



2ND UPDATE
Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, July 8, 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

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I. **Call to Order/Roll Call**

II. **Revisions to July 8, 2019 Agenda**

Blue Sheet: Item No. 1 – 19852 – Land Bank Business – Policy Update.
This item is removed.

Pink Sheet: Item No. 1 – 19852 – Land Bank Business – Policy Update.
Reinstate item as an information only item; not for action.

III. **Approval of standing committee minutes from April 29, 2019.**

IV. **Committee Agenda**

Item No. 1 - LAND BANK BUSINESS - POLICY UPDATE

Synopsis: Request approval of the Land Bank Policy Update, submitted by Chris Slaughter, Land Bank Manager.

Tracking #: 19852

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

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager.

Transfers from Land Bank
52 N. 12th St. - Community Housing of Wyandotte County

56 N. 12th St. - Community Housing of Wyandotte County
58 N. 12th St. - Community Housing of Wyandotte County
60 N. 12th St. - Community Housing of Wyandotte County
64 N. 12th St. - Community Housing of Wyandotte County
68 N. 12th St. - Community Housing of Wyandotte County
72 N. 12th St. - Community Housing of Wyandotte County
76 N. 12th St. - Community Housing of Wyandotte County
80 N. 12th St. - Community Housing of Wyandotte County
84 N. 12th St. - Community Housing of Wyandotte County
88 N. 12th St. - Community Housing of Wyandotte County
90 N. 12th St. - Community Housing of Wyandotte County
1139 Riverview Ave. - Community Housing of Wyandotte County
1134 Riverview Ave. - Community Housing of Wyandotte County
1130 Riverview Ave. - Community Housing of Wyandotte County
1126 Riverview Ave. - Community Housing of Wyandotte County
1122 Riverview Ave. - Community Housing of Wyandotte County
1118 Riverview Ave. - Community Housing of Wyandotte County
1114 Riverview Ave. - Community Housing of Wyandotte County
1110 Riverview Ave. - Community Housing of Wyandotte County
1106 Riverview Ave. - Community Housing of Wyandotte County
1102 Riverview Ave. - Community Housing of Wyandotte County
(CHWC will be developing Panoramic Park at 12th and Riverview that will provide a wide variety of housing types that will benefit a wide variety of all income levels.)

Tracking #: 19853

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

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager

Donations to Land Bank (vacant lots unless noted otherwise)

6800 Speaker Rd. - Turner Woods, LLC

(Owner acquired property along with larger parcel which was later sold. They no longer own any adjacent parcels and the proposed development is not feasible due to existing roadway and parcel's narrow shape. The UG has ROW to the east of this property from Speaker Road from South 65th St. to South 72nd St.)

736 Splitlog Ave. - CHWC

846 Ohio Ave. - CHWC

1305 Ann Ave. - CHWC

1307 Ann Ave. - CHWC

1309H Ann Ave. - CHWC

1311 Ann Ave. - CHWC

1315 Ann Ave. - CHWC

1319 Ann Ave. - CHWC

1325 Ann Ave. - CHWC

(Owner states that because of grading and possible buried foundations, the extra expenses will make single family builds difficult to complete.)

638 Winona Ave. - Charles Cunningham (structure)

(Owner states that he is not able to manage and maintain property.)

4011H Springfield St. - Sher Shah

(Owner purchased from a tax sale without realizing the property was not the house located adjacent to the property.)

Tracking #: 19854

Item No. 4 - UPDATE: LAND BANK REHAB PROGRAM

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

Tracking #: 19855

V. Public Agenda

VI. Adjourn

**AGENDA UPDATE
NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MEETING
MONDAY, JULY 8, 2019**

IV. COMMITTEE AGENDA

ITEM REMOVED

ITEM NO. 1 – 19852...LAND BANK BUSINESS – POLICY UPDATE

Synopsis: Request approval of the Land Bank Policy update, submitted by Chris Slaughter, Land Bank Manager.

**AGENDA UPDATE
NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MEETING
MONDAY, JULY 8, 2019**

IV. COMMITTEE AGENDA

**REINSTATE ITEM PREVIOUSLY REMOVED
PER BLUE SHEET**

ITEM NO. 1 – 19852...LAND BANK BUSINESS – POLICY UPDATE

Synopsis: Request approval of the Land Bank Policy update, submitted by Chris Slaughter, Land Bank Manager.

This item is being added back on the agenda; however, rather than taking action on the item, it is for information only.

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, April 29, 2019**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, April 29, 2019, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Chairman McKiernan, Chairman; Commissioners Burroughs, Townsend, Walters. Commissioner Murguia was absent. The following officials were also in attendance: Gordon Criswell and Melissa Sieben, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Chris Slaughter, Land Bank Manager; Angie Lawson; Deputy Chief Counsel; Alan Howze, Knowledge Director; Wendy Green, Assistant Counsel; Katherine Carttar, Director of Economic Development; Tib Laughlin, Director of General Services; 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 March 4, 2019. **On motion of Commissioner Walters, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 – 19726... 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.

Melissa Sieben, Assistant County Administrator, said tonight we want to give you a little background on a project that we started working on late last year, although it had been bubbling below the surface for a number of years. This is about land asset management. What we're wanting to try to achieve, which I think will meet a lot of the needs of the Commission and the community as we move forward.

LAND AS AN ASSET, NOT A PROBLEM

- In 2017, the Commission approved the transition to start treating land as an asset, not a problem
- In 2018, Propertunity Knocks began to help these assets become homes again, not eye sores
- In 2019, the Land Asset Management team or LAM was formalized with a goal to further the management of land as assets.



Tib Laughlin, Director of General Services, said two years ago this month, the Commission approved our starting to treat land in a smarter way. To treat land as an asset instead of just a liability; not something we just had to manage, but something that has potential for us. That marks the kickoff of the Propertunity Knocks Rehab Program and the dramatic improvements we've seen there. That was just a start of what we were charged to do.



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.

LAM GOAL STATEMENT

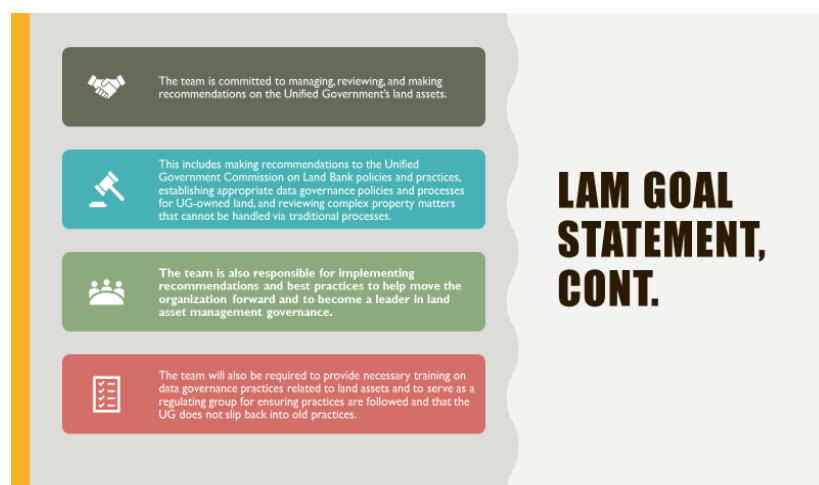
In addition to bringing transparency, equity, and consistency across the board—the transparency equity, and consistency will now continue with Melissa.

Ms. Sieben said it said Melissa on the slide, but it's okay. What we're going to walk through in the next two slides is what we are trying to achieve with this Land Asset Management Group.

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The first is really around customer service and communications with our residents. By continuing to develop open data that we have, mostly primarily land data, is what we're talking about here and doing innovative work and problem solving in that area to help people be able to better use that data.

The other thing that we are also trying to do is work on our reducing blight. One of the things that is necessary is effective land management practices. In doing so, this team is going to be establishing best practices and providing a workplan related to the UG's assets, both public and private. We've seen that over the last number of years, kind of some of the inconsistencies in the data, data hygiene, that create questions when we try to provide information, especially to the Commission. The team will be working on an annual workplan, some of which you'll see in the coming slides, as well as be very multidepartmental in its representation.



The other thing that we're working on is reviewing and making recommendations on land assets. You'll see one of those come up tonight that Chris will present. We are also trying to establish the data government's policy, kind of the formalization of those throughout the organization. We adopted some policies on that a couple of years ago but really haven't gotten to the kind of deep work that needs to be done with those to provide quality data that's accurate and that you can trust when you are looking at it.

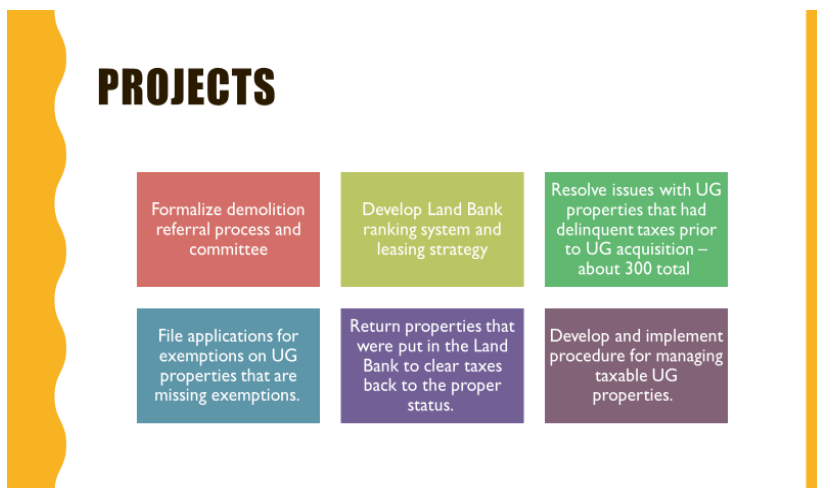
The other thing is just implementing best practices to help move the organization forward, especially to become a leader in land asset management. This concept is out there, its just we would like to take over and do the best we can instead of kind of being lagging in this area.

The other thing is to provide necessary training to the organization. We'll work with the Knowledge Office on that, especially related to our land practices, making sure that all those

different departments that touch our land, make sure they are understanding the reasoning why things need to be put in the same, be available for folks to look at, and be able to trust and have them be accurate.



Mr. Laughlin said you can see it's a heavily integrated team from across the Unified Government. We're dealing with complex issues here. We're dealing with things that go back decades in some cases. We're looking at how we, now that we have turned the corner on the depopulation of our county, we are now working on rebuilding markets, rebuilding neighborhoods, rebuilding individual properties. This integrated team is looking at how we best preserve the value of our community for future generations by addressing things with equity and transparency.



We're formalizing our processes, standardizing things, applying transparency and equity. This isn't just about what one neighbor would like, it's about what's in the value and the interest of the entire

neighborhood. When we are looking at rebuilding neighborhoods, that's not just an individual decision, that's a whole neighborhood and a community decision. We have to have transparent and consistent policies that support that goal for now and for future generations. We are rebuilding value, but sometimes that means making hard decisions on an individual choice over what's good for the whole neighborhood.

We've got the formalized demolition process we file. We have problems with exemptions that were never filed, the way they were supposed to be when the UG acquired property that we're still going in and cleaning up. We return property to Land Bank to have those cleaned, but we don't have a recipient to take those back at the moment. Those samples are some of the issues we're working on. It's a very heavy data hygiene project as we clean up the history.

PROJECTS, CONT.

Identify	Identify UG properties that have partial surplus.
Fix	Fix issues like ROWs that are in the Land Bank.
Research	Research legality and apply consistent set of names for UG owned properties.
Strategize	Strategize how to handle streets with only 1 or 2 homes left

We've got to identify, as I say, properties with partial UG surpluses. You know these properties. They sit out there, they say Land Bank or they say Unified Government or Board of Commissioners. They show up on the map and they say the Unified Government owes property tax, which is not the case. Each and every one of those is an error, but it takes a lot of work to work through each of those problems.

We have rights-of-way that say that there are houses in the middle of Parallel Parkway when there plainly are no houses in the middle of Parallel Parkway. Each of these things takes a lot of time and effort to fix. This team is working on those finally in a conservative effort and, again, looking at the incremental development potential. Taking blocks where we have one or two houses left and looking at how we acquire those and market that as a whole infrastructure ready block for redevelopment as opposed to infill around just two missing teeth.

LAND BANK LEASE VS SALE

The goal is to establish fair, equitable, transparent and consistent land management policies

- Preserve options for sustainable development
- Set the stage for a rebirth of the tax base on vacant lots
- Flexible
- Allows for infill
- Highest and best use



Ms. Sieben said, basically, what we're trying to do is set the stage for the next version of the Land Bank, as well as the future versions of our neighborhoods from an incremental perspective. What we want to do, is work with the Commission and with the Land Bank to establish fair and equitable consistent management policies for our land assets. The idea is that they are sustainable, they help us reinvigorate our tax base and allow for infill and work towards highest and best use.

YARD EXTENSIONS NEEDED TO EQUAL THE REVENUE FROM ONE HOUSE - EAST



200
Yard
Extensions
=
1
New
Home



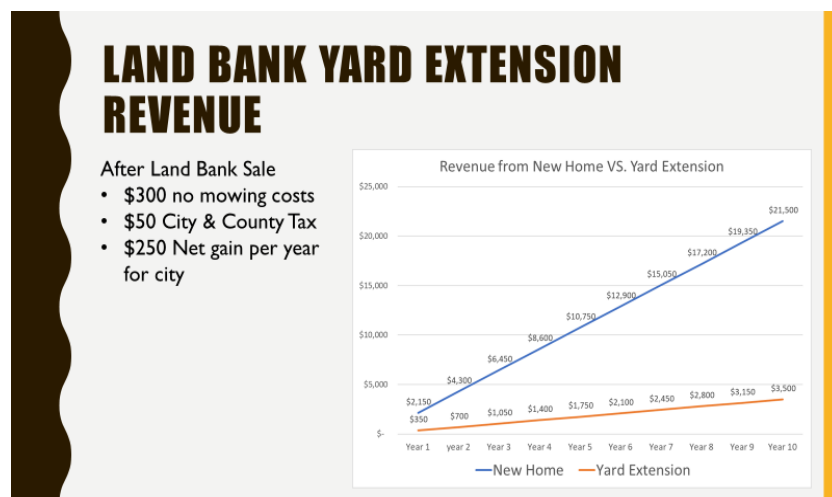
Chris Slaughter, Land Bank Manager, said these next two slides will kind of illustrate stuff you guys already know and already have your head wrapped around, but this is also for the audience and the people watching at home. This demonstrates here on this slide, based on a new home construction and the revenue it would generate, versus how many yard extensions would that equal. In this scenario that we worked up, we have 200 yard extensions. The taxes generated to the Unified Government would equal that one new house.

We would love to come before each month and say we have another five, ten, a hundred houses getting ready to be built; please approve those. We think we're getting there; we're just not

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there yet. I would also add that probably in the last year, I've had more inquiries about new construction, new development than I've probably had in the previous 10 years combined. I think we're really turning that corner on making Wyandotte County a good accessible area to develop.

This slide, again, is just to show you the difference in certain areas, whether we're selling something for a yard extension, whether we're trying to get something built, and in the meantime, what is that in between. I think that's one of the policies we'll recommend tonight for you.



This, again, is kind of saying the same way. If we did sell a property for a yard extension, the Unified Government does save \$300 roughly on the mowing expenses. There's roughly about a \$50 City/County tax that would have to be paid out, so it's about a \$250 net gain per year versus roughly about \$2,100 a new house could generate in taxes. Again, this is spread out over 10 years. Again, I think this is stuff you guys comprehend and understand but we just wanted, again, give you a visual on the potential of where we're going to make the decisions on straight sales, straight, maybe possible lease options in certain areas, and then coming up with those types of strategies for you.

Commissioner Townsend asked what are you recommending for us to do with regard to the presentation. **Ms. Sieben** said this is just an update on what staff is working on to help clean up our data around land assets, and to show you that we are actually following the direction of the Commission about trying to treat our land differently. I think we wanted to let you know that we're working on it and we're working through it systematically. These are some of the things that we're working on this year. Tib didn't cover them in detail, but what they have here is, this is a lot of

work. This is not easy. It's looking at every land record that we have and asking how it should be handled, or if it's in the systems correctly. We have multiple systems that crossover each other.

I give the example all the time of, you have an address of North 5th Street. Well, how is that in the system? Is it N. (period) 5th St. or is it in there as North 5th Street? It's how we put it in and those all create conflicts when you're moving between systems and also when you're also making queries. Tib referenced the fact that we have public land in there under Unified Government, City of Kansas City, Kansas, Board of Commissioners, and it goes on and on. I believe there's like 14 different iterations of how we call ourselves, so when you say generate a report on this, staff has to literally query for all those different things.

What we're trying to do is go in and clean that kind of stuff up. Also, when it gets over to like unfit and vacant houses and demo properties, looking at how we're handling those to try and effectively try to save houses if it's possible, as opposed to just tear them down. The group is collaborating around what is the structure, how does that look like, and when do we say enough is enough. There's a lot to this. It's not something we're going to be able to fly through because it's detailed work, pretty intensive detailed work. The Land Bank is only one part of this.

Katherine Carttar, Director of Economic Development, said this is also to tee up the next thing on the agenda which is the recommended lease policy, which gives us a bit more flexibility as we discussed to have some different options for what we do with Land Bank land, to use it at its highest and best use and also kind of give us amount of time to let the public use it while also determining what the market looks like.

Commissioner Townsend asked as this group, this team, evaluates these policies and the best use for land, you're looking not only at properties held in the Land Bank, but what other properties. **Ms. Sieben** said there's a little bit of discernment there. There's stuff that's in the Land Bank that was meant to come in and come back out simply to clear the tax status as it was UG right-of-way or other property that the UG wouldn't divest of. That's part of what we're trying to clean up. It may be temporarily sitting in the Land Bank, but ultimately, it's going to be back in the hands of the, say, Public Works Department. It's still Unified Government property. It's how you classify it. The Land Bank is holding things it doesn't need to hold and that's something else we're trying to work on. It's very complicated stuff.

You look concerned. **Commissioner Townsend** said well, no, I'm just trying to get clarification so I understand. The team is looking at land just within the Land Bank or other land as well? **Ms. Sieben** said all land in Wyandotte County. Not to do something with it necessarily, but to make sure that our nomenclature on how we name things is the same across different data sets; that we actually understand what is for sale and what isn't for sale. Chris has to kind of route things around when things are being asked to be purchased because we did move right-of-way in and we have no interest in divesting of it. We're trying to figure out how we get that out and how we make that transfer back to a responsible party. There's a lot of moving parts on this.

Commissioner Townsend asked if the team were to want to make recommendations regarding Land Bank policy or some other policy, how would we, the Board of Commissioners or this body see that come through for action. **Ms. Sieben** said all of this will come back as parts and pieces are formalized. The first one there, the demolition process, has already been back through. We presented on what we were doing. It was kind of an information only. All of these, as they move their way through, Chris will come back if they're Land Bank only. If they're not Land Bank but they're things between our property tax system and appraisal system, those things, if they need to, will come back through here. A lot of it should be almost invisible, except for when you go to search like UG maps, suddenly things will be a little more consistent.

Commissioner Townsend said the last question I had dealt with the slide that had, I guess, the values compared to private lots versus. Again, what are we to get from this slide? Is the purpose to show that—**Mr. Slaughter** said really, what we're trying to show you, Commissioner, is, and again, I think you already get this, is that any new house generated is going to create more tax revenue for the Unified Government versus a yard extension. We're not saying yard extensions are bad. We're not saying property acquisitions could be bad. I think what we started to do since this group has been formed, is look at the mechanisms on making the decisions on whether this is the best course of action to take today versus maybe a year from now, maybe 10 years, and maybe further down the road that can then turn around and then spark the decision, or the request we're bringing to you guys to make based on that individual property.

Commissioner Townsend said with this analysis, let's say future, someone wants to purchase land from the Land Bank that are yard extension or multiple properties, will this analysis be part of your recommendation? **Mr. Slaughter** said it could be if we have all the information on what they're

proposing to build as far as square footage and total building costs, and if we have a way to compare that to our already existing housing stock. I mean yes, we could bring that.

Commissioner Burroughs said I want to go back to the six-block slide that you had. The lower-middle, returning properties to clear the taxes back to proper status to put the Land Bank. If the yard extensions or the vacant lots wanted to be used for a community garden or common space, wouldn't the organization or the individual have a chance to purchase that property prior to coming into the Land Bank knowing that it was delinquent; possibly paying the delinquent taxes on it as a purchase price? Would there be an opportunity for them to do that prior to it coming to the Land Bank? **Mr. Laughlin** said it would have had to go through the tax sale so they would have had the opportunity at the auction to purchase that for the back taxes. The vast majority of our vacant lots that people want from the Land Bank, they had the opportunity to buy it at the tax sale. They chose to come to a cheaper arrangement because you have a much lower price; you're not at the back taxes.

Chairman McKiernan said I'm going to reiterate what Commissioner Townsend, I believe, has already said. You're working right now really just to clean up the data related to all of our properties; properties that are in the Land Bank as well as all properties in Wyandotte County. I certainly have seen there are issues with our records on those properties. As you're doing that, you're going to either update or develop new, as needed, the policies and procedures for disposition of property, especially now coming from the Land Bank.

In general, cleaning up our records of all properties and certainly, what's it been now, Mr. Slaughter, four years that we've been cleaning up the city of Kansas City, Kansas, or Board of Commissioners' properties? **Mr. Slaughter** said you guys approved that the end of 2014, and I think we started transferring mid-2015. It's been some time since we brought some of those but, again, I think part of my question has always been is, are we just supposed to hold these. Do we transfer them back? Those are things, once we started as a group, discussing it kind of was like what about this scenario and what about this scenario. I think we're trying to just come up with that uniform kind of strategy that says if A equals B, then we're going to do C.

Chairman McKiernan said I certainly do think that as I looked at the data prior to that, that the rough condition of the data suggested that this is long overdue. It's good that we're getting

this together. We'll look forward to policy suggestions and procedure suggestions in terms of how we deal with especially Land Bank properties moving forward.

Commissioner Walters said I could follow along with your comments. How far along are we and when will we be done? **Ms. Sieben** said, Commissioner, that's a very good question. We're laying out our first-year strategies. These are noted up here. As far as done, some of this can take several years because we are having to actually do abstracting and other types of work on these properties before we're able to kind of put the final disposition into place.

Mr. Laughlin said Melissa is exactly right. Many of these properties, we've got to do the same full abstracting process to track down how they really should be titled and what really should be going on that we have to do to get them through the tax sale. We only managed to get 2,000 processed into the tax sale in a year. It's a slow process to work through each one when we find there's a problem. The first step is finding the problem.

Ms. Sieben said the other thing, just to note on this as well, is that as we are moving through this work, we're actually going to be, as Commissioner McKiernan stated, formalizing processes and policies so that we all work together; and going forward in the future, there's no question about what to do with the next one, which I think has been part of the problem. Everyone is treated as a new case and, in fact, the case may look like five cases ago but we're not treating it that way. It's to put some direct paths out in front of staff so we are not constantly asking ourselves what did we do the last time and making it easier, again, for the communication and customer service to be clear with folks that are wanting to interact with us on land management matters.

Mr. Slaughter said that was part of the original request last month for the extension on the hold area. From the Land Bank perspective, I think we're close, but we're just not there. We didn't feel it was justifiable to come to you with incomplete results or the same recommendation of doing business as usual; that's why we initially asked for the 90, got granted the 120, and then at the last Commission meeting was asked to bring that back, which is further on down the agenda so we can have that conversation there.

Melissa's right. It seems like every time we think we're getting to a solution; three or four more questions or issues pop up that we never thought about, and it just takes time to do the research and get the answers for that.

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Action: Information only.

Chairman McKiernan said that takes us to Item No. 2 on our Committee Agenda and now we're dealing with Land Bank business. I believe Item No. 2 is requests of transfers to the Land Bank.

Chris Slaughter, Land Bank Manager, said I think we should have the lease policy first. Am I mistaken? It's tied into the presentation you just had. We're still just, I guess, on Item #1.

Chairman McKiernan said we'll ask whoever I need to ask. Let's make sure we get this clarified because in my agenda, the action requested is information forthcoming. If there's going to be an action item here, I want to know about it ahead of time. I do not recall getting a blue sheet on this with an update prior to today's meeting. **Mr. Slaughter** said I guess my question would be is, the policy recommendations in your packet? **Chairman McKiernan** said no, they are not.

We've got a copy of the presentation that you just did. **Mr. Slaughter** said and then it went straight into the transfers. **Chairman McKiernan** said in my agenda, and other members of the committee please check me on this, Item No. 1, my request for action is information forthcoming and there is nothing there. Then it goes directly to Item No. 2, which is transfers to the Land Bank. **Mr. Slaughter** said okay, I guess we'll be bringing that back next month. There's no attachment?

Melissa Sieben, Assistant County Administrator, said there was supposed to be an updated so I apologize because it didn't go out. **Chairman McKiernan** said so that now turns Item No. 1 into an information item. We will just make sure that we've got all the requisite pieces either in the original agenda or by blue sheet before we come to our next committee meeting.

Mr. Slaughter asked do you want to go through the changes or save it for the next meeting. **Chairman McKiernan** said at this point in time, given the fact that there is no action to take, we just ask that you bring those to the next meeting. That will then move us into transfers to the Land Bank.

Item No. 2 – 19727... 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.

Transfers to Land Bank

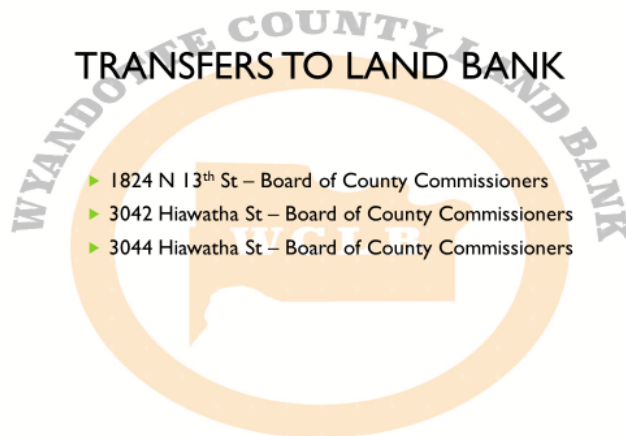
Transfers to Land Bank

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

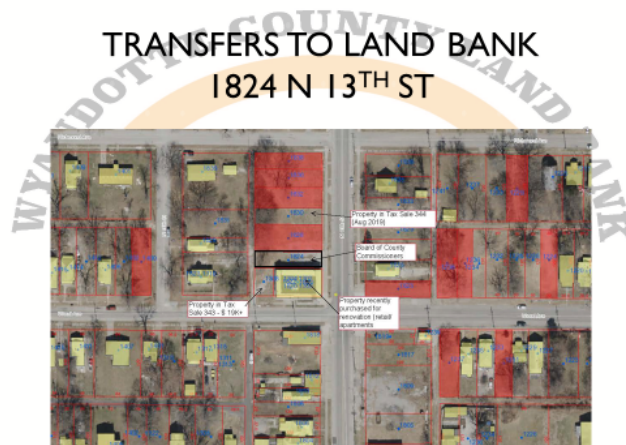
(New owner of building located at 1822 N. 13th St. is in discussion for Land Bank property to the north of building.)

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3042 & 3044 Hiawatha St. - Board of County Commissioners
(Applications received and request is to plant an orchard.)



Chris Slaughter, Land Bank Manager, said so now that we're on schedule, we have three transfers tonight: 1824 N. 13th Street, 3042 Hiawatha Street, and 3044 Hiawatha Street, all currently in the name of the Board of County Commissioners.



The first one here is 1824 North 13th Street, which is located here in black. As you can see, the majority of the block going north is already in the Land Bank. This property here was in the tax

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sale on Friday. I haven't confirmed it, but I'm pretty sure we're getting that because nobody is really bidding that much for a vacant lot. This property here is scheduled for the August tax sale.

The request came because we have new ownership here at 1822 N. 13th Street. The owner came in and visited with us. He's expressed, and he's actually, I think, already started some renovations. He's looking at doing some retail on the bottom, apartments on top. His request was for this Board of County Commission proper, mainly to, and with the property in the back, to assist in his parking needs that he'll need. That's that request.



The two in green, are the two on Hiawatha. There are applications in place tonight for those properties. Those are the requests for right now to just transfer those to the Land Bank.

Chairman McKiernan said realistically, regardless of their ultimate disposition, these properties really fall into that group we just discussed, which should have been in the Land Bank for years. We are now getting them there from other ownership status, in this case, the Board of County Commissioners. **Mr. Slaughter** said correct. Just to go back to the presentation, those are the types of things that we're starting to look and identify to say, do they need to stay here in this name, do they need to go to just the Unified Government's name, or could they go to the Land Bank and benefit. **Chairman McKiernan** said excellent.

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

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Item No. 3 – 19728... 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.

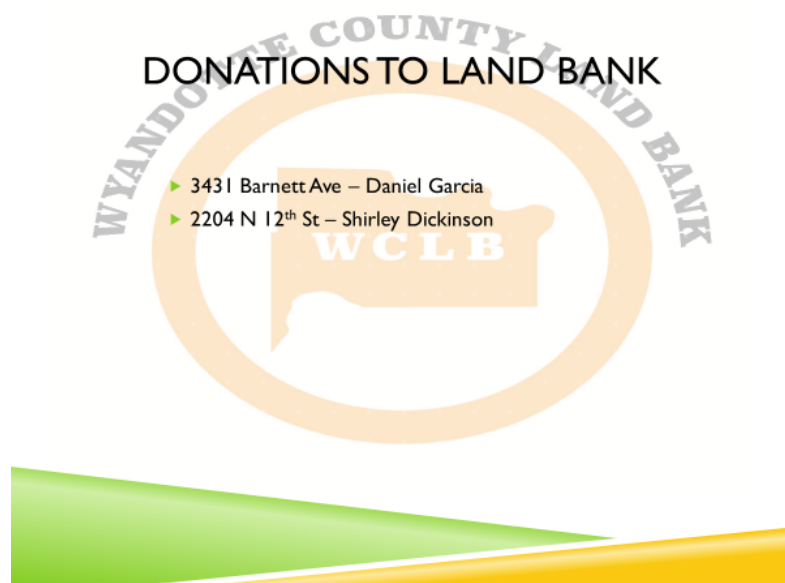
Donations to Land Bank (vacant lots)

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.)



Chris Slaughter, Land Bank Manager, said we have two donation requests: 3431 Barnett Avenue-Daniel Garcia, and 2204 N. 12th Street from Shirley Dickinson.

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DONATION REQUEST DANIEL GARCIA – 3431 BARNETT AVE



3431 Barnett is the property here outlined in black. This is the one we visited last month.

DONATION REQUEST DANIEL GARCIA – 3431 BARNETT AVE

- ▶ Request presented on April 1st N/CD
- ▶ Owners of property live in Anaheim, CA
- ▶ Property has demo lien of \$18,025.00 & 2018 taxes owed
- ▶ Owners claim property was demoed without being notified
- ▶ Staff indicates proper notice was given
- ▶ Owners admit they were given proper notice



Again, just to recap, this was on the April 1st agenda. The owners do live out in California. It currently has an \$18,000 plus demo lien and the 2018 taxes are still owed. They claim they weren't notified about the demo. We did and we did confer with the Demo Department that they were given proper notice. I, in fact, emailed them copies of signed receipts of the delivery, which they have admitted in email, that yes, they did receive those. Again, they're saying that they can no longer take care of the property.

Then just for the other one, then we can go to discussion.

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DONATION REQUEST
SHIRLEY DICKINSON – 2204 N 12TH ST



This is Ms. Dickinson's request. It's outlined here in green, 2204 N. 12th Street.

DONATION REQUEST
SHIRLEY DICKINSON – 2204 N 12TH ST

- ▶ Property was demoed in 2018 and has lien of \$19,445.00 & taxes owed since 2007
- ▶ Owners states she is elderly & can't maintain property



This property, again, was demoed in 2018. There's over a \$19,000 lien. Some taxes have been paid since 2007, but the farthest back taxes were in 2007. Again, she states that she cannot maintain the property.

Chairman McKiernan said I'm the one who asked you to bring back the 3431 Barnett for this time. As I look back on it, it doesn't really matter. I disagree, I mean, I'm sure the property owner is not here living in California. They paid the taxes every year on it, but they didn't take care of the property and that's why the property deteriorated to the point that it required demolition. Now,

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they're going to walk away from the lien that they owe just like they walked away from that property.

As I think about it, it's like oh goodness gracious, we're going to end up spending more money on legal fees to try to collect that demo lien than if we just take the property into the Land Bank and forget about that. It really bothers me greatly when we do this because it's all the rest of us who pick up the slack when somebody walks away from a bill that they incurred that we are going to pay.

As I think about it now, the path of least resistance is, we will simply acquire the property. We will abate the back taxes. We will effectively forgive the lien and it will then become available to us for some future Land Bank action down the road. Although, I'm really frustrated that we can't reach out to this person and say no, you owe us for tearing down the house. I guess, I'm being kind of fatalistic in saying, let's just take the donation into the Land Bank.

Commissioner Townsend said I feel as you do, Commissioner, because it just sets a dangerous precedent. I'd like to know from Legal, or from our staff, what our options are. Even though, as you say, we're going to incur some more, what if this becomes the thing that opens the floodgate and everybody who wants to walk away from a demolition. I'd rather see us spend a little bit more money and defend it. Maybe we won't get all of it, but something than just saying okay, we'll take it in. That could be the beginning of a landslide.

Chairman McKiernan said it could be, but the one thing that crosses my mind is you do forfeit your property if you walk away. **Wendy Green, Assistant Counsel**, said unfortunately, when put a special assessment on the property for demo cost, they follow the land not the owner. Even if we were to try to collect, it's an in-rem action. Our only recourse is to collect against the property and not the individual owners. They would be, in essence, walking away; but we can't make that lien follow them. It has to stay with the property. Even though we'd like to try to collect it against them, our method of collecting it, per the statutes, is to put it on the property and collect it against the property.

Commissioner Townsend said another question. If they've paid taxes then there's no, well let me ask you another way. Is there an option to putting something like this in a tax sale? **Ms. Green** said absolutely. Special assessments become like taxes. You collect on them the same way you do past-due taxes. If the Land Bank doesn't take this property, then what will happen is it will end

up going into a tax sale as soon as that assessment has become ripe, so to speak, and as soon as the property is delinquent, per statutes, where we can try to collect on it by putting it in a tax sale. That's exactly what's going to end up happening is if the Land Bank doesn't take it in, it will go in the tax sale where most likely no one's going to spend over \$20,000 on a vacant lot. Then it'll end up going in the Land Bank anyway.

Commissioner Townsend said but they might spend something. **Ms. Green** said well they'd have to spend at least what the special assessments are. **Commissioner Townsend** said okay. **Ms. Green** said that's what our minimum bid starts at is the total amount of the past-due taxes plus special assessments. **Commissioner Townsend** said thank you so much.

Chairman McKiernan said that's where I become fairly eorish here. In the three more years that it's going to take before this would go into the tax sale, it's going to lay fallow. I'm going to predict that the owner, who didn't take care of the house, will not take care of the property so we'll end up cutting the grass and weeds for the next three years incurring those costs. I think my position would be, if we're going to incur those costs, we might as well own the property and have the ability should someone come forward and say, I want to do something with that; have the ability to say yes today and not three years from now. That's why I would be inclined to accept the donation as much as it annoys me.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Walters, to accept the donations to the Land Bank.**

Commissioner Townsend asked how long would we have to hold this before it could go—I don't mean hold it, but what would be the first time that this could go into a tax sale? **Ms. Green** said I would have to look and see. On the one that owes taxes for 2007 we could put it in our December sale. **Commissioner Townsend** asked of this year. **Ms. Green** said of this year. On the other one, I would have to see how far back the taxes go. If it's just a special assessment and the taxes, 2018, would become ripe in 2019 to start the clock. Since it's not a residential property, it'd be two years so it would be 2021 before we could put it in a tax sale.

Commissioner Townsend said I was really referring to the Barnett property. **Ms. Green** said it would be 2021; fall of 2021 before it could go into a tax sale.

Commissioner Townsend asked on the N. 12th Street property, what is owed on that. Is that a special assessment too? It's razed. (inaudible)

Commissioner Townsend asked, Mr. Chairman, was that motion only on one property or both. **Chairman McKiernan** said no. That motion is for both of the donations as submitted.

Roll call was taken on the motion and there were three "Ayes," Walters, Burroughs, McKiernan; and one "No," Townsend.

Chairman McKiernan said the vote is 3 to 1. That item does not pass. This committee has, at least for this meeting, not accepted those donations. If the Land Bank wants to bring those donations back, can do so at a future meeting.

Mr. Slaughter said I will add, generally what we do if something is denied that is eligible, we go ahead and make the recommendation to the Delinquent Real Estate Department. I will probably end up making that recommendation on the 12th Street property anyway, or I can bring them back. **Chairman McKiernan** said, Mr. Slaughter, that will be up to you and your colleagues. Those donations have been denied. You can dispose of those as you see best. If that means bringing them back to this committee, then so be it.

Chairman McKiernan said that moves us ahead to Item No. 4. **Katherine Carttar, Director of Economic Development**, said we would actually request, so we can look at both in the Northeast hold area and the applications for the Northeast hold area back-to-back, if we could actually take Item 5 first, if you wouldn't mind? **Chairman McKiernan** said I wondered when I saw the agenda if that might not be a better way to do it. With the permission of the committee, we will now consider Item No. 5, which is Land Bank Applications, exclusive of the Hold Area.

Item No. 5 – 19730... LAND BANK BUSINESS - APPLICATIONS

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

Applications

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

WYANDOTTE COUNTY LAND BANK APPLICATIONS

► 6 Applications (non NE hold area)

- 2 – Yard Extension
- 4 – Property Acquisitions

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



Chris Slaughter, Land Bank Manager, said just for clarification, these are applications that we've worked up that have not been in the Northeast hold area. We have six applications tonight, two are yard extensions, four are property acquisitions. All applicants are current on their taxes and have no current code violations.

YARD EXTENSION – 113 S CHEROKEE ST
 DIANA DICKEY – 119 S CHEROKEE ST



The first one is 113 S. Cherokee Street. The applicant lives at 119 South Cherokee Street.

PROPERTY ACQUISITION – 3313 STRONG AVE &
 1419 S 32ND ST
 VITA ENTERPRISES, LLC – KANSAS CITY, MO



We have property acquisitions for the two here in red: 3313 Strong Ave., 1419 S. 32nd. This is for Vita Enterprises, LLC, out of Kansas City Missouri. They're proposing a food truck park.

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PROPERTY ACQUISITION – 3313 STRONG AVE &
1419 S 32ND ST
VITA ENTERPRISES, LLC – KANSAS CITY, MO



They've shared some renderings of what they would hope to make this property into.

PROPERTY ACQUISITION – 3313 STRONG AVE &
1419 S 32ND ST
VITA ENTERPRISES, LLC – KANSAS CITY, MO



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PROPERTY ACQUISITION – 3313 STRONG AVE &
1419 S 32ND ST
VITA ENTERPRISES, LLC – KANSAS CITY, MO



They have been conversing with our Planning Department.

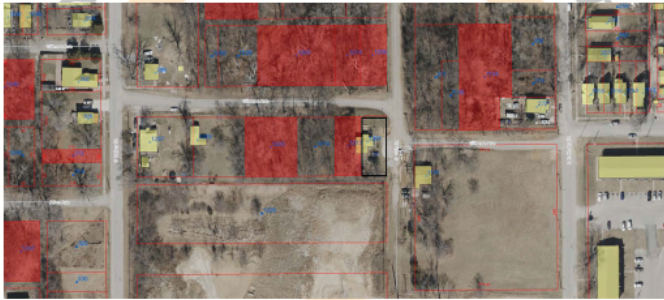
PROPERTY ACQUISITION – 3313 STRONG AVE &
1419 S 32ND ST
VITA ENTERPRISES, LLC – KANSAS CITY, MO



As far as I have heard, there really is no immediate objections if this is the route we're going.

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YARD EXTENSION – 1213 GILMORE AVE
DENISE OLEA – 1201 GILMORE AVE



The next one is 1213 Gilmore. The applicant, Denise Olea, is here at 1201.

PROPERTY ACQUISITION – 14141 MINNESOTA AVE
TIMO ARANJO, III – OLATHE, KS



Then we have 14141 Minnesota Avenue from Mr. Aranjó. He lives in Olathe. He has an agricultural project in mind. I did reach out to the city of Bonner and did receive correspondence from Rachel Klein, the Community and Economic Department. They have no objections to any kind of approval on this project.

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PROPERTY ACQUISITION – 617 S 11TH ST
 ROLAND VACA – 615 S 11TH ST



The last one is a property acquisition of 617 S. 11th Street, with the applicant being 615 S. 11th Street. Those are the requests of those non-hold area applications.

Chairman McKiernan said for those that are property acquisitions as opposed to yard extensions, that would be four of the six. Your department is comfortable with the property acquisitions as they've been presented. **Mr. Slaughter** said as we stand currently today, based on the current policy practices, yes.

Commissioner Burroughs said I want to talk about the property, the 14141 Minnesota Avenue. I noticed that's all road frontage through there. The entire lot is a long lot that runs all through the road frontage. Are the utilities already on that property? Do we know? **Mr. Slaughter** said I'm unaware of that, Commissioner. I can find that out for you. **Commissioner Burroughs** asked do we know the size of the lot, the acreage? Is it a large amount of acreage? **Mr. Slaughter** said yes, I have that here. It's 1.16 acres.

Chairman McKiernan said I do have a question on the South 11th property. As a matter of fact, that's this one right here. The applicant already owns 615 and wants to acquire 617? **Mr. Slaughter** said correct. **Chairman McKiernan** said to have the entirety of that vacant lot. **Mr. Slaughter** said yes. **Chairman McKiernan** said the applicant will maintain the entirety of that vacant lot. **Mr. Slaughter** said that was the driving factor in his application. **Chairman McKiernan** asked does the applicant live nearby. **Mr. Slaughter** said yes, he lives at 1029 Kansas

Avenue. **Chairman McKiernan** said that's kind of nearby. **Mr. Slaughter** said if I remember right, I believe—**Chairman McKiernan** said he'd be just around the corner. He's right over in there. That's right down the street from Bill Clem Park, isn't it? **Mr. Slaughter** said I believe that's Bill Clem to the east. **Chairman McKiernan** said that's Bill Clem right there.

Chairman McKiernan said this doesn't affect anything other than just kind of my personal bias on this. I would sure like to see one of our lots be acquired for the purpose of development. Maybe these will someday. Right now, if we can get another partner who would help us take care of another lot that's in close proximity to Bill Clem Park where KaBOOM and a whole bunch of other community partners are going to come together and put in a playground later this summer, then you know what, I'll take that community partner and thank him for his service. That's the only question I have on that.

I just want to know, have you checked with Commissioner Murguia on the ones that are located along 32nd and along Strong? **Mr. Slaughter** said I have not heard from her. We did play phone tag last Friday, but I have not spoken with her.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve the six applications.** Roll call was taken and there were four "Ayes," Walters, Townsend, Burroughs, McKiernan.

Chairman McKiernan said those six applications have been approved as submitted. If any of you are here with us tonight, you can follow up with Mr. Slaughter after the meeting and he will share with you what the next steps are in the process.

Chairman McKiernan said now we'll double back to what was originally Item No. 4 and then Item No. 6, the hold area and the applications for that.

Item No. 4 – 19729... 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.

LAND BANK HOLD AREA REQUEST – NORTHEAST MASTER PLAN AREA



Chris Slaughter, Land Bank Manager, said this discussion is back before this committee based on the direction of the April 11th Board of Trustees meeting or full Commission meeting.

LAND BANK HOLD AREA REQUEST – NORTHEAST MASTER PLAN AREA

- ▶ Requested a hold for all Land Bank vacant lots in Master Plan area for 180 days
- ▶ All applications for Yard Extensions & Property Acquisitions will be sent letter
- ▶ All applications for Single-Family or Multiple property development will be worked and processed as usual
- ▶ By end of 180 day period, Land Bank will come back with recommendations for future land usage – expired on April 27, 2019



Again, the history of this original request was to hold everything in this area for 180 days. This basically applied to any yard extensions or property acquisitions. When we had that, anybody that applied, they were sent a letter that stated it was currently on hold; this is not a denial; it's just we're currently holding it for future recommendations. Anything that was for any kind of development, single fill housing, would have been worked as business as usual. We did not receive any in that 180 days. Then we would come back with a recommendation, like we kind of mentioned at the first presentation of the night, with some strategies.

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Again, a lot of this was based on—when we passed this, it was right before the approval of the Northeast Master Plan. Again, we're seeing a lot of inquiries on property in that area for development. Also, some that may be speculative in nature and that's what the hold ended up request was being.

LAND BANK HOLD AREA REQUEST – NORTHEAST MASTER PLAN AREA

- ▶ Land Bank Staff Advisory Team (SAT) formed
- ▶ Land Asset Management Team formed
- ▶ Progress being made
- ▶ Requesting 120-Day extension
- ▶ All current application for Northeast will be sent follow-up letter
- ▶ Board of Trustees requested to be brought back to N/CD for further discussion



Again, just as I mentioned on the 11th, since the 180 days started, we have formed a Land Bank Advisory staff team. This is a team that I feel will be very instrumental on answering a lot of these questions and making recommendations on whether we bring them to you guys for approval. Of course, you've met most of the Land Asset Management Team. Again, progress is being made. We just did not get to that finish line.

Originally when we asked for a 90-day extension, it was added to make that a 120-day extension. That was the request we brought to the April 11th Commission meeting. If it was granted, we would then follow up with another letter just letting everybody know that there would still just be a little more time and their patience would be appreciated. Again, that's kind of why we're talking tonight.

Chairman McKiernan said we have attached to our No. 4, the request for action is to approve the request. I want to clarify what the request for action is here. **Mr. Slaughter** said we're, again, requesting another 120 days.

Commissioner Townsend said with this request, I'm a bit confused because this committee had earlier made its recommendation on to the full Board. My understanding was as of that April meeting of the full Board, acting as the Land Bank Trustees, that there were certain persons in the community that wanted the opportunity to meet with the Land Bank again. I don't see that there's anything for this committee to do. It's my understanding that for various reasons that requested meeting with your office, and others who may want to participate, has not happened. **Mr. Slaughter** said that is correct.

We had a scheduling conflict with one of speakers who couldn't make it this week. We did have one that said that he was very flexible and could meet. We had one group that I have not heard back from. We were asked to see if anybody wanted to sign up or give their contact information after the meeting. I got one person who did come up and left me their number. I did call last Friday and explained the situation. She was acceptable with that. When we did, or if we did the meet, I would contact her again and invite her to that meeting.

Action: **Commissioner Townsend said based on that, I would, if this requires some type of action, recommend that the neighborhood partners and you, those who wanted to participate, be given that opportunity to do so. There's nothing for this body, as I understand, to do on this. The full Board, really, it's in their lap to act. That's what I would recommend, as to this, if any action needs to be. It seems like the action still pending was the direction given by the full Board back at that April meeting. If a motion is needed for that I so move.**

Chairman McKiernan said let's clarify the motion. The motion is to—**Commissioner Townsend** said the motion is to have Mr. Slaughter meet with the community partners that wanted to be involved so that the real feedback could be given to the full Board of Commissioners sitting as the Land Bank Trustees because that matter is going back to them next month sometime. There's nothing for this body to do. That's my understanding.

Katherine Carttar, Director of Economic Development, said our understanding of the purpose of that meeting was actually to discuss the policy, potential policy changes, and not the hold. The whole point of the hold was so that we could move forward with policy changes and come back with a nice holistic policy rather than kind of a piecemeal. Maybe we misunderstood.

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Commissioner Townsend said that's what was before the full Board. Last month, this body, this committee had said yes, we agree with the hold. That was our recommendation. That was not what happened at the full Board and that's where the motion, I think Chairman McKiernan and I second it, arose recommending that the community partners had the opportunity to meet before the full Board went further on whether there was a hold or not.

Chairman McKiernan said if I can clarify, and hindsight is always 20/20 on the motions we make sometimes. If I can clarify, I think what I hear you saying is that from your perspective, this committee has acted and made its recommendation to the Land Bank Board of Trustees and that recommendation is to extend the hold by 180 days. Well, 120 days. It was brought to us as 90, extended to 120, and that that is still the recommendation of this committee back to the full Land Bank Board of Trustees, which is effectively for the full Commission.

Commissioner Townsend said there was a request back at the April meeting mentioned for community partners to meet with Mr. Slaughter to discuss that and clarify any issues. Then it was going to come back to the full Board. I don't know that we even need action on this.

Angie Lawson, Deputy Chief Counsel, said I believe though it was sent back, the extension was denied and the extension on the hold was denied at that time. **Mr. Slaughter** said I don't believe there was a vote. **Commissioner Townsend** said no. **Ms. Lawson** said excuse me it expired. **Mr. Slaughter** said the 180 days expired this past Saturday. **Ms. Lawson** said I think it would have to be sent back, that portion would have to be sent back.

Commissioner Townsend said I recollect that there was still a vote taken by the full body for that meeting to take place. That hasn't happened. **Chairman McKiernan** said I hear Angie saying that by virtue of the vote that we took, we allowed the 180 to expire without the confirmation of the 120 extension. **Ms. Lawson** said correct. I agree the direction was given for the meeting to take place but I think in order for the extension to go back, its now expired. There's got to be a vote taken here to send it back. Whether that's done at this meeting on next meeting.

Commissioner Walters said I understand we sort of got a motion on the floor. When the time is right, I would be glad to make a motion that we extend the hold for another 120 days, retroactive to April 27th, when the time is right, Mr. Chairman.

Chairman McKiernan said I think that's actually where Commissioner Townsend was going with this. She was just assuming that it was still in place, but it would require, as I understand,

your motion would be that this committee recommends, again, to the Land Bank Board of Trustees, that the hold be extended 120 days retroactive back to our original decision date on that; and that any other business be conducted and then brought to the full Land Bank Board of Trustees.

Action: Commissioner Townsend said let me withdraw my motion.

Commissioner Townsend said just to clarify, and as Commissioner Walters has said, if he makes a motion, I'll second it with the addition of the community partners having the opportunity to have that meeting before the next full Board meets to discuss whatever concerns they have about that. That's what was supposed to have happened. That was my understanding from the last Board of Commissioners' meeting.

Chairman McKiernan said Commissioner Walters has accepted that amendment.

Commissioner Burroughs said point of clarification. The next Board of Trustees meeting for the Land Bank will be May 9th. Will you have time to get the neighborhoods group's input? Mr. Slaughter said I think I'm just going to have to set a date and invite everybody. I'll report who shows, who doesn't, and then the comments that are made.

Commissioner Burroughs said I think that's the holdup is with the full Commission. Listen to the community for an opportunity for them to visit with the Land Bank staff and to work out any details. Until that time, the moratorium we thought would stay in place, the 120 days, and now we're hearing the 180 days expired. The fact that we set this back to 120 days was not accepted. We had voted to send it back to staff. I'm just trying to get a little bit of clarification.

Chairman McKiernan said there is a motion and a second to extend the hold 120 days, retroactive to the date that we originally set it to extend from; and before Mr. Slaughter comes back to the Land Bank Board of Trustees, that he engages those community partners who wish to engage regarding their properties in the hold area. Then bring all of that back to the Land Bank Board of Trustees. Did I capture that correctly? Commissioner Walters said yes.

Action: Commissioner Walters made a motion, seconded by Commissioner Townsend, to extend the hold 120 days, retroactive to the date that was originally set, and a meeting be held with the community partners. Roll call was taken and there were four “Ayes,” Walters, Townsend, Burroughs, McKiernan.

Item No. 5 – 19730... LAND BANK BUSINESS - APPLICATIONS

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

Action: This item was heard after Item No. 3.

Item No. 6 – 19731... LAND BANK BUSINESS - APPLICATIONS NORTHEAST HOLD AREA

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

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. - Erik 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

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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 Seawood, 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

Chairman McKiernan said effectively that takes care of Item No. 6, what was on the original agenda because it's the second part of that motion. Then that should take us up to the Land Bank Rehab Program. Is that correct? **Mr. Slaughter** asked, Angie, is that how you interpreted it.

Angie Lawson, Deputy Chief Counsel, said I think it's a separate action because the hold, although you recommended the hold is not in place. **Chairman McKiernan** said okay. **Ms. Lawson** said you could move to delay action on these items. **Chairman McKiernan** said so actually take formal action, okay. There are applications that are before us. To be consistent with our previous decision, it's been suggested that we could make a motion to delay action on those.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to delay action on all applications in the hold area and then to deal with those at such time as the entire matter comes back to the Land Bank Board of Trustees.**

Ms. Lawson said after the entire matter (inaudible). **Chairman McKiernan** said correct. **Ms. Lawson** said Board of Trustees. **Chairman McKiernan** said correct, so after the entire matter goes back to the Land Bank Board of Trustees, these properties will be dealt with at that time.

Commissioner Townsend said I just wanted to have some information brought back. I'm curious as to the date of the application on a couple of these properties. I thought I saw some on Everett. **Mr. Slaughter** asked are you referring to the Strugglers Hill applications. **Commissioner Townsend** said right. I'm curious as to when—**Mr. Slaughter** said September 17th of last year. **Commissioner Townsend** asked did that precede the first hold. **Mr. Slaughter** said yes.

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Commissioner Walters said the application did. **Commissioner Townsend** asked the application did. **Commissioner Townsend** asked with respect to those two, does that community group, is my understanding, they have been working those applications or that property prior to the holds. **Mr. Slaughter** said yes, they've had a community garden in there for some time. **Commissioner Townsend** said okay.

Commissioner Townsend asked have we already taken vote on the others. **Chairman McKiernan** said we have not taken the vote so we still have opportunity. **Commissioner Townsend** said here's what I would like to see. Since the applications on those two, I still support the motion as it was, but since those two applications have been worked by that group and they made application prior to the hold and have expressed desire to continue working those and to take title, I'd like to see a separate vote on those.

Katherine Carttar, Director of Economic Development, said if we're being consistent, there are some others that also preceded the hold, their applications. **Commissioner Townsend** asked how many. **Ms. Carttar** said 17. **Commissioner Townsend** said 17; never mind. **Commissioner Walters** asked the applications may have preceded the hold but was requested action by this committee prior to the hold. **Mr. Slaughter** said I don't recall the date that we presented that in November, or actually I think it was October 29th is when we presented this based on the feeling of some speculative applications that came before you and that's where we requested the hold. That hold would have been—I just don't know when that November date would have been.

Commissioner Burroughs said just a point of clarification. I know the motion was made and seconded, but I want to make sure that we have an understanding of the motion. We chose at this time to extend the moratorium for 120 days. If we're extending the moratorium for 120 days, the applications themselves would be a moot point at this time. **Ms. Lawson** said except it would take the Land Bank to finalize the moratorium. The moratorium is not in effect after the last vote, it's beyond moving up to the Land Bank Board of Trustees. **Commissioner Burroughs** said the motion was made to make it retroactive; that was the motion. **Ms. Lawson** said right, but now it advances to the Board of Trustees.

Commissioner Burroughs said under the condition that the moratorium stays in place until staff has had a chance to meet with those individuals that are listed with these properties. If

that's the case, it would be my understanding that no other action is necessary. **Commissioner Townsend** said I understand. **Commissioner Walters** said I think what she was saying earlier was that even though we've made that recommendation to the Board of Trustees, the Board of Trustees has not accepted it yet so we're kind of in limbo right now. The moratorium has expired. **Chairman McKiernan** said right.

Commissioner Walters said my motion was to hold on these parcels pending resolution at the Board of Trustees meeting May 9th. We'll take care of these issues after that meeting. **Chairman McKiernan** said and you have made the second. **Commissioner Townsend** said I understand now. I was under the impression that maybe these were the only two that predated it. To be consistent, but I think that's why it's so important to move forward and have that community meeting. I do understand that Strugglers Hill still has access to those properties. They wouldn't be harmed that way.

Chairman McKiernan said there is a motion and a second now in this case to defer action until action on the hold is taken.

Rozell Nunn, KCK, said the property that I'm speaking of is 701 Parallel. This is my question. I guess I've seen—I'm looking around the room and a lot of people have the same look on their face. At this point, we've already waited 180 days in a hold from last September. We're going to talk about another 120 days. That makes it almost a year. If we're saying the Land Bank wants to take care of properties, you're telling people, 35 applicants, that have waited almost a year; we'll just wait some more. They have waited over 6 months now. You'll just wait almost a year. At that point, we still don't know what moves forward.

I can say us at 701 Parallel, I'll use something that you said. Earlier, you said, Mr. McKiernan, that if you're maintaining a property, why not own it. We have been maintaining this property at 701 Parallel for 10 years. We didn't even know that owning it was an option. We thought someone else owned it but we just maintained it. We've cut the grass. We've taken care of the lot. In fact, last month we just went through and retilled the whole lot, planted seeds, and growing grass back on the whole lot where the lot did not have grass at. That brings me to if we're maintaining something, why not own it.

I can say that in my opinion, if you look around this room there are a lot of people that are going to be upset here in a couple of seconds if you all go through with this motion to extend this

by another 120 days. They may not have said that because they didn't realize when you said comments, just for future references, you might want to say that that's comments for the crowd. A lot of people didn't realize that it was their turn to speak yet.

What I would say, my only saying is, that for 10 years, we've maintained the property. I can't speak to how long some of these other people have maintained the properties that they're applying for, if they've maintained them at all. An additional 120 days brings you almost to a year of waiting for property. I can tell you in my instance, we've got tickets for parking or being up on this property but we've maintained it for 10 years. It now impedes us because we are utilizing property that we've maintained.

Chairman McKiernan said I appreciate your comments. Let me make sure I understand where we're going with this. We effectively are going to go back and look at all of these properties that are in the hold area more closely to see if there are special circumstances, extenuating cases, whatever it might be that would call for those to be moved even with the hold still in place. Is that my understanding? Do I understand that correctly?

Ms. Sieben said the bulk of what we would be looking at here is the lease program that didn't make it onto tonight's agenda. I do apologize. There was an error somewhere in transmission because there was a big change to the agenda as it was submitted back at our agenda review. With that being said, that would be the direction many of these would be going for a lease. Eventually, maybe at some point in time, they would have the opportunity to buy them if we determined that that was the best way to handle that, meaning we, the Commission.

Commissioner Burroughs said this moratorium doesn't preclude them from continuing to have a community garden, or doing whatever was necessary, or whatever you were doing to the property before. This moratorium doesn't preclude you from continuing to utilize that property for such. **Mr. Nunn** said but they've ticketed us for even having anything on the property. The police came by and put tickets on our vehicles that were there for having vehicles on the property. The hold does preclude something.

Chairman McKiernan said let me get a little clarification. Vehicles on the property, were they parked there? **Mr. Nunn** said that's what they said. There's a parking area, a parking strip from where—there used to be at house there. The rest of the land is open vacant. I don't have any pictures with me. There's a parking to the far right of the property. We always have, for the last

10 years, parked in the exact same place. Starting here recently, we've been getting little orange tickets on our vehicles if we park in that place.

This hold does—something has changed because we were not previously having any issues on the property we were maintaining and now we are. That's kind of what kicked us in the rear that says hey maybe there's something you can do. That's what taught us that we could buy the property is because we're getting ticketed now. That's an issue for a property that we've been maintaining. This hold does affect us in some way.

Chairman McKiernan said I just want to clarify because I'm looking at the property right now and it looks like it's all grass. **Mr. Nunn** said to the far-right side, it may look like grass, but it's not. There's concrete. We actually had to bust it up to even try to—**Chairman McKiernan** said remnants of an old asphalt driveway apron and a brick driveway. **Mr. Nunn** said the brick driveway may be to the right, the far-right side. **Chairman McKiernan** said yes, I'm seeing it.

Commissioner Burroughs said if I might suggest, if the neighborhood groups come forward to this staff that we might want to include the Police Chief, or the Police Department to find out why there's citations occurring. With a moratorium to be mindful that the property is still in use by these organizations. Maybe, that would help to send a message that we're trying to be good partners here while we determine what we're going to do with the Master Plan and what we're going to do with the Land Bank properties.

If there's citations being issued, I can't answer as to why they're being issued. I don't think a member of this committee would try to assert the law enforcement authority. I really think it would be important that if there's questions in reference that the Police Department might offer, I would suggest that maybe we reach out to them and find out if this is occurring.

Mr. Slaughter said, Commissioner, the only thing I can add is, Code Enforcement will periodically contact me that there are cars being parked there, there's debris, there's properties that need to be mowed. We've had one incident where three lots, somebody fenced in. Unless the Land Bank is giving those people permission to do that, we generally request to go ahead and take action, as per the codes. Sometimes I will send a letter to that address saying we didn't give you permission, please stop what you're doing.

On the other side, I do appreciate it when our constituents come to me and say I've been taking care of our property because that is a help to us. Without really trying to be the bad guy

here tonight, there's so many properties out there that we just can't keep our eye on every single day. I know we would've never in this situation given permission to let someone park on it. **Commissioner Burroughs** said understood.

Commissioner Townsend said, Mr. Nunn, I'd like to thank you for doing what you thought was appropriate to make the neighborhood look better. Having said that, you were probably aware it wasn't your property, but I appreciate what you've undertaken. I do the same thing on other property around me. I believe from what I've heard what you're running into has nothing to do with this hold process at all. I would be interested—it sounds like I'm your in-District Commissioner to know what the nature of those citations are. We have a lot of problems in the Northeast and with people parking on unimproved surfaces. That might be why you received a ticket; I don't know, but that might be why which, again, underscores that that would have nothing to do with this process. **Mr. Nunn** said understood.

Commissioner Townsend said I'd appreciate if you'd call the office and I'd like to talk to you about those, not that I can do anything about them, but I appreciate what you've done to improve the look of that. As you've heard here earlier, we are trying to be strategic. We're going where we haven't gone before to make sure that as we look particularly at Northeast area, we're not having people gouge land so as developers come, their exorbitant prices as for bare lots. I would just ask that you and others bear with us. I wouldn't support a third hold that's for sure. We got this as for this last time to get it right. You've heard the presentation. This is an overall bigger plan. Thank you and I look forward to your call 913-573-5040.

Ms. Sieben said, Commissioner, actually one of my assistants out here, Tib Laughlin, will get with him to give him some information so we can run that down as well. **Chairman McKiernan** said fantastic.

Terrell Dyer, KCK, said I just wanted a clarification on the motion that you just had, and also as far as the meeting with the Board of Trustees over the hold on the land, the applications. I just wanted to get a clarification. Those applications that were put in for the Northeast area that have a hold on it, are you guys saying that those applications with the extension of the 90 days are null and void for right now? My understanding to that meeting with the Board of Trustees on the 11th was that applications through the Board of Trustees was able to get pushed through, looked at more

with a broader lens if it went along with the Northeast Master Plan. Certain things that the Land Bank was looking for to use the property for.

Chairman McKiernan said my understanding would be, and correct me if I'm wrong here, that we are delaying action on these until we have such time as to have the meetings that we had hoped to have had when we discussed this at the full Commission of Board of Trustees meeting. The time has been too short to have had meetings and to examine individual properties to see if there are extenuating circumstances that would lend them to be removed from the hold area, even if the hold area stays in place. **Mr. Dyer** said I just wanted clarification, thank you.

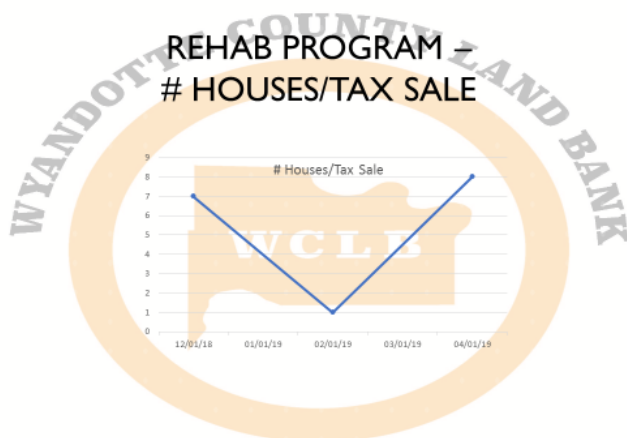
Roll call was taken and there were four "Ayes," Walters, Townsend, Burroughs, McKiernan.

Item No. 7 – 19732...LAND BANK REHAB PROGRAM

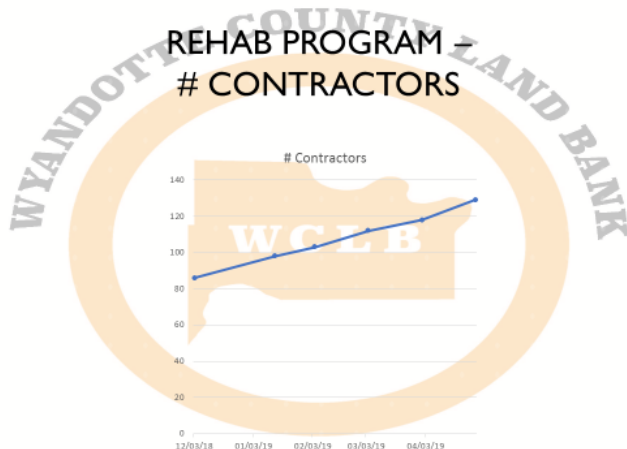
Synopsis: The Land Bank Manager respectfully will present information regarding the Wyandotte County Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.



Chris Slaughter, Land Bank Manager, said the last item we have tonight is an update on the Rehab Program. I was hoping to have another house to show tonight, but we had to cancel that appointment today and it will be tomorrow, so it will be on next month. We'll just go over the statistics.

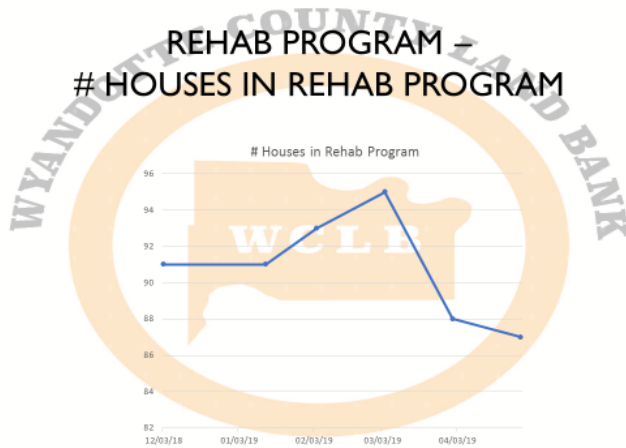


Number of houses in the Land Bank from the tax sale that was just Friday, it is our indication that we are slated to get eight properties. Doesn't necessarily mean we'll get eight. Some people may petition the court to challenge the sale and that kind of stuff.

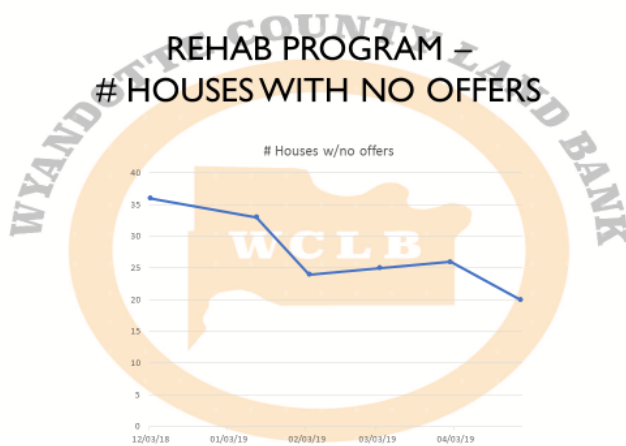


We continue to grow the number of contractors in there. We're currently up to 129 contractors.

April 29, 2019

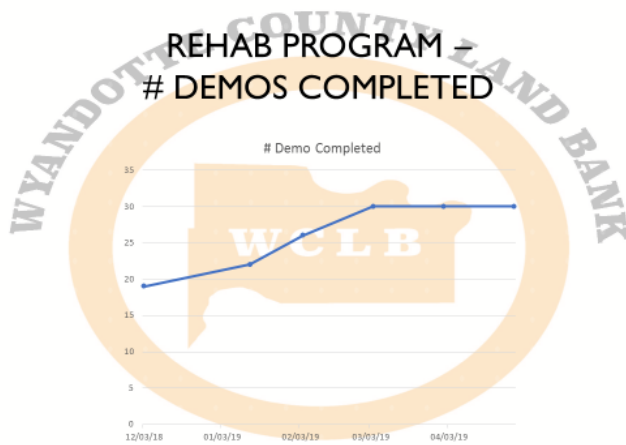


With that, we've had a decrease in the total number of houses in the program. It's currently sitting at 87 and hopefully after tomorrow, it'll be down to 86.

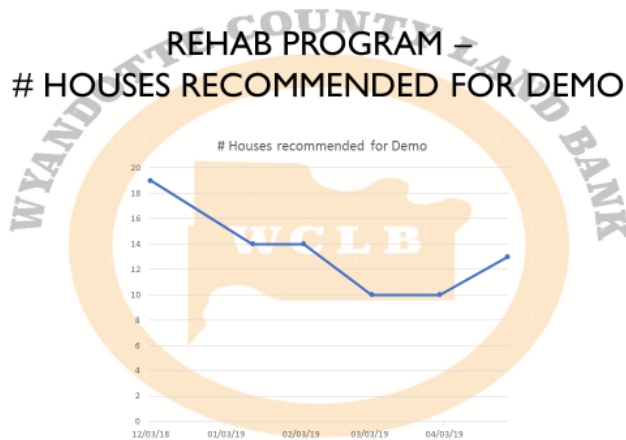


The houses with no offers, with the increase of new people in the program, has also declined. We're down to 20 houses.

April 29, 2019



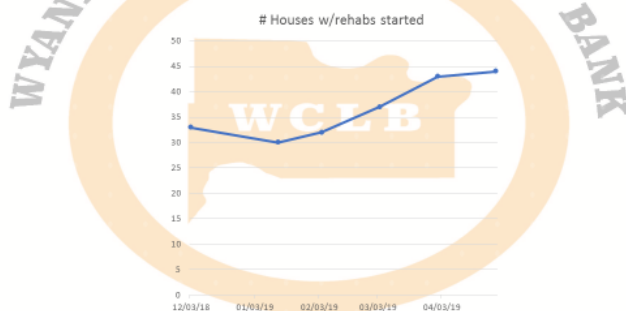
The demos completed have stayed the same. We're still sitting at 30.



Houses recommended for demo have gone up to 13. The ones we've received from the December sale, were pretty much, we did not receive offers on and it's our recommendation that they be torn down.

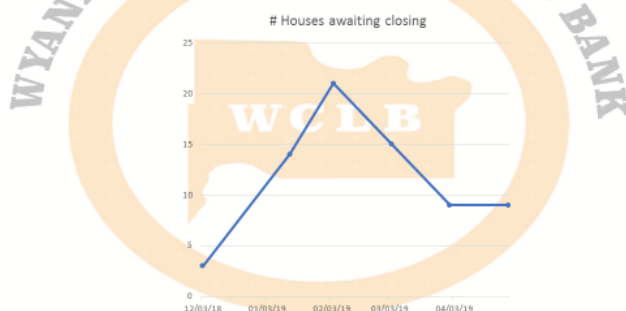
April 29, 2019

REHAB PROGRAM – # HOUSES WITH REHABS STARTED



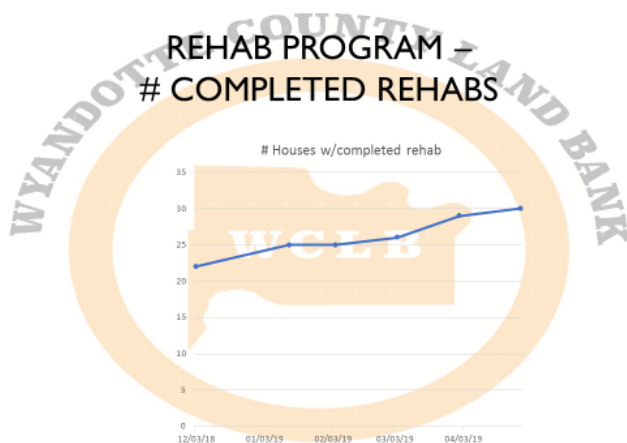
The number of rehabs started is at 44.

REHAB PROGRAM – # HOUSES AWAITING CLOSING

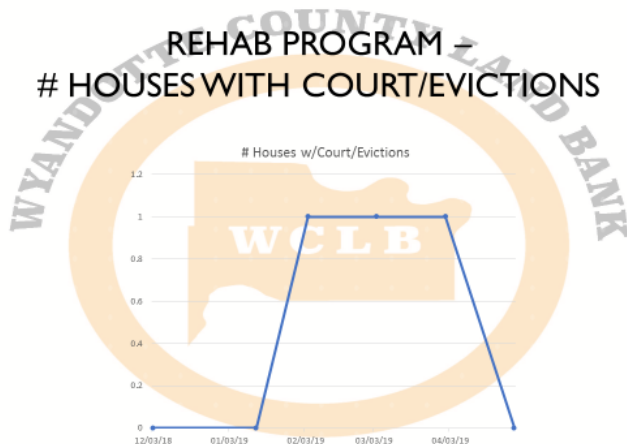


We're still waiting. We have nine that we're waiting to close. I have six just sitting there waiting for the guy to go sign the papers. Hopefully, that will be immensely down next time.

April 29, 2019



The number of completed rehabs is 30. I was hoping 31 but that will go up next month.



The house that we've been dealing with from an eviction standpoint, I believe last Friday there was a hearing. I believe the judge has given the owner an opportunity as long as the back taxes are paid; that she will retain ownership. It's my understanding and Legal's understanding that her attorney has the funds to do that. Once it's officially completed through the courts, it'll no longer be in our inventory.

Hopefully, you guys received an email about the house on 55th St. that we reported on last month. There is an open house on May 16th from 11:30 a.m. to 1:30 p.m. 3817 N. 55th, you can't miss it.

April 29, 2019

It's a great opportunity to go in and see the work that's been done. For those out there that maybe this is recalling something, this is the old Knights of Columbus Hall. This was a day care before it was in the tax sale and come to us. If anybody can make it, we definitely recommend going and seeing some of the fine works some of our rehabbers are doing.

Chairman McKiernan said that brings us to the end of Neighborhood and Community Development Standing Committee meeting. Once again, those applications to the Land Bank that are outside of the hold area were all approved as submitted. All the applications in the hold area had action delayed until the next Board of Commissioners meeting.

Action: Information only.

Adjourn

Chairman McKiernan adjourned the meeting at 6:24 p.m.

mbb



Staff Request for Commission Action

Tracking No. 19852

Full Commission Meeting Date: 7/25/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 7/8/ 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>
6/26/2019	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 item and forward it to the Land Bank Board of Trustees for final consideration.

Item - Policy Update

Action Requested:

The Land Bank Manager respectfully request that the Neighborhood & Community Development Committee approve the above item and forward it 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 - Policy Change



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: Katherine Carttar, Director Economic Development
Chris Slaughter, Land Bank Manager

DATE: July 8, 2019

SUBJECT: **Proposed Policy Change**

The purpose of the Wyandotte County Land Bank is to return tax delinquent and distressed property to productive use that benefits the community.

The Land Bank will be presenting policy changes that will enhance the Land Bank's role as a strategic partner to local Governments, position its property as a pro-development asset, and make the Land Bank processes more streamlined, transparent, and responsive to customers.

Highlights of the proposed policy are:

Holds

- Abolish all holds, effective upon approval
- Reserve property only for local Government Development or Infrastructure projects
- One-year option agreement to replace

Options

- One-year option available to parties interested in development land, which implies a significant investment in the form of a structure
- One-year period is for developer/builders to go through necessary approvals and to determine financing/design of project
- Non-refundable fee (\$100.00 Residential/\$500.00 Commercial/Large Development)
- Maintenance of lot is option holder's responsibility during the term of the lease
- LB/EcoDevo has ability to give notice & end agreement

Sales

- Sale of a LB lot is possible if lot is non-buildable, in a location with little or no development market, or a significant development investment plan is proposed, and developer is ready to build
- If a Sales Agreement for development, then agreement that will include an incentive/penalty to follow through on proposed plan in an agreed upon timeframe
- Quit Claim Deed from developer/builder to LB (Rehab Program)

Lease

- Lease is for land that will not be improved (e.g. A community garden or orchard). No permanent structures can be built.
- 2-year lease for land. UG has the right to end the lease with minimum 90 days' notice if a larger development is imminent.
- If project evolves to include a significant investment, then can move to an option/sale or directly to a sales agreement
- Maintenance of the lot is the leaseholder's responsibility during the term of the lease

Yard Extensions

- Requester must own/reside in the residence adjacent to the proposed yard extension LB lot;
- If non-buildable, LBM has authority to sell and report to N/DC Standing Committee
- If buildable, application will go to SAT for recommendation, LBAB for comment & N/CD

Land Bank Categorization

- Non-Buildable Definition
 - o Less than 2,000 sq ft (117 properties currently)
 - o flood plain
 - o landlocked
 - o ROW
 - o Undermined
 - o Severe topography

Community Gardens

- Garden must be a partnership supported by Neighborhood Group verified through Liveable Neighborhoods
- May be affiliated with Larger Gardening group (Cultivate KC, Giving Grove)
- Must work with Land Bank, UG for location of garden

**WYANDOTTE COUNTY LAND BANK
(WCLB)**

**ADMINISTRATIVE POLICY
AND
PROCEDURE GUIDELINES**

**APPROVED 03/26/15
UPDATED 05/09/19**

Wyandotte County Land Bank
Administrative Policy and Procedure Guidelines
As approved and adopted by the Board of Trustees
on April 27, 2018.

These policy and procedure guidelines are a consolidation and codification of all prior policies and procedures of the Wyandotte County Land Bank and supersede all such prior policies and procedures.

Section 1. Authority and Role

- 1.1 Establishment.** The Wyandotte County Land Bank (WCLB) was established by the Unified Government of Wyandotte County/Kansas City, Kansas (UG) by the power vested in it by K.S.A. 19-26,103 et. seq.
- 1.2 Governance.** The WCLB is governed by a Board of Trustees (BOT) comprised of the Mayor/Chief Executive and the UG Commissioners. The Wyandotte County Land Bank ~~Manager~~ (LBM) is charged with its administration.
- 1.3 ~~Land Bank Advisory Board.~~** ~~A Land Bank Advisory Board (LBAB) shall be available to advise the BOT and WCLB manager on matters relating to the business and affairs of the WCLB, and to suggest or be available for consultation with regard to projects, proposals and/or activities which the WCLB may undertake. The membership of the LBAB shall consist of eight representatives designated by the Executive Board of the Liveable Neighborhoods Task Force and, subject to the modification and approval of the County Administrator, representatives from the following UG Departments: Administration, Community Development, Delinquent Real Estate, Economic Development, GeoSpatial Services, Neighborhood Resource Center, Treasury, and Urban Planning and Land Use. The LBAB shall serve solely in an advisory capacity.~~
- Application Review.**- All applications shall be reviewed by staff and forwarded to the LBM to review. The LBM shall determine if the application(s) is acceptable to forward to the Neighborhood & Community Development (N/CD) Standing Committee for consideration or for further evaluation from the Staff Advisory Team (SAT) which is composed of the Director and/or designee from the following UG Departments: *Administration, Community Development, Delinquent Real Estate, Economic Development, GeoSpatial Services, Neighborhood Resource Center, Treasury, and Urban Planning and Land Use*; and also the WCLB Advisory Board (LBAB). The LBAB shall serve solely in an advisory capacity.

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The SAT shall review all application(s) presented from the LBM for consideration. All application(s) recommended for approval/denial for the N/CD Standing Committee shall then be reviewed by the LBAB. Any application(s) that need further investigation will be referred to the LBM until all necessary information has been provided.

The recommendations of the SAT and the LBAB will be presented at the N/CD Standing Committee for that Committee to decide to approve the application(s) recommendation and to send to the WCLB BOT for final approval.

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- 1.4 Governing Authority.** The core governing documents of the WCLB are the applicable state statutes and the UG Code of Ordinances. The policies and procedures set out in this document constitute guidelines only and the Board of Trustees reserves discretion to deviate therefrom when it deems appropriate.

- 1.5 WCLB BOT Approval.** Under law, the conveyance of property by the WCLB, must be approved by the WCLB BOT before the property can be conveyed.

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- 1.6 Public Notice of Land Bank Board Action.** The Land Bank will provide public notice of proposed property conveyances before those transactions are considered for approval. This notice will be published in the Wyandotte County Echo, the official publication for Wyandotte County. These notices will be provided at least seven days before any action is taken.

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- 1.7** The WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In, case of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.

- 1.85 Purpose.** The purpose of the WCLB is to return tax delinquent and distressed property to productive use that benefits the community.

Section 2. ~~Priorities for Property Use~~Overview and General Information

- 2.1 Government Use.** ~~The first priority for use of real property of the WCLB is to make available its properties to local governments for public use and ownership. This policy is intended to create a unified~~

and consistent approach to disposition of real property owned by the WCLB.

In the interest of providing predictability and transparency to the sale and reuse of property, this policy will provide guidance to the WCLB when disposing of surplus property as well as information to individuals and organizations considering the acquisition of property owned by the WCLB.

2.2 Housing Guiding Principles. The first priority for use of real property of the WCLB for nongovernmental purposes is the production or rehabilitation of property for housing. The goals of this policy and the disposition of WCLB owned property are to:

- a. Encourage the development and reuse of vacant properties consistent with the WCLB goals, and any City adopted Master Plan.
- b. Eliminate blight and revitalize neighbors
- c. Strengthen the County's tax base
- d. Sell properties at fair market value if the proposed use is a strictly private one
- e. Support and preserve open space and urban gardening
- f. Support WCLB goals by conveying properties at a discount if the proposed use will provide significant community benefits
- g. Convey land through a predictable, timely and transparent process
- h. Encourage timely development and discourage real estate speculation

The WCLB will consider these goals when making decisions regarding the disposition of their property.

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2.3 Other Purposes Applicability. When there is no governmental purpose or use for a property, nor a feasible use for housing, the WCLB may consider permitting the property to be used for other community improvement purposes. These uses should be consistent with the following priorities:

- a. Neighborhood revitalization;
 - b. The return of property to productive tax paying status;
 - c. Land assemblage for economic development;
 - d. Long-term "banking" of properties for future strategic uses; and/or
- The provision of financial resources for operating functions of the WCLB. The WCLB will remain responsible for their own decision-making and adherence to this policy during the disposition process. The WCLB will make available to the public all property in its inventory; however, properties which are dedicated to a public use or being held for City-desired programs or projects, will be identified.

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- e- The WCLB may elect not to convey a requested property. The WCLB will communicate to any applicant who submitted a complete expression of interest and a complete property application for an available property the reason(s) why the property is not being sold.

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- 2.4 ~~Neighborhood Consultation~~Qualified Applicants and offers. The WCLB encourages every applicant seeking to acquire property from the WCLB to demonstrate prior consultation with neighborhood associations and non-profit entities operating in the geographical area of the property. All purchasers of WCLB-owned property must fulfill their commitments to the WCLB and to their neighbors, which included paying property taxes and maintaining properties in accordance with all municipal codes and ordinances.

A Qualified Applicant is defined as an individual or organization who:

- a. The transferee must not own any real property that is subject to any violations of State and/or local laws, codes or ordinances.
- b. The transferee must not own any real property that is tax delinquent.

All applicants must submit their intended use for the property(s) as required by the WCLB. Failure to submit intended usage or to provide accurate information in the form requested may result in the denial of the application.

A Qualified Applicant has submitted a Qualified Offer if the application adequately describes the purchaser's plans for the property. That use must be consistent with applicable WCLB/UG plans, and the applicant must demonstrate financial and operational capacity to carry out the plans.

Plans that require zoning variances or other City land use approvals may be processed as a Qualified Offer, only if the underlying project proposal is supported by the City it is in. The detail required of the applicant will be different depending on the proposed use.

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- 2.5 ~~City-Wide Master Plan~~Appropriate and Timely Development of Properties. The WCLB shall encourage the development and use of properties in a manner consistent with the UG City-Wide Master Plans and other government approved plans. The WCLB expects that properties will be developed in a timely manner according to a written agreement or as specified in the deed of conveyance. Generally, construction should commence within three (3) months from the date of conveyance and should be completed as defined by

the agreement or contained in the deed. To ensure that these expectations are met, the WCLB will place conditions or restrictions on property it conveys to achieve the agreed upon outcome and will monitor these agreements until construction is complete. Proposed uses must be consistent with the UG's Master Plans, City approved and accepted plans, and all new owners are required to comply with all State, City and Federal codes, regulations and statutes.

2.6 Pricing. The WCLB will generally price vacant land by which is greater:

- a. The Appraised Value of property set by County Appraiser as of January 1st of current year
- b. The value of the property's Frontage times \$10.00

The WCLB has the right to determine the asking price for each property and as result has the right to decline any counteroffer.

2.7 Site Control: Options and Property Reservations. The WCLB recognizes that developers often require legally recognizable site control as part of the development process. The WCLB may execute property option agreements to allow developers to pursue financing and other approvals necessary for development.

Agreements for this purpose must meet the following conditions:

- a. The applicant must be a Qualified Applicant
- b. For each proposed project, the WCLB will allow one (1) year for that agreement and may renew the agreement at its discretion
- c. The applicant may not occupy or use the property unless approved in writing by the WCLB
- d. A fee will be due upon execution (nonprofits and city-supported projects may be exempt from a fee) and an additional fee may be imposed for extension of agreement or contract. This fee is non-refundable.
- e. The WCLB will require the requestor to keep the property clear of any trash/debris, the grass is mowed/maintained to in compliance with the appropriate City code and the sidewalk space must be maintained including snow removal.
- f. The WCLB shall provide written notice of its intent to terminate the agreement to applicant within thirty (30) days of said termination.

Site control options will be issued only for those projects which the WCLB deems feasible and which the WCLB can recommend for approval by WCLB BOT after the developer secures the necessary entitlements, financing, tenants and/or approvals.

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All WCLB conveyances must be approved by the BOT.

2.8 Land Categorization: The WCLB shall define the following:

- a. Buildable
- b. Non-Buildable
- c.

Section 3. Priorities for Identity of Transferees.

3.1 Priority Transferees. Except where limited by the terms of the acquisition of a property, the WCLB may, at its discretion, give priority to:

- a. Government entities;
- b. ~~Non profits that will hold title to the property on a long term basis or hold title to the property for the purposes of subsequent reconveyance to private third parties for housing or other public purposes;~~
- e.b. Other individuals and entities seeking to obtain the property for housing;
- d. ~~Non profit institutions such as academic and religious institutions;~~
- e.c. Entities that are a partnership, limited liability corporation or joint venture comprised of a private non-profit corporation and a private for-profit entity; and
- f.d. Individuals who own and occupy residential property for purposes of a yard extension disposition program.

3.2 Transferee Qualifications. All applicants seeking to acquire property from the WCLB, or to enter into transaction agreements with the WCLB, may be required to provide as part of their application information regarding, but not limited to:

- a. The legal status of the applicant, its organizational and financial structure;
- b. Its prior experience in developing and managing housing;
- c. The financial health and resources of the applicant; and/or
- d. Adequate plans for development.

3.3 Reserved Discretion. The WCLB reserves full and complete discretion to decline applications and proposed transaction agreements from individuals and entities that meet, among others, any of the following criteria:

- a. Failure to perform in prior transactions with the WCLB;
- b. Applicants that don't meet the Qualified Applicant status;

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- ~~b. Ownership of properties that became delinquent in ad valorem tax payments and remain delinquent in ad valorem tax payments during their ownership;~~
- c. Parties that are barred from transactions with local government entities;
- d. Inability to demonstrate sufficient experience and/or capacity to perform in accordance with the requirements of the WCLB;
- ~~e. Ownership of properties that have a history of violations of state and/or local laws, codes or ordinances; and/or~~
- ~~f. Properties that have been used by the transferee or a family member of the transferee as his or her personal residence at any time during the twelve (12) months immediately preceding the submission of application (except in rental cases);~~

Section 4. Priorities Concerning Neighborhood and Community Development.

- 4.1 Neighborhood and Community Development.** The WCLB reserves the right to consider the impact of a property transfer on short and long-term neighborhood and community development plans. In doing so, the WCLB may prioritize the following in any order it deems appropriate:
- a. The preservation of existing stable and viable neighborhoods;
 - b. Neighborhoods in which a proposed disposition will assist in halting a slowly occurring decline or deterioration;
 - c. Neighborhoods that have recently experienced or are continuing to experience a rapid decline or deterioration;
 - d. Geographic areas that are predominately non-viable for purposes of residential or commercial development; and/or
 - e. Potential impact on areas targeted by a strategic development plan.

Section 5. Conveyances to the WCLB

- 5.1 Sources of Property Inventory.** Sources of real property inventory of the WCLB include, but are not limited to, the following:
- a. Transfers from local governments;
 - b. Acquisitions at tax foreclosure sales;
 - c. Donations from private entities;
 - d. Market purchases;
 - ~~e. Conduit transfers contemplating the simultaneous acquisition and disposition of property;~~
 - ~~f. Other transactions such as land banking agreements.~~

5.2 Policies Governing the Acquisition of Properties. In determining which, if any, properties might be acquired, the WCLB may consider the following circumstances and factors:

- a. Proposals and requests by individuals or entities in which specific properties are identified for ultimate acquisition and redevelopment.
- b. Residential properties that are occupied or are available for immediate occupancy without need for substantial rehabilitation.
- c. Improved properties that are the subject of an existing order for demolition of the improvements and/or meet the criteria for demolition of improvements.
- d. Vacant properties that are appropriate for the yard extension disposition program.
- e. Properties for which reutilization would be in support of strategic neighborhood stabilization and revitalization plans.
- f. Properties that would form a part of a land assemblage development plan.
- g. Properties that will generate operating resources for the functions of the WCLB.
- h. Properties that would allow for the creation or expansion of community, garden, green, and/or recreational space.

5.3 Transaction Agreements. In most cases ~~involving conduit transfers and land banking agreements,~~ a transaction agreement must be approved in advance by the BOT and executed by the WCLB and the grantor of the property. ~~In the case of conduit transfers, such a transaction will generally be in the form of an acquisition and disposition agreement prepared in accordance with these policies. In the case of a land banking relationship, such a transaction agreement will generally be in the form of a land banking agreement prepared in accordance with these policies.~~ These transaction agreements shall be in form and content as deemed by the WCLB to be in the best interest of the WCLB, and shall include to the extent feasible specification of all documents and instruments contemplated by the transaction as well as the rights, duties and obligations of the parties.

5.4 — Transactions Requiring Board of Trustees Approval. ~~WCLB BOT approval shall be required prior to any conduit transfer, land banking agreement, or any acquisition of property with improvements.~~

5.5 — Title Assurance. ~~Generally, the WCLB requires all property acquired to have marketable title. In some instances, the WCLB may require a policy of title insurance or other assurances prior to acquiring a property.~~

5.64 Environmental Concerns. The WCLB reserves full and complete discretion to require in all transactions that satisfactory evidence or assurances be provided that the property is not affected by or subject to environmental contamination.

5.75 Set Off Program. Property that has been placed in the State of Kansas Set Off Program may be deemed ineligible for conveyance to the WCLB.

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.~~

Section 76. Conveyances from the WCLB

76.1 Covenants, Conditions and Restrictions. All conveyances by the WCLB to third parties shall include such covenants, conditions and restrictions as the WCLB deems, in its sole discretion, necessary and appropriate to ensure the use, rehabilitation and redevelopment of the property in a manner consistent with the public purposes of the WCLB.

76.2 Deed Without Warranty. All conveyances by the WCLB to third parties shall be by quitclaim deed.

76.3 Conveyances requiring Board of Trustees Approval. With the exception of conveyances of property within a hold area to previously-approved, WCLB BOT-designated partnering developers, and properties subject to WCLB Rehab Program, all transfers of WCLB property shall require the approval of the BOT.

76.4 Conveyances pursuant to WCLB Rehab Program. The WCLB Manager shall seek prior approval from the WCLB BOT for all properties entering the WCLB Rehab Program. Once the WCLB receives an offer from a contractor that meets the qualifications of the WCLB Rehab Program; the WCLB Manager will seek the approval of the County Administrator to commence the rehab and subsequent conveyance of the property.

~~7.5 **Conveyance Reports to the Board of Trustees.** All transfers unilaterally authorized and completed by the WCLB manager shall be~~

reported in writing to the Board of Trustees at the immediately following Neighborhood and Community Development Standing Committee meeting.

76.65 Conveyance Time Allowance. All undeveloped Land Bank property shall be conveyed, and deed recorded within 180 days of Award and approval of the Land Bank Board of Trustees. Any property not conveyed within the above time period, and without a written extension from the Land Bank manager, will have Award voided and property returned to Land Bank Inventory. For any property awarded pursuant to a development/rehab agreement, the terms of said agreement shall control when such property will be conveyed.

Section 8. Collaboration with Not-For-Profit Entities

8.1 Transactions with Not-For-Profit Entities. The WCLB is willing to enter into conduit transfers with not-for-profit corporate entities as outlined in this section. After executing an agreement with the WCLB, these not-for-profit corporate entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the WCLB for waiver of taxes, and “buy back” these properties for development and/or rehabilitation.

8.2 Documentation of Lot Purchase. The collaboration applicant must document the purchase process extensively. This documentation should include, at minimum, the following information per parcel:

- a. The total purchase price for the property, including the net proceeds paid or payable to the seller
- b. The total amount spent to acquire the property (e.g. legal counsel, administrative costs);
- c. The development or rehabilitation costs impacting the anticipated final sale price.
- d. The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.

8.3 Maximum Costs. The total of these costs should exceed the maximum allowable lot cost (i.e., the cost that will permit rehabilitation or development) before the WCLB may consider the waiver of back taxes in part or in total.

8.4 WCLB Discretion. Some properties may present unusual or extenuating circumstances to the developer due to lack of funding for housing production or related costs. The WCLB reserves the right to evaluate and consider these properties case-by-case.

Section 9. Collaboration with For-Profit Entities

- 9.1 — Transactions with For-Profit Entities.** The WCLB is willing to enter into conduit transfers with for-profit entities as outlined in this section. The corporate entities would secure donations of or purchase tax delinquent properties from owners, transfer these properties to the WCLB for waiver of taxes, and “buy back” these properties for use for development and/or rehabilitation.
- 9.2 — Eligibility.** Eligibility for this option will be based on numerous criteria. Among others, these shall include geographical location of the property. The corporate entity must first identify and consult with any active non-profit entities that may have an interest in developing the property. If such interest exists, it may be required that the for-profit and non-profit forge an agreement for joint development.
- 9.3 — Documentation of Lot Purchase.** The applicant must document the purchase process extensively. This documentation should include, at a minimum, the following information per parcel:
- a. The total purchase price for the property, including the net proceeds paid or payable to the seller.
 - b. The total amount spent to acquire the property (e.g. legal counsel, administrative costs, etc.).
 - c. The development costs impacting the final sale price.
 - d. The total amount of delinquent ad valorem taxes, special assessments, and other liens and encumbrances against the property and the length of delinquency for each.
- 9.4 — Maximum Costs.** The total of these costs should exceed the maximum allowable lot cost (i.e., the cost that will permit rehabilitation or development before the WCLB may consider the waiver of back taxes in total or in part).
- 9.5 — WCLB Discretion.** Some properties may present unusual or extenuating circumstances to the developer due to lack of funding for housing production or related costs. The WCLB reserves the right to evaluate and consider these properties case-by-case.

Section 107. Property for Community Improvements

- 107.1 Community Improvement Property.** The WCLB is willing to accept donations of property to be transferred to a non-revenue generating, non tax-producing use that is for community improvement or other public purposes. Additionally, the WCLB is permitted to assemble tracts or parcels of property for community improvement or other public purposes.

107.2 Eligibility. Properties can be conveyed to the WCLB for waiver of delinquent taxes and then re-conveyed by the WCLB to be utilized for community improvement purposes including, but not limited to, community gardens, parking for non-profit functions such as a school or cultural center, or playground for after-school or day care. The application must demonstrate that no alternative tax-generating use is available for the property, and that the proposed community improvements are consistent with the area redevelopment plans and community revitalization.

107.3 Transferee. The application must identify and be signed by the ultimate transferee from the WCLB. The transferee should be a governmental entity, a not-for-profit property entity, or, in rare cases, a for-profit entity that is capable of holding and maintaining the property in the anticipated conditions and for the anticipated purposes.

107.4 Covenants, Conditions and Restrictions. The WCLB, in the conveyance of the property to the transferee, may require covenants, conditions and restrictions as necessary to ensure that the property is used for the contemplated community improvement or other public purposes.

Section 11. Conduit Transfers – Reasonable Equity Policy

~~**11.1 Purpose.** In order to prevent benefits accruing to owners of property that is tax delinquent by virtue of the exercise of the tax waiver power of the WCLB, the WCLB establishes this reasonable equity policy guideline.~~

~~**11.2 Definitions.** The reasonable equity policy is based on the value of the property and the equity of its owner. While any valuation is subjective, it can be reasonably estimated.~~

~~a. “Fair Market Value” shall be determined by staff according to the County Appraiser’s valuation, in conjunction with the average sale price in a given community. The WCLB staff or WCLB BOT shall have full authority to require a professional appraisal for proposals that have significant variances in valuation and entail transactions in which the owner received consideration in excess of nominal compensation.~~

~~b. “Net Equity” shall mean the current fair market value, as determined by WCLB staff or the WCLB BOT, less the total amount of all liens and encumbrances (tax liens, associated interest and penalties, special assessments, mortgages, judgments, etc.).~~

11.3—Less than \$2,000 Net Equity. To ensure that an owner does not receive unwarranted benefit, the WCLB will not consider transactions in which the owner's net equity is less than \$2,000 and the owner receives more than nominal compensation for the sale of his property. Nominal compensation is hereby defined as \$2,000.

11.4—Equity in Excess of \$2,000. To ensure that the owner does not receive an unwarranted benefit, the WCLB will not consider transactions in which the owner receives an amount greater than 75% of net equity.

11.5—Speculation. To ensure that speculators do not seek to take advantage of the WCLB, staff shall closely review instances in which the owner is receiving money far in excess of his investment while consistently ignoring his tax responsibility. Particular attention shall be given to properties purchased in the past three years.

11.6—Excessive Sale Price. In communities that are experiencing internal and surrounding redevelopment, it is unacceptable for an owner to seek a profit in excess of 75% of his net equity. Such an owner may believe that the market will bear more than is offered and would therefore be unwilling to sell the property for a reasonable amount. In such an instance, it would likely fall to the Delinquent Real Estate Department to sell the property at a tax sale.

11.7—Non-Conforming Situations. To ensure flexibility and protect the interests of the WCLB and the public, the WCLB BOT reserves the right to modify, change, or deviate from this policy, if a situation clearly warrants such action.

11.8—Strategic Importance. To preserve the integrity of the WCLB's mission, all properties petitioned to the WCLB Board must pass the test of strategic importance. The WCLB may receive proposals that may pass other criteria, but which may not be crucial to the redevelopment of a neighborhood. Staff must be able to assure the WCLB BOT that the transaction is not simply allowable but a crucial component of the comprehensive redevelopment of a neighborhood. Such a transaction must be evaluated in terms of neighborhood redevelopment and ensure a long-term tax benefit to the Unified Government.

Section 128. Agreements for Temporary Use of Land

128.1 Lease-a-lot. The WCLB may enter agreements for residents and organizations to participate in a Lease-a-lot program designed to

encourage and support recreation including community-based greening and gardening of available vacant lots.

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~~a.~~ The Land Bank Manager may execute lease agreements for residents and organizations to participate in a Lease Agreement program.

~~a.b.~~ The WCLB may seek to terminate the agreement upon approval from the County Administrator for another use or if the Lessee fails to meet obligations in agreement. The WCLB shall provide written notice of its intent to terminate the agreement to Lessee with a minimum of 90-days' notice of said termination; the termination date may be extended as necessary to allow Lessee to complete/harvest any garden in place at such notice.

~~b.c.~~ The agreements will be for a maximum 2-year term

~~e.d.~~ The lot will not be available to be sold to another party during the term of the lease, **unless plans for single-family, multi-family, or commercial development are presented to the WCLB.**

~~e.e.~~ The agreements will specify that the lot must be kept clean and that grass is mowed, or otherwise maintained in compliance with the appropriate City Code.

~~e.f.~~ Participants must sign a Hold Harmless Agreement or add the WCLB to their insurance policies.

~~e.g.~~ The agreements will permit minor building on the lot, if they are not permanently adhered to the lot, this may include establishing a source of water, fences and small structures provided there is compliance with all zoning and building code requirements.

Section ~~139~~. Yard Extension Disposition Program

~~13.1—Yard Extension Transfers.~~ Individual parcels of property may be acquired by the WCLB and transferred to individuals in accordance with the following policies. ~~The transfer of any given parcel of property in the yard extension Disposition Program is subject to override by higher priorities as established by the WCLB.~~

~~13.2—Qualified Properties.~~ Parcels of property eligible for inclusion in the yard extension Disposition Program shall meet the following minimum criteria:

~~a.~~ The property shall be vacant unimproved real property;

~~b.~~ The property shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side;

- c. ~~The property shall consist of no more than one lot capable of development. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development; and~~
- d. ~~No more than one lot may be transferred per contiguous lot.~~

~~13.3 Yard Extension Transferees.~~

- a. ~~All transferees must own the contiguous property, and priority is given to transferees who personally occupy the contiguous property.~~
- b. ~~The transferee must not own any real property (including both the contiguous lot and all other property in the County) that is subject to any un-remediated violations of state and/or local laws, codes or ordinances.~~
- c. ~~The transferee must not own any real property (including both the contiguous lot and all other property in the County) that is tax delinquent.~~
- d. ~~The transferee must not have been the prior owner of any real property in the County that was offered for sale as a result of tax foreclosure proceedings unless the WCLB approved the anticipated disposition prior to the effective date of completion of such tax foreclosure proceedings.~~

~~13.4 Lot Consolidation.~~ As a condition of transfer of a lot, the transferee must enter into an agreement that the lot transferred will be consolidated with the legal description of the contiguous lot, and not subject subdivision or partition within an agreed period of time following the date of transfer.

9.1 Abutting lots sought by homeowners as Yard Extensions may be applied for. The application may be reviewed by the SAT for consideration. If the SAT deems that the property should not be recommended to be forwarded to the N/CD Standing Committee, then the WCLB will send the applicant a letter to inform them.

9.2 An applicant must be the owner of the abutting property and must be using that property as his/her primary residence at the point of application. The property to be acquired must share a common boundary at either side of the applicant's property and share the same street name. The property must be a vacant lot; properties with permanent structures are not eligible for this program. The applicant must be a Qualified Applicant.

9.3 Applicants can only acquire one (1) property for Yard Extension from the WCLB. The WCLB property will be consolidate with the applicant's property.

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Section 14. Land Banking Program

- **14.1 Scope.** As set forth in these policies and procedures, the land banking program consists of transactions in which a grantor transfers real property to the WCLB and the property is held by the WCLB pending a transfer back to the original grantor, to a grantee identified in a banking agreement, or to a third party selected by the WCLB.
- **14.2 Goals.** The goals of this land banking program include but are not limited to the acquisition of real property for or on behalf of a governmental entity or not-for-profit corporation in order to:
- a. Permit advance acquisition of potential development sites in anticipation of rapidly rising land prices;
 - b. Facilitate pre-development planning, financing, and structuring;
 - c. Minimize or eliminate violations of housing and building codes and public nuisances on properties to be developed; and/or
 - d. Hold parcels of land for future strategic governmental purposes such as housing development, opens spaces and green spaces.
- **14.2 Land Banking Optional.** The WCLB is not required to enter into a banking agreement with any person or entity, and at all times retains full discretion and authority to decline to enter into a banking agreement. These policies are applicable only to real property of the WCLB which is acquired in accordance with an executed banking agreement and are not otherwise applicable to real property acquired by the WCLB pursuant to any other agreements or procedures.
- **14.3 Definitions.** As used in these policies, the following terms shall have the definitions set forth:
- a. **“Banking Agreement”** shall mean a written agreement between a grantor and the WCLB which identifies the property, the length of the banking term, the potential grantee or grantees, the range of permissible uses of the property following transfer by the WCLB, the permitted encumbrances on the property, the rights and duties of the parties, the responsibility of the grantor for the holding costs, the possible advance funding of holding costs, the forms of the instruments of conveyance and such other matters as may be appropriate.
 - b. **“Grantor”** shall mean the party that transfers or causes to be transferred to the WCLB a tract of property pursuant to a banking agreement.
 - c. **“Grantee”** shall mean the party or parties identified in a banking agreement as the party or parties to whom the property is to be transferred from the WCLB.

- d. ~~“Holding Costs” shall mean any and all costs, expenses, and expenditures incurred by the WCLB, whether as direct disbursements, as pro rata costs, or as administrative costs, that are attributable to the ownership and maintenance of a tract of property. The WCLB shall maintain records of the monthly holding costs for each property.~~
- e. ~~“Property” shall mean the real property and improvements (if any) located thereon identified in a banking agreement and transferred to the WCLB pursuant to a banking agreement, together with all right, title and interest in appurtenances, benefits and easements related thereto.~~

~~14.4 Eligible Property. Property which is eligible for a banking agreement must either be (a) unimproved real property or (b) real property with unoccupied single family residences.~~

- a. ~~In the event that a tract of property contains improvements which are to be demolished or removed, such property may qualify as eligible property for a banking agreement so long as adequate and sufficient funds are placed in escrow at the time of the banking agreement closing so as to assure that all improvements will be demolished and removed within sixty (60) day of closing.~~
- b. ~~Property that is ineligible for a banking agreement includes all other forms of improved real property, all real property which is occupied, and all real property that has been identified as containing hazardous substances and materials.~~

~~14.5 Eligible Grantors and Grantees. Parties eligible to be a grantor or a grantee are governmental entities and not for profit corporations defined as tax exempt entities by the Internal Revenue Code. A limited partnership entity is eligible to be a grantor or grantee so long as a governmental entity or not for profit corporation has a controlling interest in such entity.~~

~~14.6 Title.~~

~~Unless and except to the extent expressly authorized in a banking agreement, property transferred to the WCLB pursuant to a banking agreement shall be fee simple title free and clear of all liens and encumbrances. The issuance of a policy of marketable title in favor of the UG may be required at the closing pursuant to the banking agreement containing such exceptions as are approved by the WCLB.~~

- a. ~~Governmental liens may exist at the time of closing only if such liens are expressly acceptable to the WCLB.~~
- b. ~~A mortgage or other security instrument may encumber property at the time of transfer to the WCLB provided that that the obligations secured by such instruments do not require~~

monthly or periodic payments by the WCLB to the mortgagee. Under no circumstances will the WCLB have direct liability to a mortgage pursuant to a security instrument. It is anticipated that each banking agreement that contemplates the transfer of property to the WCLB encumbered by a security instrument will require a separate written agreement between the mortgagee and the WCLB which provides, among other things, that:

1. The mortgagee expressly consents to the transfer to the WCLB;
 2. The mortgagee expressly subordinates its interests to covenants, conditions and restrictions as may be required by the WCLB; and
 3. Prior to the exercise of mortgagee rights under the security instrument, the mortgagee will request, on behalf of the grantor, the conveyance of the property to the grantor and pay to the WCLB the holding costs attributable to the property.
- c. At the time of closing pursuant to a banking agreement, all ad valorem taxes which are due and payable on the property must be paid in full. An exception to this requirement of no outstanding ad valorem tax liens may be granted:
1. When the grantor is acquiring the property from a third party and immediately conveying the property to the WCLB pursuant to a banking agreement, and
 2. The acquisition of the property by the grantor from the third party otherwise complies with the reasonable equity policy of the WCLB.

14.7 Length of Banking Term. A banking agreement may permit a maximum banking term of thirty-six (36) months for transactions in which the grantor is a not-for-profit entity, and sixty (60) months for transactions in which the grantor is a governmental entity.

14.8 Transfers at Request of Grantor. A banking agreement shall authorize a grantor to request a transfer of the property by the WCLB to a grantee at any time within the banking term.

- a. A conveyance by the WCLB to the grantee identified pursuant to a banking agreement shall occur within thirty (30) days of receipt of a written request for a transfer.
- b. As a condition precedent to the transfer by the WCLB, the full amount of holding costs incurred by the WCLB attributable to the property shall be paid to the WCLB. The WCLB shall provide to the grantor in accordance with section 13.13 a statement of the holding costs attributable to the property.

- c. ~~At the time of the transfer by the WCLB to the grantee, the WCLB shall impose such restrictions and conditions on the use and development of the property in accordance with section 13.12 hereof and the applicable banking agreement.~~
- d. ~~Conveyance by the WCLB to a grantee shall be by quitclaim deed.~~

14.9 — Transfer at Request of WCLB. At any time and at all times during the term of a banking agreement, the WCLB shall have the right, in its sole discretion, to request in writing that the grantor or its designee accept a transfer of the property from the WCLB.

- a. ~~A transfer by the WCLB pursuant to this section shall be subject to the same terms and conditions as set forth in section 13.9.~~
- b. ~~In the event that the grantor (or its designee) is unwilling or unable to accept a transfer of the property from the WCLB, and reimburse the WCLB in full for the holding costs, then the WCLB shall have the right to terminate in writing the banking agreement. The property shall then become an asset of the WCLB and subject to use, control and disposition by the WCLB in its sole discretion subject only to the provisions of applicable statutes and ordinances.~~

14.10 — Banking Agreement Closing. Within a time period specified in a fully executed banking agreement, a closing of the transfer of the property to the WCLB shall occur. At such closing, the fully executed instrument of conveyance and other closing documents shall be delivered by the appropriate party to the appropriate parties. The appropriate documents shall be immediately recorded, and a title insurance policy shall be issued. All costs of closing shall be borne by the grantor.

14.11 — Holding Costs. Holding costs shall be paid as a condition precedent to a transfer of property from the WCLB. Either the grantor or the grantee can request in writing at any time a statement of the holding costs, which statement will be provided by the WCLB within fifteen (15) business days of receipt of the request. The WCLB shall also have the right to request in writing that the grantor or grantee reimburse on written demand the WCLB for holding costs. In the event that the WCLB is not timely reimbursed for its holding costs in response to its written request for reimbursement, the WCLB may request a transfer pursuant to section 13.9.

14.12 — Public Purpose Restrictions. All property held by the WCLB and transferred by the WCLB pursuant to a banking agreement shall be subject to covenants and conditions providing that the property is to be used for the following goals:

- a. ~~The production or rehabilitation of housing for persons with low incomes;~~
- b. ~~The production or rehabilitation of housing for persons with low or moderate incomes;~~
- c. ~~Community improvements; and/or~~
- d. ~~Other public purposes.~~

~~Each banking agreement will specify the range of permissible uses and the manner in which such use restrictions is secured. Such restrictions and conditions may be imposed either in the form of contractual obligations, deed covenants, rights of reacquisition, or any combination thereof.~~

Section ~~15~~10. Land Banking Donation Program

~~15~~10.1 Donation to WCLB. The WCLB may only accept donated property(~~ies~~) that will advance the goals of the WCLB. The WCLB will only present requests to the Board of Trustees, for approval, when at least one or more of the following conditions are met:

- a. The property owner does not have the resources to properly care for the property or to comply with orders to correct code violations that are present, and evidence of the hardship has been presented.
- b. The property is located in an area targeted for redevelopment efforts or in a neighborhood with a large number of existing WCLB property.
- c. There is a written agreement with an owner of an adjoining property to purchase the property from the WCLB; this is only in reference to unimproved vacant lots in a non-targeted area.
- d. The property is a candidate for the WCLB Rehab Program without any conditions that would prohibit a donation.
- e. The Unified Government of Wyandotte County/Kansas City (UG), Kansas, City of Bonner Springs or City of Edwardsville has agreed to fund the demolition of an improved property within its City limits.

~~15.2~~ 10.2 Exclusions and Exceptions

- a. Property(~~ies~~) with adverse environmental conditions or maintenance requirements will not be accepted without a satisfactory plan and funding in place for remediation, as determined by the UG.
- b. WCLB may require that donated property(s) be conveyed with clear and marketable title.

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- c. Property(s) that are occupied may not be accepted as donations.
- d. WCLB shall not determine donation value for the purpose of tax benefits.
- e. Any exceptions to the provisions of the above must come before the Board of Trustees.

WCLB reserves the absolute right to accept or reject any and all donation requests.

Any property that is determined not to be an immediate need or could not be accepted by the WCLB and is determined to be tax sale eligible, will be referred for an upcoming tax sale by the WCLB. The WCLB will send a letter to the requestor with that information.

Section 161. Land Bank Rehab Program

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161.1 Purpose. The WCLB Rehab Program provides qualified rehabbers access to a pipeline of distressed properties in the Wyandotte County area. The WCLB may facilitate the sale of property at a reduced price to selected qualified rehabbers. This program allows the purchase of vacant, blighted homes, once they are available in the WCLB inventory.

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161.2 Goals. The WCLB Rehab Program supports efforts to stabilize and strengthen neighborhoods through collaboration between public, private, and nonprofit development partners. Through the program and working with development partners to rehabilitate blighted property, the WCLB will:

- a. Create affordable ownership opportunities to stabilize neighborhoods
- b. Improve the health, safety, durability and energy - efficiency of rehabilitated properties through the WCLB Housing Standards

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161.3 Housing Stock. All property with improvements (residential) that are transferred to the WCLB will be boarded, secured and inspected to identify its place in the program. There are three (3) recommendations that these properties will fall under:

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- a. Rehab – properties that show rehab potential will be made available to qualified rehabbers in the program.
- b. Demo – properties that are a danger to the public will be recommended to the UG Demo Department to be razed.
- c. Hold – properties that are rehab potential but are in a designated development hold area, may be put on hold and not available to the rehabbers.

Any commercial improvements received by WCLB will be evaluated in the same manner; these properties will have any debris removed and some possible demo performed to put property in a marketable position. All WCLB commercial property offers will be given preference to those that will establish new/relocated businesses that will generate jobs for the County.

161.4 Rehabber Qualifications. All interested rehabbers must go through a qualification process that includes submission of WCLB Rehab Program Application. The program will have two (2) Tiers of qualified rehabbers:

- a. Tier I – rehabber must be a formed company/corporation or identify as an investor. In order to qualify as a Tier 1 rehabber, the following must be provided:
 1. Copy of their current year Occupational Tax Receipt from the Unified Government of Wyandotte County / KCK Business License Department
 2. Must carry the appropriate amount of Insurance coverage, as outlined in the application, from a licensed Insurance provider and have the Wyandotte County Land Bank named as a Certificate Holder.
- b. Tier II – if a rehabber cannot provide the requirements for a Tier I rehabber, then they must sign a Hold Harmless Waiver and must show proof of funding for the rehab to qualify for a house to rehab.

161.5 Availability for Rehabbers. Any house that is identified as a rehab and not on hold will be made available for all Tier I rehabbers. The WCLB will schedule open houses for the Tier I rehabbers to attend to assess each property identified. All Tier I rehabbers will be sent offer packets with house information and a deadline to submit their offer. Any house that does not have an offer submitted by the deadline will then be offered to the Tier II group. The WCLB will schedule open houses for the Tier II rehabbers to attend to assess each property identified. All Tier II rehabbers will be sent offer packets with house information and a deadline to submit their offer. Any house that does not have an offer submitted by either group will be available for a later offer or any new Tier I or Tier II qualified rehabber.

161.6 Rehab Agreements. The WCLB will review and score all offers received to determine if the offer is a qualified offer. Multiple offers for a single house will be ranked from highest to lowest and all highest ties will be broken by offer amount. The WCLB will negotiate with the top-ranking offeror and put an agreement together. As identified in Section 7.4, all offers must be approved by the County Administrator to commence the rehab and subsequent conveyance of

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the property. If approved, the awarded offeror will be sent an award letter and any non-offerors will be sent a non-award letter.

161.7 Filings. The agreement approved by the County Administrator will be filed as a Sale Contract with Land Use Restrictions with the Wyandotte County Register of Deeds (ROD) office. The house will stay in the name of the WCLB until the passing of the final inspection from the WCLB staff.

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161.8 Inspections & Permits. The WCLB will require copies of all inspections conducted by the Unified Government of Wyandotte County / KCK Building Inspection Department. WCLB Staff will perform progress inspections throughout the rehab.

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Any Tier I rehab will consist of four (4) inspections:

- a. Initial Inspection – house is cleared of debris and any demo is complete prior to any repairs or rehab starts.
- b. Rough-In – staff has received an approved Building Inspection rough-in slip and any other pulled permits (Mechanical/Electrical/Plumbing - MEP).
- c. Progress – drywall is hung, and all other repairs are completed.
- d. Final - house has passed all inspections and copies have been received by the WCLB, house has passed the Building Inspection Final Inspection. Staff will do final walk thru.

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Any Tier II rehab will consist of monthly inspections done by WCLB staff and will incorporate the Tier I inspections but also allow the WCLB to closely monitor the progress.

When staff has verified the house has passed WCLB final inspection, the WCLB Manager will prepare and file a Quit Claim Deed (QCD) w/ROD office.

161.9 Extensions & Penalties. If the rehab completion date stipulated in the agreement cannot be met, the Rehabber may request an extension of the completion date. Extensions of time to complete the rehab are at the WCLB's discretion and, if granted, will be under the following guidelines:

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- a. The request for extension must be made to the WCLB Manager, utilizing the WCLB Extension Request Form. The request must include the cause of the delay and plan to complete the rehab in time requested. In case of delays not at fault by the rehabber, the WCLB may waive the extension fee.
- b. The request for extension must be received by the WCLB Manager no later than 5 calendar days prior to the expiration date of the WCLB Rehab Program Extension Request Form given at beginning of rehab.
- c. The extension will be granted for a max of 60-day calendar period. The extension fees are due to the WCLB Manager when the WCLB

Extension Request Form is submitted. These fees must accompany the extension request and be a nonrefundable cashier's check or money order, payable to the Wyandotte County Land Bank, in the full amount of the extension.

1. Day 1 to 30 - \$5.00 per day
 2. Day 31 to 60 - \$10.00 per day
- d. If the granted extension period expires and the rehab has not passed the City's Final Inspection and the WCLB's Final Inspection, a penalty of \$500.00 per 30 days will be enforced. Each 30-day period will not be prorated and must be paid in full before the WCLB will file the Quit Claim Deed to the Rehabber granting them full rights to the property.
 - e. The granting of an initial extension period does not obligate the WCLB to grant additional extensions.
 - f. Extension fees paid are retained by the WCLB and not reimbursed if rehab is concluded before the end of time requested.
- The WCLB reserves the right to waive any extension costs or penalties.

161.10 Tier I Rehabber Threshold. Any Tier I rehabber may make no more than three (3) offers on any newly acquired rehab houses. The maximum number of houses a Tier I may be rehabbing is six (6), if a Tier I rehabber has 6 open rehabs and submits an offer for new houses, their offer will not be accepted. A Tier 1 rehabber may make the proper number of offers that could get them to the threshold.

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Section 12 – WCLB Garden Program

12.1 Individual Garden. The WCLB supports the use of vacant land for urban agriculture that improves the quality of life in the County's neighborhoods.

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The WCLB may consider providing an individual or household temporary access to an unbuildable property for the applicant to maintain an individual garden. The intent is to provide an interim use for the land to eliminate blight and improve safety until development is possible. An applicant must live within 1 city block of the property. The applicant is not required to be a homeowner; however, individual gardens are temporary, and the land remains available for development or available for the Yard Extension program if it meets the eligibility requirements.

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Additional requirements The WCLB will require the applicant to maintain the garden and to maintain the sidewalk space (public right of way) outside of the garden, including snow removal and removal of overgrowth.

Acceptable Uses The applicant may enter and use the property for the following non-commercial, gardening purposes:

- a. To grow food, flowers, ornamental plants, and other landscaping
- b. To compost in rodent-resistant containers
- c. To place certain improvements to support the gardening use with the prior written approval of the WCLB, such as tool sheds, fences, raised-beds, signs and bulletin boards
- d. No permanent structures may be installed on the property
- e. Cars cannot be parked or repaired on the site
- f. Must agree not to grow any plants regulated or prohibited by federal laws on the lot

12.2 Community Gardens and Community-managed Open Spaces: The

WCLB recognizes that community gardens encourage the productive use of vacant land, provide spaces for community building, socialization, educational, recreation and food production activities. The WCLB will support existing and established gardens that have capacity to sustain and maintain the land to ensure its viability.

Definitions A community garden is defined as one or more properties managed and maintained by a group of individuals to grow and harvest food or non-food items (such as flowers) for personal or group consumption, for donation, or for sale that is incidental in nature. A community garden area may be divided into separate garden plots or orchard areas for cultivation by one or more individuals or may be farmed collectively by members of the group. A community garden may include common areas (such as hand tool storage sheds) maintained and used by the group. Community gardens may be used for recreational purposes, and improvements to facilitate such purposes may be allowed on a case-by-case basis upon review by the WCLB and with community support. Community-managed open spaces are spaces available to the public and may be used for recreational purposes or passive activities.

Gardens and Open Space requests must demonstrate how their project supports public priorities of:

- a. Eliminating blight
- b. Increasing access to produce for low-income populations
- c. Fostering neighborhood cohesion and a sense of community

The WCLB makes no representation or warranty as to the status of the property regarding the physical and environmental condition of the lot or its fitness for any use. Users are encouraged to take precautions

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against contaminants in the soil before consuming produce grown on site.

The WCLB has the absolute right to contact the users to indicate their intent to terminate the agreement through written notice to organization within 30 days of said termination; however, said termination date shall be extended as necessary to allow organization to complete/harvest any garden in place at the time of such notice.

12.3 Requirements for Community Gardens:

- a. Entity may be held by nonprofit organizations or unincorporated nonprofit associations that are in an existing partnership with an established Neighborhood Group as verified by the Liveable Neighborhoods department. This should be indicated by a letter from all organizations signed by appropriate members.
- b. Entity must work with the WCLB and UG for determining where the garden will be located within boundaries of neighborhood.
- c. Entity must sign a hold harmless agreement acceptable to the WCLB
- d. Entity must provide maintenance and use plan which demonstrates its obligation to maintain the lot in a clean, safe, secure and sanitary condition, free of weeds, trash, debris, garbage, vermin and rats
- e. Entity must comply with all existing codes and rules regarding vacant lots
- f. Entity must obtain and pay for any and all permits and approvals required by the UG or City's to construct or operate the site
- g. Lot cannot be used to park, keep or store any motor vehicle, trailer, or boat at any time
- h. Lot cannot be used to keep pets, animals or livestock on the lot
- i. Entity must monitor all activities on the lot and not permit gardener or neighbors to convene, children to play, or community events to be held on the lot before 5 AM or after 10 PM
- j. Entity must maintain the area within the public right-of-way, including both snow removal and removal of trash and debris to allow for passable sidewalks
- k. Entity must agree not to grow any plants regulated or prohibited by federal laws on the lot
- l. Entities must agree in the lease to use the property at their own risk and accept the property "As-is"

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Staff Request for Commission Action

Tracking No. 19853

Full Commission Meeting Date: 7/25/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 7/8/19

(If none, please explain):

Publication Required: No

<u>Date:</u> 6/26/2019	<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 item and forward it to the Land Bank Board of Trustees for final consideration. Item - Transfers from Land Bank (22)				
<u>Action Requested:</u> The Land Bank Manager respectfully request that the Neighborhood & Community Development Committee approve the above request and forward it 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> Transfer to LB				

TRANSFERS FROM LAND BANK

Recipient	Property Address	Parcel	Comments	Standing Committee Recommendation
Community Housing of Wyandotte County	52 N 12th St	298002	CHWC will be developing Panoramic Park at 12th and Riverview that will provide a wide variety of housing types that will benefit a wide variety of all income levels.	
Community Housing of Wyandotte County	56 N 12TH ST	298003		
Community Housing of Wyandotte County	58 N 12TH ST	298004		
Community Housing of Wyandotte County	60 N 12TH ST	298005		
Community Housing of Wyandotte County	64 N 12TH ST	298006		
Community Housing of Wyandotte County	68 N 12TH ST	298007		
Community Housing of Wyandotte County	72 N 12TH ST	298008		
Community Housing of Wyandotte County	76 N 12TH ST	298009		
Community Housing of Wyandotte County	80 N 12TH ST	298010		
Community Housing of Wyandotte County	84 N 12TH ST	298011		
Community Housing of Wyandotte County	88 N 12TH ST	298012		
Community Housing of Wyandotte County	90 N 12TH ST	298013		
Community Housing of Wyandotte County	1139 RIVERVIEW AVE	298014		
Community Housing of Wyandotte County	1134 RIVERVIEW AVE	298015		
Community Housing of Wyandotte County	1130 RIVERVIEW AVE	298016		
Community Housing of Wyandotte County	1126 RIVERVIEW AVE	298017		
Community Housing of Wyandotte County	1122 RIVERVIEW AVE	298018		
Community Housing of Wyandotte County	1118 RIVERVIEW AVE	298019		
Community Housing of Wyandotte County	1114 RIVERVIEW AVE	298020		
Community Housing of Wyandotte County	1110 RIVERVIEW AVE	298021		
Community Housing of Wyandotte County	1106 RIVERVIEW AVE	298022		
Community Housing of Wyandotte County	1102 RIVERVIEW AVE	298023		



2 South 14th Street
Kansas City, KS 66102
Office: 913.342.7580 Fax: 913.342.7581
www.chwckck.org

May 21, 2019

Dear Mr. Slaughter,

Below is a project description to attach to CHWC's request for the landbank lots around 12th and Riverview:

CHWC will be developing Panoramic Park, a new community at 12th and Riverview that looks over green parkland featuring Kansas City skyline views. This development will be the first to take advantage of zoning regulations that only exist in Kansas City KS's narrow lot guidelines. These guidelines will allow us to provide a wide variety of housing types that will benefit a wide variety of income levels. CHWC's project manager has visited surrounding neighborhood associations, all who have shown support for this development.

This development is also an opportunity to repeat the success CHWC has had at Waterway Park. Waterway's key success factor is that the homes were built around a community amenity, the park. This park boasts a walking trail, soccer fields, playground, workout equipment and a strong sense of ownership by surrounding households. What was literally a hole in the ground is now a key draw for families of all types.

Along with building new housing, CHWC will reinvent the property it currently owns at 12th and Riverview into a park with lighting, trails and maturing trees. This property, donated to CHWC by Sisters Of Charity, has several feet of demolition debris from Bethany Hospital buried across the entire site. These subterranean conditions have proven too costly for any development that is within CHWC's scale. CHWC will be working the next few years to identify a larger development partner and project that can absorb the half million dollars of site work required. Developed or not, the land CHWC currently owns will be transformed into an amenity for the surrounding new housing and broader community. Two of the lots CHWC is requesting have building limitations due to retaining walls, and may be converted to a greenspace or other community amenity.

Mixed Income Rental Housing
(8 out of the 22 lots)

CHWC will pursue a range of potential funding sources that may include state, federal, and FHLB in addition to private bank finance to build eight mixed-income triplexes (or 24 rental



units). These triplexes will be a mix of 3 bedroom, 2 bedroom and studio apartments. The non-studio units will have 2 full baths. Some units are reserved for veterans and people with disabilities. Four units will be market rate, and the remaining 20 units will have rents to match

affordability standards for 80%,60%,50%, and 30% AMI. Current market studies have shown that KCK's greatest need is for apartments affordable to those within the 60-50% AMI range. Applications for funding sources are due at various times throughout this year, and construction will be able to begin June 2020.

Numbers:

2 bed, 2 bath Units: 6

3 Bed, 2 Bath Units: 10

Studios: 8

Unit Quantity by Income Range:

Market Rate: 4

80%: 8

50%: 9

30%: 3

Single Family Houses + Accessory Unit (12 of the 22 lots)

CHWC believes there are niche markets that can be met because of KCK's current zoning regulations. With senior living options being so expensive, scarce, and distant, CHWC wants to build single family homes with accessory dwelling units for aging parents. This provides a family with their own space yet preserves a sense of the aging parents' independence. Entrepreneurial millennials also want their homes to do more for them, and it's not uncommon for a young couple to seek out properties where they can both live and have a rental unit that pays their monthly mortgage. Homes will feature 3 bedrooms, 2.5 bathrooms with the accessory unit having a kitchenette, ADA bathroom, and large living room/bedroom.

A single family home with an accessory unit can provide housing for a wide variety of people. This also helps increase density, an important factor that improves the sustainability of a city's



Rebuilding our Neighborhoods

2 South 14th Street

Kansas City, KS 66102

Office: 913.342.7580 Fax: 913.342.7581

www.chwckck.org

infrastructure and transportation systems. These homes will be funded by typical bank loans, and CHWC will begin presales as soon as possible.

We believe that this mix of single family homes, triplex apartments, and park will create a stable and diverse neighborhood and provide a sought after and unique lifestyle within KCK. CHWC

will uphold its high standards for both new construction and property management, and will help establish a Panoramic Park resident association.

Thank you,

Megan Painter
CHWC Project Manager





Staff Request for Commission Action

Tracking No. 19854

Full Commission Meeting Date: 7/25/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 7/8/19

(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>
6/26/2019	Chris Slaughter	x8977	CSlaughter@wycokck.org	Land Bank

Item Description:

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

Item - Donations To Land Bank (12)

Action Requested:

The Land Bank Manager respectfully request that the Neighborhood & Community Development Committee approve the above item 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:

Donations

DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	Property Type	Comments	STANDING COMMITTEE RECOMMENDATION
TURNER WOODS, LLC	925502	6800 Speaker Rd	VACANT LOT	Owner acquired property along with larger parcel which was later sold. They no longer own any adjacent parcels and the proposed development is not feasible due to existing roadway and parcel's narrow shape. The UG has ROW to the East of this propert from Speaker Road from South 65th St to South 72nd St.	
CHWC	119004	736 SPLITLOG AVE	VACANT LOT	Owner states that because of grading and possible burried foundations, the extra expenses will make Single Family builds difficult to complete.	
CHWC	092839	846 OHIO AVE	VACANT LOT		
CHWC	081041	1305 ANN AVE	VACANT LOT		
CHWC	081042	1307 ANN AVE	VACANT LOT		
CHWC	081403	1309 H ANN AVE	VACANT LOT		
CHWC	081044	1311 ANN AVE	VACANT LOT		
CHWC	081045	1315 ANN AVE	VACANT LOT		
CHWC	081046	1319 ANN AVE	VACANT LOT		
CHWC	081048	1325 ANN AVE	VACANT LOT		
CHARLES CUNNINGHAM	111923	638 Winona Ave	STRUCTURE	Owner states that he is not able to manage and maintain property.	
SHER SHAH	133341	4011 H SPRINGFIELD ST	VACANT LOT	Owner purchased from a Tax Sale without realizing the property was not the house located adjacent to the property.	



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: Turner Woods, LLC; c/o NorthPoint Development
Mailing address: 4825 NW 41st Street, Suite 500
City: Riverside State: MO Zip: 64150
Daytime Phone #: 816.460.1821 (Attn. Scott Seitter) Alternate Phone #: _____
Email address: sseitter@levycraig.com

DONATED PROPERTY INFORMATION

Property address: 6800 Speaker Road, Kansas City, KS 66111 Parcel ID#: 925502

Structure or vacant lot: Vacant Lot

Why are you requesting to donate your property? This parcel is part of Speaker Road. We acquired it along with a larger parcel of land which we later sold. We no longer own any land adjacent to the parcel and development is not feasible due to the existing roadway and the parcel's narrow shape. The County owns Parcel 892262 immediately to the east. Acquiring this parcel would complete the County's rights-of-way along Speaker Road from S. 65th to S. 72nd Street. Please see the attached exhibits.

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.

Turner Woods, LLC,
By: NorthPoint Development, LLC
Its: Manager

By: Nathaniel Hagedorn,
Its: Manager

Date: 4/9/19

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



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: CHWC Inc
Mailing address: 2 S 14th Street
City: Kansas City State: KS Zip: 66102
Daytime Phone #: 913 205 6463 Alternate Phone #: 913 342 7580
Email address: mpainter@chwc.kck.org

DONATED PROPERTY INFORMATION

Property address: 736 Spliting Ave Parcel ID#: 119004
Structure or vacant lot: Vacant
Why are you requesting to donate your property? _____

Lot is left over from old development - we will not
build here in the foreseeable future.

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: _____ Date: 5/7/19

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





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: CHWC Inc
 Mailing address: 2 S 14th Street
 City: Kansas City State: KS Zip: 66102
 Daytime Phone #: 913 205 6463 Alternate Phone #: 913 342 7580
 Email address: mpainter@chwckck.org

DONATED PROPERTY INFORMATION

Property address: 846 Ohio Parcel ID#: 092839
 Structure or vacant lot: Vacant

Why are you requesting to donate your property? Topography or lot size make this lot unbuildable

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: [Signature] Date: 5/7/19

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





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: CHWC Inc
Mailing address: 2 S 14th Street
City: Kansas City State: KS Zip: 66102
Daytime Phone #: 913 205 6463 Alternate Phone #: 913 342 7580
Email address: mpainter@chwckck.org

DONATED PROPERTY INFORMATION

Property address: 1305 Ann Ave Parcel ID#: 081041
Structure or vacant lot: Vacant

Why are you requesting to donate your property? Topography or lot size make this lot unbuildable

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: [Signature] Date: 5/7/19

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





WYANDOTTE COUNTY LAND BANK

Property Donation Application



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CONTACT INFORMATION

Owners Name: CHWC Inc
 Mailing address: 2 S 14th Street
 City: Kansas City State: KS Zip: 66102
 Daytime Phone #: 913 205 6463 Alternate Phone #: 913 342 7580
 Email address: mpainter@chwckck.org

DONATED PROPERTY INFORMATION

Property address: 1307 Ann Ave Parcel ID#: 081042
 Structure or vacant lot: Vacant
 Why are you requesting to donate your property? Topography or lot size make this lot unbuildable

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: _____

Date: 5/7/19

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





WYANDOTTE COUNTY LAND BANK

Property Donation Application



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CONTACT INFORMATION

Owners Name: CHWC Inc
Mailing address: 2 S 14th Street
City: Kansas City State: KS Zip: 66102
Daytime Phone #: 913 205 6463 Alternate Phone #: 913 342 7580
Email address: mpainter@chwc-kck.org

DONATED PROPERTY INFORMATION

Property address: 1309 H Ann Ave Parcel ID#: 081043
Structure or vacant lot: Vacant

Why are you requesting to donate your property? Topography or lot size make this lot unbuildable

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: [Signature] Date: 5/7/19

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





WYANDOTTE COUNTY LAND BANK

Property Donation Application



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CONTACT INFORMATION

Owners Name: CHWC Inc
Mailing address: 2 S 14th Street
City: Kansas City State: KS Zip: 66102
Daytime Phone #: 913 205 6463 Alternate Phone #: 913 342 7580
Email address: mpainter@chwc.kck.org

DONATED PROPERTY INFORMATION

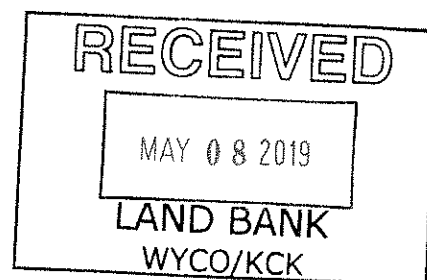
Property address: 1311 Ann Ave Parcel ID#: 081044
Structure or vacant lot: Vacant

Why are you requesting to donate your property? Topography or lot size make this lot unbuildable

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: [Signature] Date: 5/7/19

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





WYANDOTTE COUNTY LAND BANK

Property Donation Application



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CONTACT INFORMATION

Owners Name: CHWC Inc
Mailing address: 2 S 14th Street
City: Kansas City State: KS Zip: 66102
Daytime Phone #: 913 205 6463 Alternate Phone #: 913 342 7580
Email address: mpainter@chwc.kck.org

DONATED PROPERTY INFORMATION

Property address: 1315 Ann Ave Parcel ID#: 081045
Structure or vacant lot: Vacant

Why are you requesting to donate your property? Topography or lot size make this lot unbuildable

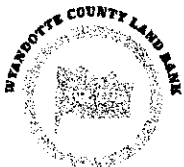
The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: [Signature] Date: 5/7/19

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



#7



WYANDOTTE COUNTY LAND BANK Property Donation Application



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CONTACT INFORMATION

Owners Name: CHWC Inc
Mailing address: 2 S 14th Street
City: Kansas City State: KS Zip: 66102
Daytime Phone #: 913 205 6463 Alternate Phone #: 913 342 7580
Email address: mpainter@chwckck.org

DONATED PROPERTY INFORMATION

Property address: 1319 Ann Ave Parcel ID#: 081046

Structure or vacant lot: Vacant

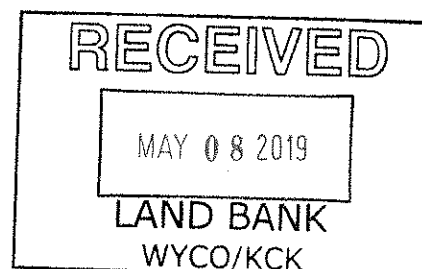
Why are you requesting to donate your property? _____

Topography or lot size make this lot unbuildable

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: _____ Date: 5/7/19

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





WYANDOTTE COUNTY LAND BANK Property Donation Application



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CONTACT INFORMATION

Owners Name: CHWC Inc
 Mailing address: 2 S 14th Street
 City: Kansas City State: KS Zip: 66102
 Daytime Phone #: 913 205 6463 Alternate Phone #: 913 342 7580
 Email address: mpainter@chwckk.org

DONATED PROPERTY INFORMATION

Property address: 1325 Ann Ave Parcel ID#: 081048
 Structure or vacant lot: Vacant

Why are you requesting to donate your property? Topography or lot size make this lot unbuildable

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: [Signature] Date: 5/7/19

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





WYANDOTTE COUNTY LAND BANK

Property Donation Application



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

CONTACT INFORMATION

Owners Name: Charles Cunningham
Mailing address: P.O. Box 65
City: Mission State: KS Zip: 66201
Daytime Phone #: 913-206-2230 Alternate Phone #: _____
Email address: niccoli@yahoo.com

DONATED PROPERTY INFORMATION

Property address: 638 Winona Ave, HG, KS 66101 Parcel ID#: 111923
Structure or vacant lot: Structure
Why are you requesting to donate your property? Not able to manage and maintain property

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: Charles Cunningham Date: 4/23/19

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





WYANDOTTE COUNTY LAND BANK

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CONTACT INFORMATION

Owners Name: Sher Shah

Mailing address: 14414 W 86th Ter

City: Lenexa State: KS Zip: 66215

Daytime Phone #: 913-486-1537 Alternate Phone #: 816-328-1394

Email address: Sher0209@yahoo.com

DONATED PROPERTY INFORMATION

Property address: 4011 H Springfield St Parcel ID#: _____

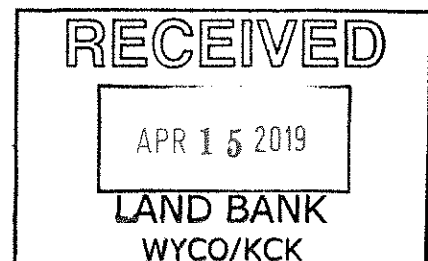
Structure or vacant lot: _____

Why are you requesting to donate your property? I don't have anything to use for and I can't get to that property. Because I have to call this person which the same people using the lot in part of the garage

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: Sher Shah Date: 04/15/19

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



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Staff Request for Commission Action

Tracking No. 19855

Full Commission Meeting Date:

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 7/8/19

(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>
6/26/2019	Chris Slaughter	x8977	CSlaughter@wycokck.org	Land Bank

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: