

**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.

March 4, 2019

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.

March 4, 2019

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.

March 4, 2019

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.

March 4, 2019

**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

March 4, 2019

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

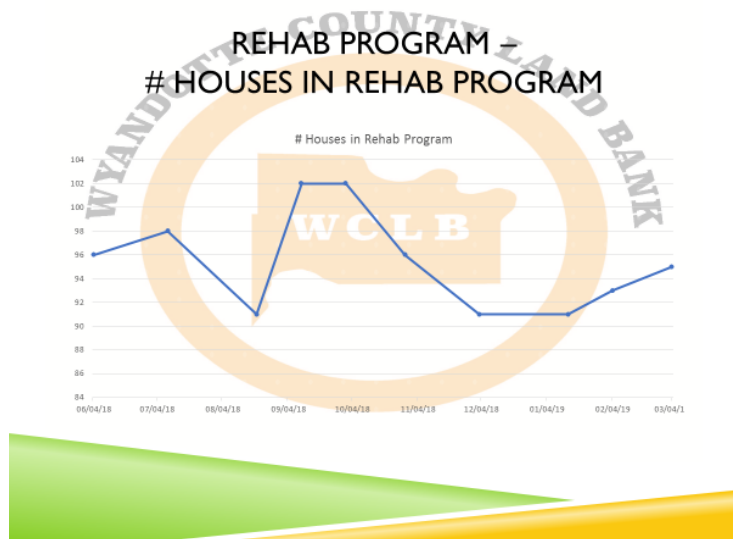
Synopsis: Update on the Wyandotte County Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.



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

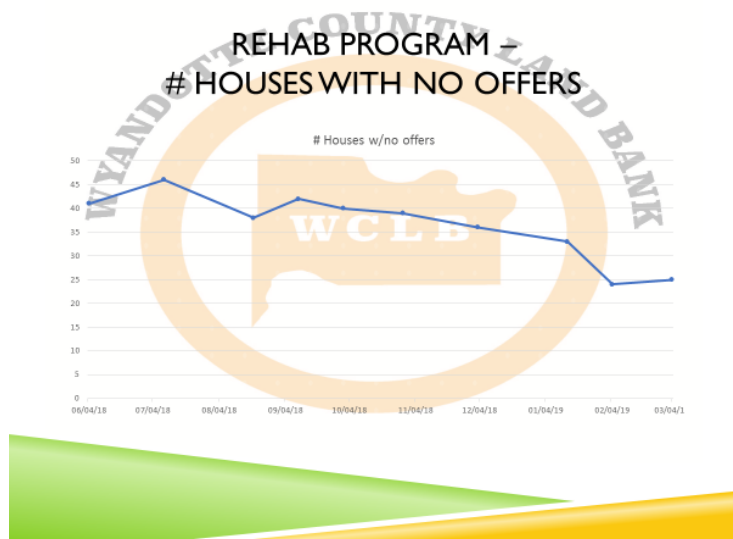


The first slide is the contractors list. As you can see, it continues to grow. We are currently sitting at 112 contractors.

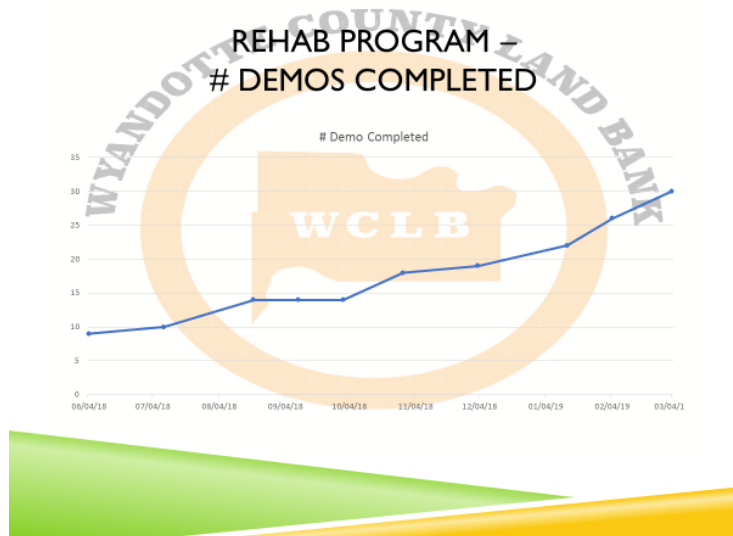


The number of houses in the Rehab Program is currently sitting at 95. Out of the list that we just went over, there are four houses that have just come to us. We're in the process of, hopefully, this week, we'll finalize getting them boarded up and have the inspections. We'll see probably in a week or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

March 4, 2019

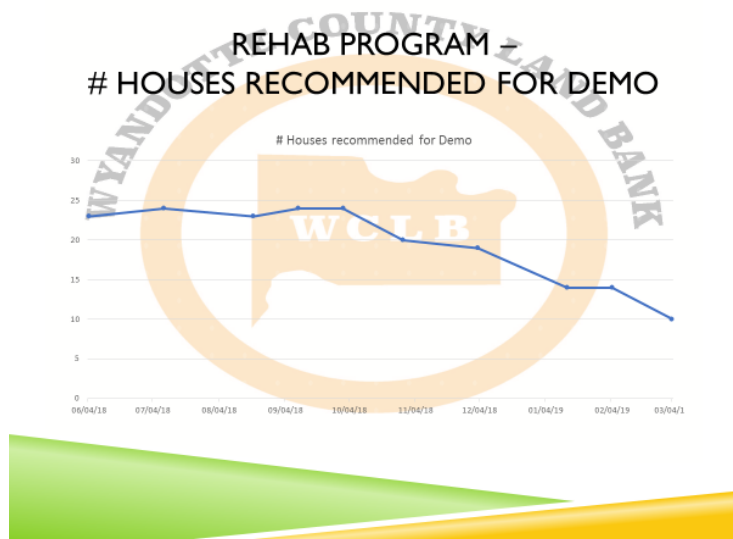


The houses with no offers are steadily going down. We currently sit at 25. With the increase of the new contractors, I will say that we are getting some interest in it, and we'll be opening those houses and showing those for them as well.



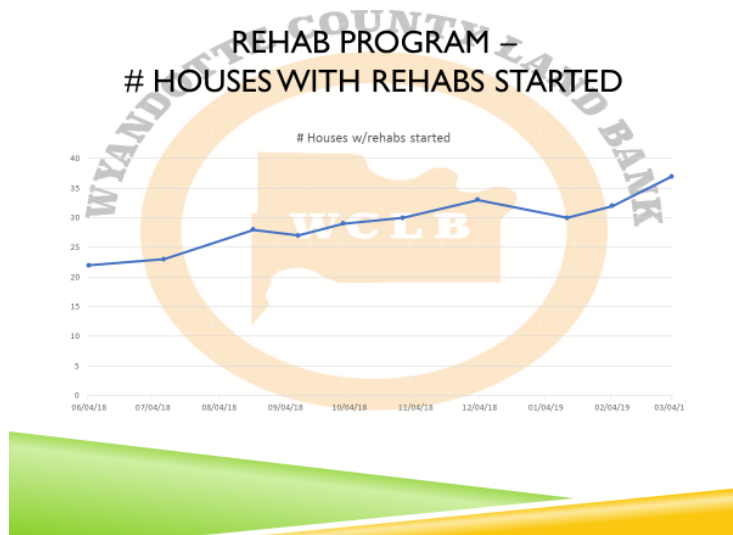
The number of demos completed has now grown to 30 since we started the program back in mid-2017.

March 4, 2019



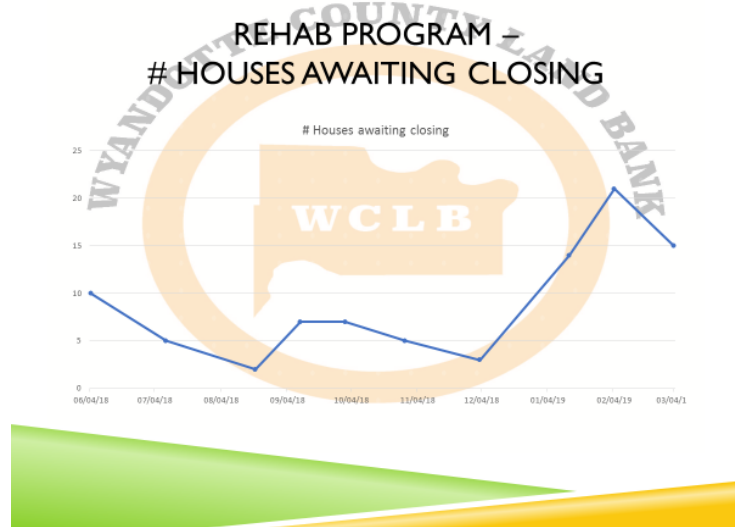
The houses that we now have recommended are down to 10. The report we got today is about half of those, we're just waiting on the weather or we're waiting on the bids to come back. Hopefully, this year, we will probably have those down close to zero.

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.



March 4, 2019

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.

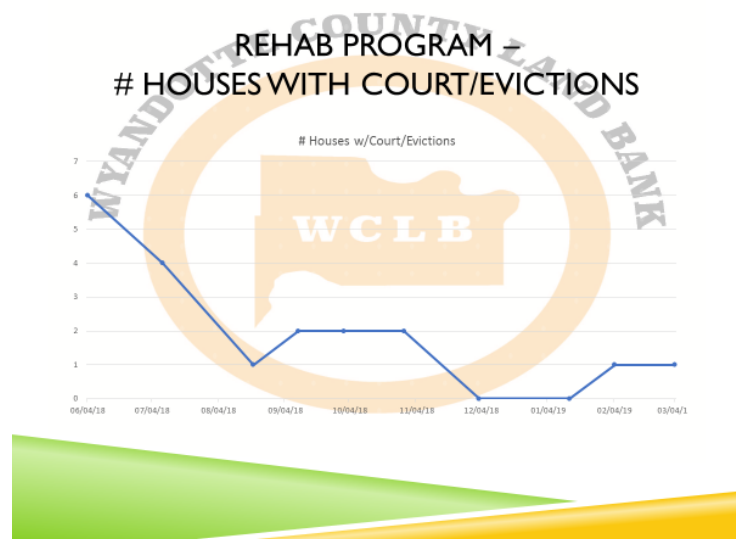


The houses awaiting to close is sitting at 15. In checking with the title company, which the majority of these issues are falling on, we're starting to discover that it's the rehabbers that are a little slow, dragging their feet and stuff. We've offered to help them out and making sure everybody's aware 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.



March 4, 2019

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.

March 4, 2019

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.

March 4, 2019

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.

March 4, 2019

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.

March 4, 2019

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.

March 4, 2019



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