the Unified Government, both public and private. This team is required to adopt an annual work plan and report progress to the Unified Government Commission annually as well.

The Land Asset Management Team will consist of multi-departmental representation. The team is committed to managing, reviewing, and making recommendations on the Unified Government's land assets. This includes making recommendations to the Unified Government Commission on Land Bank policies and practices, establishing appropriate data governance policies and processes for UG-owned land, and reviewing complex property matters that cannot be handled via traditional processes. The team is also responsible for implementing recommendations and best practices to help move the organization forward and to become a leader in land asset management governance. The team will also be required to provide necessary training on data governance practices related to land assets and to serve as a regulating group for ensuring practices are followed and that the UG does not slip back into old practices.

The Land Asset Management Team will be present to go over the work plan for 2019 and also discuss proposed changes to allow for the Land Bank to transit to asset management system to promote and allow for incremental development throughout Wyandotte County.

Action Requested:

Information forthcoming.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Staff Request for Commission Action

Tracking No. 19727

Full Commission Meeting Date: May 9, 2019

Committee: Neighborhood & Community Development

Date of Standing Committee Action: April 29, 2019

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
4/18/2019	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) - Transfers to Land Bank (3)

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:

Transfer to LB

TRANSFERS TO LAND BANK

Owner	Property Address	Parcel	Comments	Standing Committee Recommendation
Board of County Commissioners	1824 N 13th St	098946	New owner of building located at 1822 N 13th St (corner of 13th St & Wood Ave) is in discussions for Land Bank property to the North of building.	
Board of County Commissioners	3042 Hiawatha St	158513	Applications received and request is to plant an orchard.	
Board of County Commissioners	3044 Hiawatha St	158512		

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Staff Request for Commission Action

Tracking No. 19728

Full Commission Meeting Date: May 9, 2019

Committee: Neighborhood & Community Development

Date of Standing Committee Action: April 29, 2019

(If none, please explain):

Publication Required: No

<u>Date:</u> 4/18/2019	<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) - Donations To Land Bank (2)				
<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> Donations				

DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	Property Type	Comments	STANDING COMMITTEE RECOMMENDATION
DANIEL GARCIA	059421	3431 BARNETT AVE	VACANT LOT	A) The applicant indicates that they owned a house on this property and were not notified of the demolition of the property. They are out-of-state owners and with it being a vacant lot, they have no desire to own and maintain.	
Shirley Dickinson	157289	2204 N 12th St	VACANT LOT	A) The applicant indicates that she doesn't have the means to maintain, owned a house on this property that was razed in 2018.	

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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: Daniel and Olympia Garcia
Mailing address: 9501 Vancouver Dr.
City: Anaheim State: CA Zip: 92804
Daytime Phone #: (714) 719-5927 Alternate Phone #: (714) 776-8710
Email address: olympiagarcia@aol.com

DONATED PROPERTY INFORMATION

Property address: 3431 Barnett Ave Kansas City, KS Parcel ID#: 059421
Structure or vacant lot: vacant lot
Why are you requesting to donate your property? We weren't notified on
the demolition of our structure. We have no
use for the vacant lot.

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: Olympia Garcia Date: Jan. 7, 2019

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

RECEIVED
FEB 21 2018

#5

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. The property must be free of liens, including a mortgage, utility lien, or judgment.

NOTE: 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: Shirley Dickinson
Mailing address: 2405 N. 72nd Terrace
City: KANSAS CITY State: KS Zip: 66109
Daytime Phone #: _____ Alternate Phone #: _____
Email address: _____

DONATED PROPERTY INFORMATION

Property address: 2204 N. 12th Street
Parcel ID#: 157289
Structure Present: Yes _____ No ☒
Has this property recently gone through foreclosure? Yes _____ No ☒
Are there any existing liens on this property or are you currently involved in a bankruptcy? Yes _____ No ☒

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: Shirley Dickinson Date: 02-20-2018

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



Staff Request for Commission Action

Tracking No. 19729

Full Commission Meeting Date: May 9, 2019

Committee: Neighborhood & Community Development

Date of Standing Committee Action: April 29, 2019

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
4/18/2019	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) - Northeast Hold Area

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:

Memo to WCLB BOT - Hold NE



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, Manager

DATE: April 29, 2018

SUBJECT: **Proposed Hold Area – NE Master Plan Area - UPDATE**

Per Policy change, approved on **April 9, 2015** by Board of Trustees, the following language established to set hold areas involving the sale of Land Bank properties:

Section 6. Establishing Hold Areas

6.1 Hold Areas. *The WCLB shall work with the UG Economic Development Department and the WCLB BOT to identify geographical areas that are contemplated for development. After approval by the BOT, any Land Bank parcels in such areas shall be held for designated partnering developers and may not be available for other interested parties.*

The Land Bank Manager is requesting that all requests for purchase of Land Bank property within the Northeast Master Plan Zone that is not accompanied by a renovation or specific development plan be automatically placed on hold and not available for sale for 180 days. **Per the April 1, 2019 Neighborhood & Community Development Standing Committee, the Land Bank is asking for a 120-day extension to complete this work.** This hold would not cover any new development or projects that would establish a positive revenue generator for the UG.

With the development of the Northeast Master Plan through our Urban Planning & Zoning Department and the momentum of other departments within the Unified Government (UG) we feel it is in the best interest of the community to further evaluate land use in the area.

All applications received for Yard Extensions or Property Acquisitions and requests for transfer to other entities would be held and a letter explaining the hold procedures would be sent to applicant.

The Land Bank would like to reserve the option of coming back to the Board with recommendations for future land use in this area.

PLANNING AREA





Staff Request for Commission Action

Tracking No. 19730

Full Commission Meeting Date: 5/9/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 4/29/19

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
4/18/2019	Chris Slaughter	x8977	CSlaughter@wycokck.org	Land Bank

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Applications (6)

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

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
Diana Dickey	119 S Cherokee St	113 S Cherokee St	Yard Extension	
Vita Enterprises, LLC	Kansas City, MO	3113 Strong Ave	Property Acquisition	
Vita Enterprises, LLC	Kansas City, MO	1419 S 32nd St	Property Acquisition	
Denise Olea	1201 Gilmore Ave	1213 Gilmore Ave	Yard Extension	
Timo Arango, III	Olathe, KS	14141 Minnesota Ave	Property Acquisition	
Roland Vaca	615 S 11th St	617 S 11th St	Property Acquisition	
LAND BANK ADVISORY BOARD RECOMMENDATION	The Land Bank Advisory Board recommends forwarding the application(s), to the Land Bank Board of Trustees, for final approval.			

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Application 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.

Sign here

Print Name

Date



#47

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 113 S. Cherokee St

Parcel ID Number: 18865

Applicant Information (Please Print)

Name: Diana Dickey

Company/Organization: _____

Mailing Address: 113 S. Cherokee St

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: see above

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

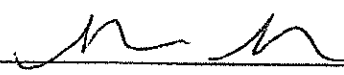
Please Respond to the Following Questions:

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.

 Date 4-8-19

Sign here

Diana Dickey
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.

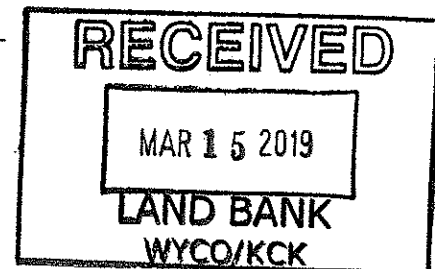
Signature (Required)

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

Amanius
Sign here

Date 03/15/2019

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: 03113 Strongave, KCK

Parcel ID Number: 166441

Intended Usage of Property: Food truck park

Applicant Information (Please Print)

Name: Jonathan Marius

Company/Organization: VITA Enterprises L.L.C.

Mailing Address: 8800 Raytown Rd #11816, KC MO 64138

Phone Number(s): _____

E-mail(s): jon 1

Please Respond to the Following Questions:

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

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

Signature (Required)

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

Jonathan A. Marius Date 03/15/19
Sign here

Jonathan A. Marius
Print Name

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

Application for Land Bank Property Acquisition

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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- 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.

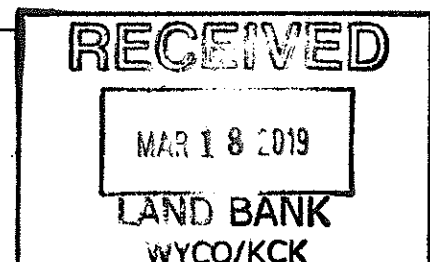
Signature (Required)

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

Jonathan Marius
Sign here

Date 03/18/19

Jonathan Marius
Print Name



#31

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 1419 S 32nd St. KCK 66106

Parcel ID Number: 166404

Intended Usage of Property: Food Truck Park.

Applicant Information (Please Print)

Name: Jonathan A. Marius

Company/Organization: VITA Enterprises LLC

Mailing Address: 8800 Raytown Rd. #11816, KCMO 64138

Phone Number(s):

E-mail(s):

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.

Yes No X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes No X

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

Signature (Required)

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

J. Marius
Sign here

Date 03/18/19

Jonathan Addison Marius
Print Name

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.
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- 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.

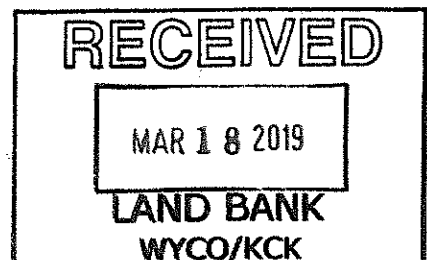
Denise Olea

Sign here

Date 3-18-19

Denise Olea

Print Name



32

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1213 Gilmore Ave Kc Ks
Parcel ID Number: 067345 66102

Applicant Information (Please Print)

Name: Denise Olea

Company/Organization: _____

Mailing Address: 1201 Gilmore Ave Kansas City, KS 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1201 Gilmore Av Kc Ks
66102

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.

Denise Olea Date 3-18-19
Sign here

Denise Olea
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:

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- 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.

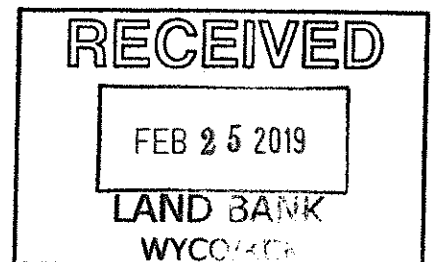
Timo Aranjó III

Sign here

Date 2/11/2019

Timo Aranjó III

Print Name



#18

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 14141 MINNESOTA AVE, BONNER SPRINGS

Parcel ID Number: 179500

Intended Usage of Property: I plan to use the property for vegetable gardening, specifically tomato cross-breeding.

Applicant Information (Please Print)

Name: Timo Arango III

Company/Organization: N/A

Mailing Address: 15443 W 147TH DR. OLATHE, KS 66062

Phone Number(s):

E-mail(s):

Please Respond to the Following Questions:

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

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

Signature (Required)

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

Timo Arango III
Sign here

Date 2/11/2019

Timo Arango III
Print Name



Application for Land Bank Property Acquisition



Use this application if:

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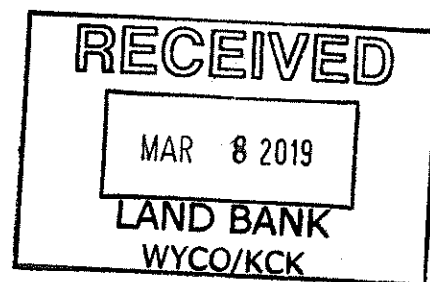
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 - Property owner must not obtain any code violations
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 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
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Signature (Required)

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

Roland S. Vaca Date 3-8-19
Sign here

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



#19



Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 617 S. 11th St.

Parcel ID Number: 071948

Intended Usage of Property: To maintain property and prevent continued usage as eyesore to neighborhood.

Applicant Information (Please Print)

Name: Roland S. Vaca

Company/Organization: _____

Mailing Address: 1029 Kansas Ave K.C. KS 66105

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.

Roland S. Vaca Date 3-8-19
Sign here

Roland S. Vaca
Print Name

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



Staff Request for Commission Action

Tracking No. 19731

Full Commission Meeting Date: May 9, 2019

Committee: Neighborhood & Community Development

Date of Standing Committee Action: April 29, 2019

(If none, please explain):

Publication Required: No

<u>Date:</u> 4/18/2019	<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 (35)				
<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 - NE Hold				

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
Strugglers Hill Neighborhood Group	1150 Washington Blvd	1139 Everett Ave	Property Acquisition	
Strugglers Hill Neighborhood Group	1150 Washington Blvd	1137 Everett Ave	Property Acquisition	
Brianne Ford *	8514 Ann Ave	3044 Hiawatha St	Property Acquisition	
Brianne Ford *	8514 Ann Ave	3042 Hiawatha St	Property Acquisition	
Brianne Ford *	8514 Ann Ave	3040 Hiawatha St	Property Acquisition	
Brianne Ford *	8514 Ann Ave	3034 Hiawatha St	Property Acquisition	
Brianne Ford *	8514 Ann Ave	2128 Lafayette Ave	Property Acquisition	
Brianne Ford *	8514 Ann Ave	2126 Lafayette Ave	Property Acquisition	
Rene Ojeda *	2208 N 11th Street	2204 N 11th Street	Yard Extension	
Eirk Gavion Holguin *	1344 Georgia Ave	2707 N 15th Street	Property Acquisition	
Susana Zavala *	2733 N 9th Street	847 Sanford Ave	Yard Extension	
Rachel Jefferson *	431 Greeley Ave	2311 N 5th St	Property Acquisition	
Rachel Jefferson *	431 Greeley Ave	418 Haskell Ave	Property Acquisition	
Tiffany Miller *	3223 Farrow Ave	3227 Farrow Ave	Yard Extension	
Freddy Wilson *	1921 Parkview Ave	1918 Parkview Ave	Yard Extension	
Zion Travelers Missionary Baptist Church *	3400 N 29th Street	3420 N 29th St	Yard Extension	
Gwendolyn Smith-Warner *	2604 N 21st St	2512 N 21st St	Property Acquisition	
Edwin Velarde *	620 Garfield Ave	624 Garfield Ave	Yard Extension	
Gregory Smith *	2924 N 13th St	2926 N 13th St	Yard Extension	
Robert Crift *	Indepence, MO	4600 Parkview Ave	Property Acquisition	
Jose Cortez *	3311 N 44th Ter	3301 N 44th Ter	Yard Extension	
Jose Cortez *	3311 N 44th Ter	3245 N 44th Ter	Property Acquisition	
Jose Cortez *	3311 N 44th Ter	3241 N 44th Ter	Yard Extension	
Denika (Owen) Messa *	3323 N 103rd Ter	2510 N 13th St	Yard Extension	
Denika (Owen) Messa *	3323 N 103rd Ter	4600 Parkview Ave	Property Acquisition	
Guadalupe Holguin *	1215 Haskell Ave	1214 Haskell Ave	Property Acquisition	
Rozell Nunn *	2010 N 7th St	701 Parallel Ave	Yard Extension	
Twila Womack *	317 Richmond Ave	315 Richmond Ave	Yard Extension	
Carolyn Lamb *	Kansas City, MO	1104 Brown Ave	Property Acquisition	
Carolyn Lamb *	Kansas City, MO	1100 Brown Ave	Property Acquisition	
Cheyanna Seawood *	405 N 64th St	515 Troup Ave	Property Acquisition	
Cheyanna Seawood *	405 N 64th St	513 Troup Ave	Property Acquisition	
Lorenzo Garcia *	3199 Cleveland Ave	3201 Cleveland Ave	Yard Extension	
Shawn Simmons *	2641 N 22nd St	2639 N 22nd St	Yard Extension	
Roberto Hernandez *	1859 N 29th St	1865 N 29th St	Yard Extension	

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Application for Land Bank Property Acquisition



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Signature (Required)

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

By: Strugglers Hill/Roots Neighborhood Group Date 9/16/18
Justin C. Ouellette
Sign here

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: 1139 Everett Ave.

Parcel ID Number: _____

Intended Usage of Property: Garden, It has been used
As A Garden since 2008

Applicant Information (Please Print)

Name: Strugglers Hill/Roots Neighborhood Group

Company/Organization: _____

Mailing Address: 90 Chester Owens 1150 Wash Blvd 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 X
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Strugglers Hill/Roots Neighborhood Group

By: Chester C. Owens Jr

Date 9/16/18

Sign here

Chester C Owens, Jr

Print Name

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



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By: Strugglers Hill/Roots Neighborhood Group Date 9/16/18
Justin C. Olsen
Sign here

Please return to:
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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: 1137 Everett Ave.

Parcel ID Number: _____

Intended Usage of Property: Garden, it has been used
AS A Garden since 2008

Applicant Information (Please Print)

Name: Strugglers Hill/Roots Neighborhood Group

Company/Organization: _____

Mailing Address: 40 Chester Owens 1150 Wash Blvd KCK 66102

Phone Number(s): _____

E-mail(s): _____

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By: Chester C. Owens Jr

Date 9/16/18

Sign here

Chester C Owens, Jr

Print Name

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

RECEIVED

AUG 17 2018

LAND BANK
WYCO/KCK

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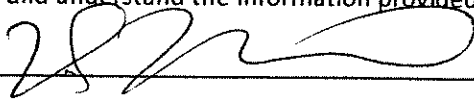
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Signature (Required)

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Sign here



Date 8/17/18

Print Name

Branne Ford



Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 3044 Hiawatha Street

Parcel ID Number: 158512

Intended Usage of Property: Family orchard/garden

Applicant Information (Please Print)

Name: Brianne Ford

Company/Organization: Bargain Bridal, LLC

Mailing Address: 8514 Ann Avenue, Kansas City, KS 66112

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

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Brianne Ford Date 8/17/18
Sign here

Brianne Ford
Print Name

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



Application for Land Bank Property Acquisition



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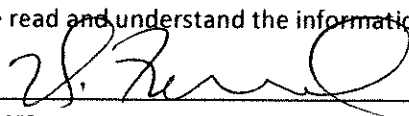
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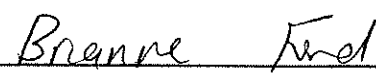
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Sign here Date 8/17/18



Branne Ford

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: 3042 Hiawatha St.

Parcel ID Number: 158513

Intended Usage of Property: Family orchard/garden

Applicant Information (Please Print)

Name: Brianne Ford

Company/Organization: Bargain Bridal, LLC

Mailing Address: 8514 Ann Avenue, Kansas City, KS 66112

Phone Number(s):

E-mail(s): brianne.ford@bargainbridal.com

Please Respond to the Following Questions:

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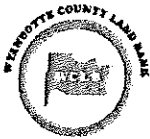
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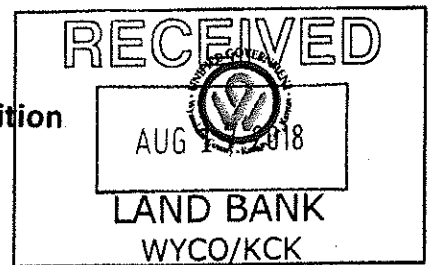
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Sign here

Brianne Ford
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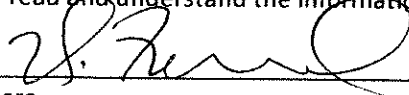
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Sign here

Branne Ford

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: 3040 Hiawatha Street

Parcel ID Number: 158514

Intended Usage of Property: Family orchard/garden

Applicant Information (Please Print)

Name: Brianne Ford

Company/Organization: Bargain Bridal, LLC

Mailing Address: 8514 Ann Avenue, Kansas City, KS 66112

Phone Number(s): 913-231-1111

E-mail(s): brianne.ford@bargainbridal.com

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.

Brianne Ford Date 8/17/18
Sign here

Brianne Ford
Print Name

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



Application for Land Bank Property Acquisition



Use this application if:

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

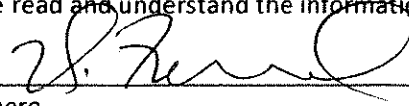
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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.
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- 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.

 Date 8/17/18
Sign here

Branne Ford

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: 3034 Hiawatha St.

Parcel ID Number: 158516

Intended Usage of Property: Family orchard/garden

Applicant Information (Please Print)

Name: Brianne Ford

Company/Organization: Bargain Bridal, LLC

Mailing Address: 8514 Ann Avenue, Kansas City, KS 66112

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

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

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Signature (Required)

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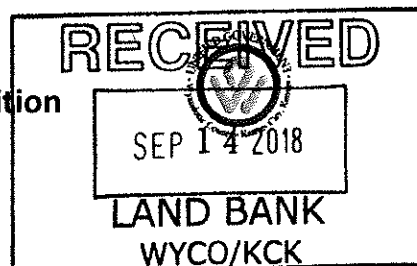
Brianne Ford Date 8/17/18
Sign here

Brianne Ford
Print Name

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



Application for Land Bank Property Acquisition



Use this application if:

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

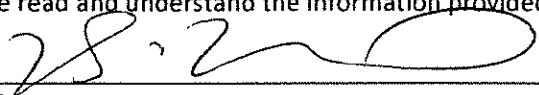
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Program Requirements and Policies:

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 - Property owner must not sell the property for a period of 36 months
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Signature (Required)

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


Sign here

Date 9/14/18

Brianne Ford

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: 2128 Lafayette Ave

Parcel ID Number: 159609

Intended Usage of Property: family orchard/garden, we own the land next to this parcel

Applicant Information (Please Print)

Name: Braine Ford

Company/Organization: _____

Mailing Address: 8514 Ann Avenue

Phone Number(s): 913 722 1111

E-mail(s): _____

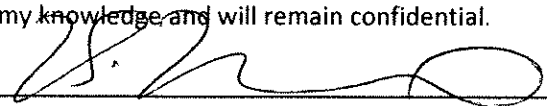
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Signature (Required)

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 Date 9/14/18

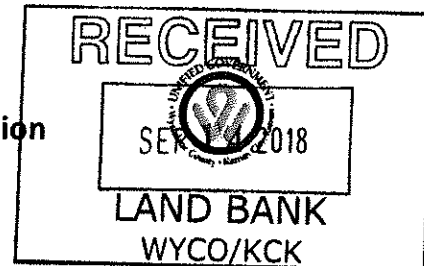
Sign here

Braine Ford
Print Name

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



Application for Land Bank Property Acquisition



Use this application if:

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

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Signature (Required)

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



Sign here

Date 9/14/18

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



Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 2126 Lafayette

Parcel ID Number: 159608

Intended Usage of Property: Family orchard/garden, we
own the land next to this parcel

Applicant Information (Please Print)

Name: BRIANNE Ford

Company/Organization: _____

Mailing Address: 8514 Ann Avenue

Phone Number(s): _____

E-mail(s): 1 _____

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 ☒

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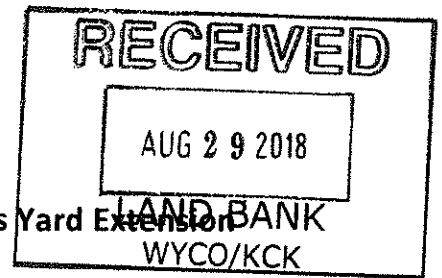
Signature (Required)

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[Signature] Date 9/14/18

Brianne Ford
Print Name

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



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:

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Signature (Required)

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

Rene Ojeda Date 8-29-18
Sign here

Rene Ojeda
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2204 N. 11th Street

Parcel ID Number: 156810

Applicant Information (Please Print)

Name: Rene Ojeda

Company/Organization: _____

Mailing Address: 1115 Waverly ave kansas city ks

Phone Number(s): () - - - -

E-mail(s): _____

Address of the adjacent structure you own: 2208 N 11th st kansas city ks

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 ☒

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Signature (Required)

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Rene Ojeda Date 8-29-18
Sign here

Rene Ojeda
Print Name



Application for Land Bank Property Acquisition



Use this application if:

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

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

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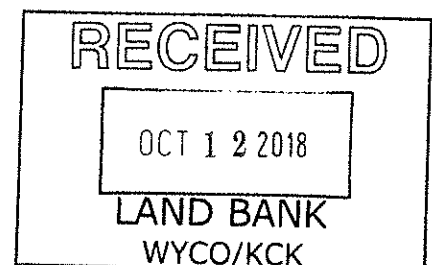
Signature (Required)

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

Erik Gavino Sanchez Holguin Date 10-12-18
Sign here

Erik Gavino Sanchez Holguin

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: 2707 N. 15th

Parcel ID Number: 907115

Intended Usage of Property: I have been cleaning and maintain
lot for over 7 years

Applicant Information (Please Print)

Name: ERIK Gavino Sanchez Holguin

Company/Organization: _____

Mailing Address: 1344 Georgia Ave. Kansas city KS 66104

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

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Please explain a "yes" answer on a separate attachment.
Yes ___ No X
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Erik Gavino Sanchez Holguin Date 10-12-18
Sign here

Erik Gavino Sanchez Holguin
Print Name

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

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

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Signature (Required)

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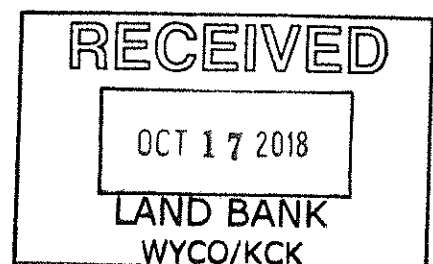
Susana Zavala

Date 10/17/18

Sign here

Susana Zavala

Print Name



Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 847 Sanford Ave Kansas City KS 66101

Parcel ID Number: 131707

Applicant Information (Please Print)

Name: Susana Zavala

Company/Organization: _____

Mailing Address: 2733 N 9th St Kansas City KS 66101

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: _____

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 X
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Susana Zavala Date 10/17/18
Sign here

Susana Zavala
Print Name

RECEIVED

OCT 25 2018

LAND BANK
WYCO/KCK

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.

159

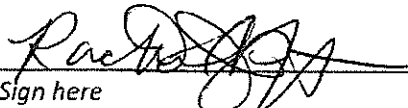
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 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for 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 October 22, 2018

Rachel Jefferson
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 2311 N. 5th Street

Parcel ID Number: 094349

Intended Usage of Property: To accommodate the community ^{USAGES} ~~USAGES~~
OF THE T.E.J. LEARNING CENTER WHICH IS DUE SOUTH FOR
TRAINING, DEMONSTRATIONS & neighborhood meetings.

Applicant Information (Please Print)

Name: Rachel Jefferson

Company/Organization: _____

Mailing Address: 431 Greeley, K.E.K.

Phone Number(s): 715-...

E-mail(s): -

Please Respond to the Following Questions:

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

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

Signature (Required)

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

Rachel Jefferson Date October 22, 2018
Sign here

Rachel Jefferson
Print Name

RECEIVED

OCT 25 2018

LAND BANK
WYCO/KCK

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.

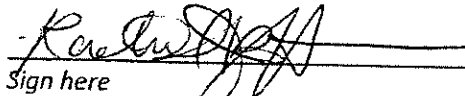
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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.
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 - Property owner must not sell the property for a period of 36 months
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Signature (Required)

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


Sign here

Date October 22, 2018

Rachel Jefferson
Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 418 HASKELL AVENUE

Parcel ID Number: 094371

Intended Usage of Property: RESTORATION OF I E J FARMS, AN ORIGINAL URBAN FARM IN THE OAK GROVE NEIGHBORHOOD. THIS SITE WAS ONE OF 5 SELECTED TO RECEIVE THE FIRST H2O TO GROW AWARD FROM UG PUBLIC WORKS. THE SITE IS AN EPA BROWN FIELD
Applicant Information (Please Print) AMELIORATION LOCATION.

Name: RACHEL JEFFERSON

Company/Organization: _____

Mailing Address: 431 GREELEY, K.E.K.

Phone Number(s): _____

E-mail(s): r

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

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Signature (Required)

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Rachel Jefferson
Sign here

Date OCTOBER 22, 2018

Rachel Jefferson
Print Name

RECEIVED

SEP 24 2018

LAND BANK

WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

161

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.

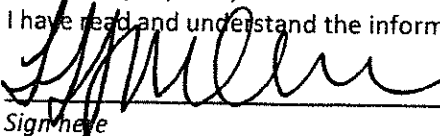
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Signature (Required)

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



Signature

Date 9/20/18

Tiffany Miller

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 3227 Farrow Ave

Parcel ID Number: 16S107

Applicant Information (Please Print)

Name: Tiffany Miller

Company/Organization: N/A

Mailing Address: 3223 Farrow Ave

Phone Number(s):

E-mail(s):

Address of the adjacent structure you own: 3223 Farrow Ave

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

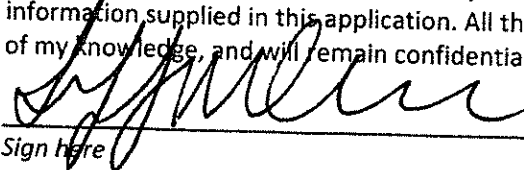
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Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒

We have maintained and cut this lot for the past 7 years or more.
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.

 Date 9/20/18

Tiffany Miller
Print Name

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.

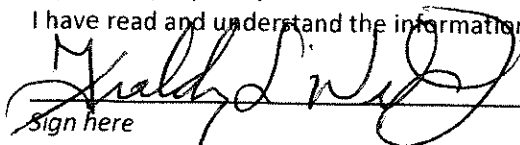
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Signature (Required)

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


Sign here

Date Oct 1, 2018

Freddy L. Wilson, Jr
Print Name



Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1918 Parkview Ave, Kansas City, KS 66104

Parcel ID Number: 124425

Applicant Information (Please Print)

Name: Freddy L. Wilson, Jr

Company/Organization: A Christian Construction Company #1 LLC

Mailing Address: 2016 Parkview Ave

Phone Number(s): _____

E-mail(s): C _____

Address of the adjacent structure you own: 1921 Parkview Ave

Do you live in the adjacent structure above? Yes ___ No X

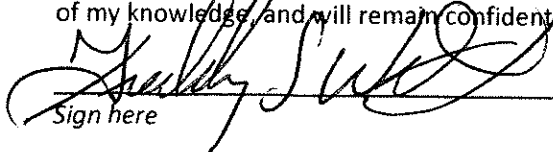
Please Respond to the Following Questions:

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

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Signature (Required)

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Sign here

Date Oct 1, 2018

Freddy L. Wilson, Jr
Print Name

RECEIVED

NOV 08 2018

LAND BANK

WYGO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

174

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.

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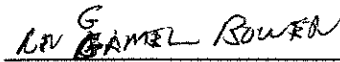
Signature (Required)

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



Sign here

Date 11-18-18



Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 3420 N 29 ST

Parcel ID Number: 164203

Applicant Information (Please Print)

Name: ZION TRAVELERS

Company/Organization: CHURCH

Mailing Address: 3400 N 29 ST

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 3416 N 29th ST

Do you live in the adjacent structure above? Yes ___ No X

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
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Signature (Required)

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 Date 11-8-18
Sign here

Rev. GAMAL BOWEN
Print Name



Application for Land Bank Property Acquisition



178

Use this application if:

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

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

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Signature (Required)

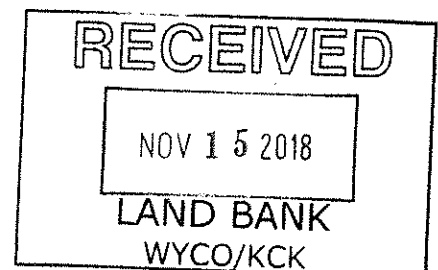
I have read and understand the information provided above and contained in this application.

Gwendolyn Smith-Warner
Sign here

Date 11-15-18

Gwendolyn Smith-WARNER

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: 2512 North 21st

Parcel ID Number: 159024

Intended Usage of Property: Gardening + Flowers

Applicant Information (Please Print)

Name: Gwendolyn Smith-warner

Company/Organization: _____

Mailing Address: 2604 North 21st KCK 66104

Phone Number(s): 4 _____

E-mail(s): 5 _____

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 ☒
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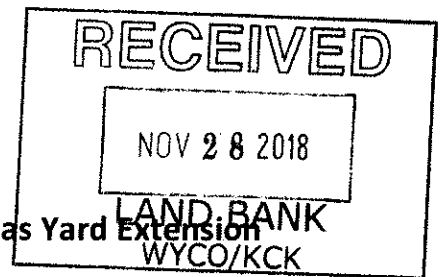
Signature (Required)

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Gwendolyn Smith-warner Date 11-15-18
Sign here

Gwendolyn Smith-warner
Print Name

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



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.

#181

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.

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Signature (Required)

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

Date 11-28-2018

Sign here

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 624 Garfield Ave

Parcel ID Number: ~~104681~~ 140681

Applicant Information (Please Print)

Name: Edwin J Velarde

Company/Organization: _____

Mailing Address: 1415 S 53rd Kansas City 66106

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 620 Garfield Ave KcK 66104

Do you live in the adjacent structure above? Yes ___ No X

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

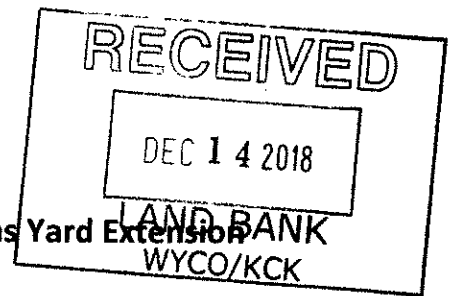
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Signature (Required)

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Edwin J Velarde Date 11-28-2018
Sign here

Edwin J Velarde
Print Name



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.

Gregory Smith Date 12/14/18

Sign here

Gregory Smith

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2926 N. 13th Street

Parcel ID Number: 115270

Applicant Information (Please Print)

Name: Gregory Smith

Company/Organization: _____

Mailing Address: 2934 N 13th St

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2934 N 13th St

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.

Gregory Smith Date 12/14/18
Sign here

Gregory Smith
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.
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- 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.

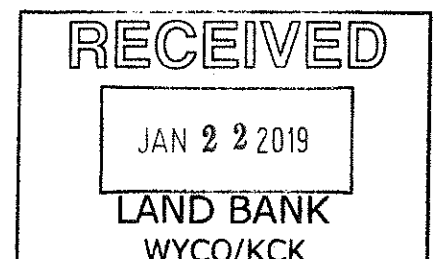
Signature (Required)

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

Sign here

Date 1/22/2019

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



#6



Application for Land Bank Property Acquisition



Print Name

04600 Parkview AVE KCKS 66104

Land Bank Property You Wish to Purchase: Agriculture & Community

Parcel ID Number: 105-027-25-0-40-02-015-00-0

Intended Usage of Property: Agriculture & Community Development

Applicant Information (Please Print)

Name: Robert Crift

Company/Organization: Robert Crift Const.

Mailing Address: 3025 Blue Ridge Blvd Independence 64052

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.

Robert Crift

Date 1/22/2019

Sign here

Robert Crift

Print Name

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

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:

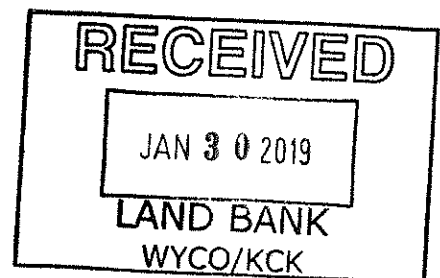
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- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
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- 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.

JOSE PORTER Date 1-29-18
Sign here

JOSE PORTER
Print Name



Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 3301 N 44th Ter

Parcel ID Number: 172208

Applicant Information (Please Print)

Name: Jose Cortez

Company/Organization: _____

Mailing Address: 1314 S 42nd ST, Kansas City, KS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 3311 N 44th Terrace, Kansas City, KS 66104

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.

Jose Cortez Date 1.29.19
Sign here

JOSE Cortez
Print Name



Application for Land Bank Property Acquisition



Use this application if:

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

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 - 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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- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
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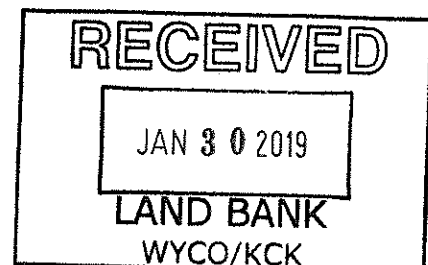
Signature (Required)

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

Jose Portez Date 1-29-19
Sign here

Jose Portez

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



#9



Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 3245 N 44th St

Parcel ID Number: 172209

Intended Usage of Property: I wish to increase my property size, and to take care of the land for my garden.

Applicant Information (Please Print)

Name: Jose Cortez

Company/Organization: _____

Mailing Address: 1314 S 42nd St, Kansas City, KS 66106

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

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

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Signature (Required)

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

Jose Cortez Date 6.29.19
Sign here

Jose Cortez
Print Name

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



Application for Land Bank Property Acquisition



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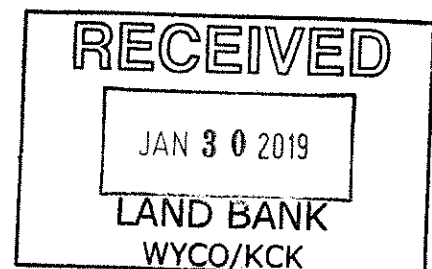
I have read and understand the information provided above and contained in this application.

JOSE CORTES
Sign here

Date 1-29-19

JOSE CORTES

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



#10



Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 3241 N 44th Ter

Parcel ID Number: 172210

Intended Usage of Property: I wish to increase my property size, and to take care of the land for my garden.

Applicant Information (Please Print)

Name: Jose Cortez

Company/Organization: _____

Mailing Address: 1314 S 42nd St, Kansas City, KS, 66106

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 ☒

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Signature (Required)

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Jose Cortez Date 1-29-19
Sign here

Jose Cortez
Print Name

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

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.

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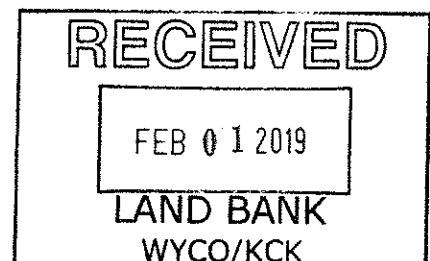
Signature (Required)

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

Denika L. Messa
Sign here

Date 2/1/2019

Denika L. Messa
Print Name



#13

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2510 N. 13th

Parcel ID Number: 157598

Applicant Information (Please Print)

Name: Denika L. Messa

Company/Organization: Own property @ 2506 N. 13th St. KCS 66104

Mailing Address: 3323 N. 103rd Trg. Kansas City, KS 66112

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2510 N. 13th #157598

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 ☒

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Signature (Required)

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

Denika L. Messa Date 8/1/2019
Sign here

Denika L. Messa
Print Name



Application for Land Bank Property Acquisition



Use this application if:

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

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 - Property owner must not sell the property for a period of 36 months
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- 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.

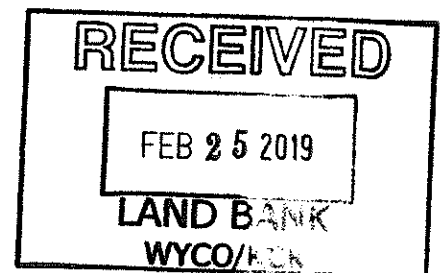
Denika L. Messa

Sign here

Date 2/1/2019

Denika L. Messa

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



#17



Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 4600 Parkview Ave. Kansas City, KS 66104

Parcel ID Number: 172401

Intended Usage of Property: Gardening

Applicant Information (Please Print)

Name: Denika L. Messa

Company/Organization: _____

Mailing Address: 3323 N. 103rd Ter. Kansas City, KS 66104

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.

Denika L. Messa Date 2/1/2019

Sign here

Denika L. Messa

Print Name

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



Application for Land Bank Property Acquisition



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:

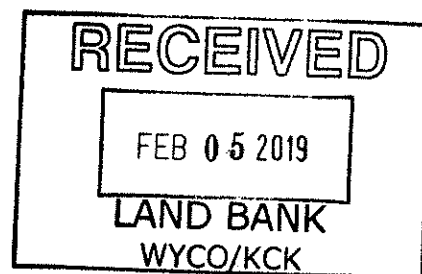
- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information 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.

Guadalupe Holguin Date 02/05/19
Sign here

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:

1214 Haskell

Parcel ID Number:

157526

Intended Usage of Property:

plant trees, basket of basketball, swings. Put grass (little park)

Applicant Information (Please Print)

Name:

Guadalupe Holguin

Company/Organization:

Mailing Address:

1215 Haskell Ave

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)

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Guadalupe Holguin

Sign here

Date 02/05/19

Guadalupe Holguin

Print Name

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

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:

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- 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.
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- 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 3/14/19

Rozellanna III
Print Name



26

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 701 PARALLEL

Parcel ID Number: 095021

Applicant Information (Please Print)

Name: Rozell Nunn III

Company/Organization: _____

Mailing Address: 7008 E 90th TERRACE

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2010 N 7th ST

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)

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 Date 3/14/19

Sign here

Rozell Nunn III
Print Name

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.

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- 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.

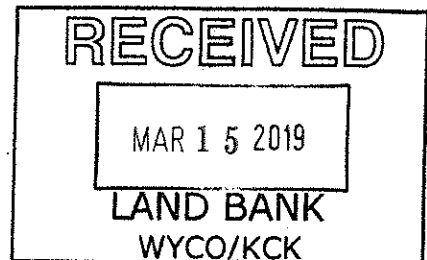
Signature (Required)

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

Twila Womack
Sign here

Date 3-15-2019

Twila Womack
Print Name



#29

Application for Land Bank Property Acquisition

Use this application if:

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

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

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Signature (Required)

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

Carolyn Denice Lamb
Sign here

Date 3-25-19

Carolyn Denice Lamb
Print Name



#35

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 1104 Brown ave Kansas City KS 66104

Parcel ID Number: 210008

Intended Usage of Property: Beautification and establish a community Garden for the neighborhood - fresh vegetables

Applicant Information (Please Print)

Name: Carolyn Denice Lamb

Company/Organization: _____

Mailing Address: 11016 college Lane Kansas City MO 64137

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.

Carolyn Denice Lamb Date 3-25-19
Sign here

Carolyn Denice Lamb
Print Name

Application for Land Bank Property Acquisition

Use this application if:

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

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

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Signature (Required)

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

Carolyn Denice Lamb
Sign here

Date 3-25-19

Carolyn Denice Lamb
Print Name



#36

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 1100 Brown Ave Kansas City, KS 66104

Parcel ID Number: 210007

Intended Usage of Property: Beautification and establish a community Garden for the neighbor - fresh vegetables

Applicant Information (Please Print)

Name: Carolyn Denice Lamb

Company/Organization: _____

Mailing Address: 11016 college lane Kansas city MO 64137

Phone Number(s): 816-451-1111

E-mail(s): carolyn.lamb@cityofkc.org

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.

Carolyn Denice Lamb Date 3-25-19
Sign here

Carolyn Denice Lamb
Print Name

Application for Land Bank Property Acquisition

Use this application if:

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

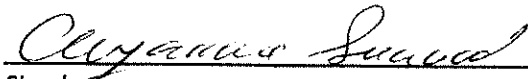
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

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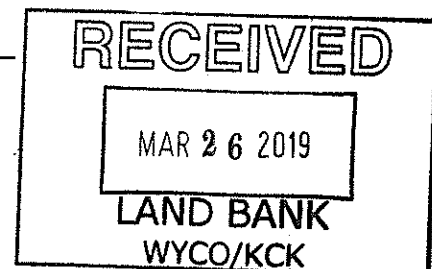
Signature (Required)

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


Sign here

Date 3/26/19

CHEYANNA SEAWOOD
Print Name



#38

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 515 TROUP AVE KANSAS CITY KS 66108

Parcel ID Number: 140352

Intended Usage of Property: My intended usage of this property, would be to grow my own fruits and vegetables with my daughter

Applicant Information (Please Print)

Name: CHEYANNA SEAWOOD

Company/Organization: N.A

Mailing Address: 405 N. 64th STREET KANSAS CITY, KS 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 X

2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.

Yes No X

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

Signature (Required)

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

Cheyanna Seawood
Sign here

Date 3/26/19

CHEYANNA SEAWOOD
Print Name

Application for Land Bank Property Acquisition

Use this application if:

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

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

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Signature (Required)

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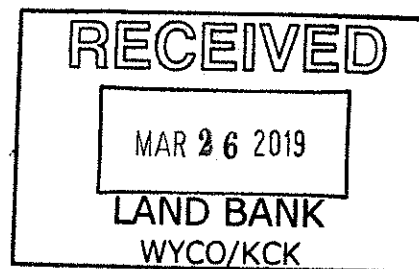
Chayanna Seawood

Sign here

Date 3/26/19

CHAYANNA SEAWOOD

Print Name



#29

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 513 TROUP AVE KANSAS CITY KS 66101

Parcel ID Number: 140854

Intended Usage of Property: My intended usage of this property would be to grow my own fruits & vegetables with my daughter.

Applicant Information (Please Print)

Name: CHEYANNA L. SEAWOOD

Company/Organization: NA

Mailing Address: 405 N. 64TH ST. KANSAS CITY KS 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 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

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Signature (Required)

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Cheyanna Seawood
Sign here

Date 3/26/19

CHEYANNA SEAWOOD
Print Name

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.

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- 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.

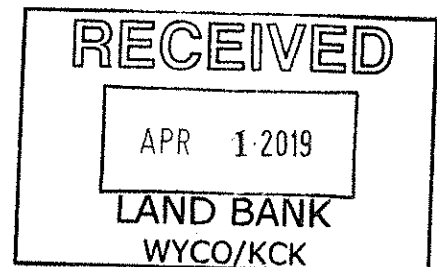
Signature (Required)

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

Lorenzo Garcia
Sign here

Date 3/28/19

Lorenzo Garcia
Print Name



#42

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 3201 Cleveland Avenue kcks 66104

Parcel ID Number: 101982

Applicant Information (Please Print)

Name: Lorenzo Garcia

Company/Organization: _____

Mailing Address: 3199 Cleveland Avenue Kansas City ks 66104

Phone Number(s) _____

E-mail(s): _____

Address of the adjacent structure you own: 3199 Cleveland Ave kcks 66104

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.

Lorenzo Garcia Date 3/28/19
Sign here

Lorenzo Garcia
Print Name

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.

Shawn Simmons

Sign here

Date 3-25-19

SHAWN SIMMONS

Print Name



#43

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2639 N. 22nd St KC, KS. 66104

Parcel ID Number: 160158

Applicant Information (Please Print)

Name: Shawn Simmons

Company/Organization: N/A

Mailing Address: 10201 OAKLAND AVE, KANSAS CITY, MO 64134

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 2641 N 22nd St KANSAS City, KS 66104

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.

Shawn Simmons
Sign here

Date 3-25-19

Shawn Simmons
Print Name

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.
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- 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.

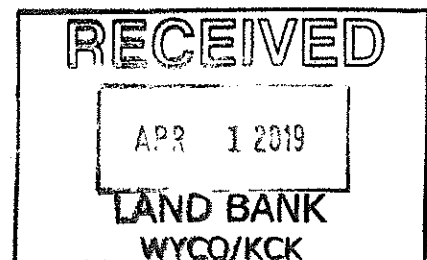
Signature (Required)

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

ROBERTO HERNANDEZ
Sign here

Date 4-1-19

ROBERTO HERNANDEZ
Print Name



#44

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1865 N. 29th St. Kansas City Ks 66104

Parcel ID Number: # 195478

Applicant Information (Please Print)

Name: Roberto Hernandez

Company/Organization: _____

Mailing Address: 2843 N. 47th Terrace, Kansas City, Ks 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1859 N. 29th St. Kansas City, Ks 66104

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.

Roberto Hernandez Date 4-1-19
Sign here

Roberto Hernandez
Print Name



Staff Request for Commission Action

Tracking No. 19732

Full Commission Meeting Date:

Committee: Neighborhood & Community Development

Date of Standing Committee Action:

(If none, please explain):

Publication Required: No

<u>Date:</u> 4/18/2019	<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: