

**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.

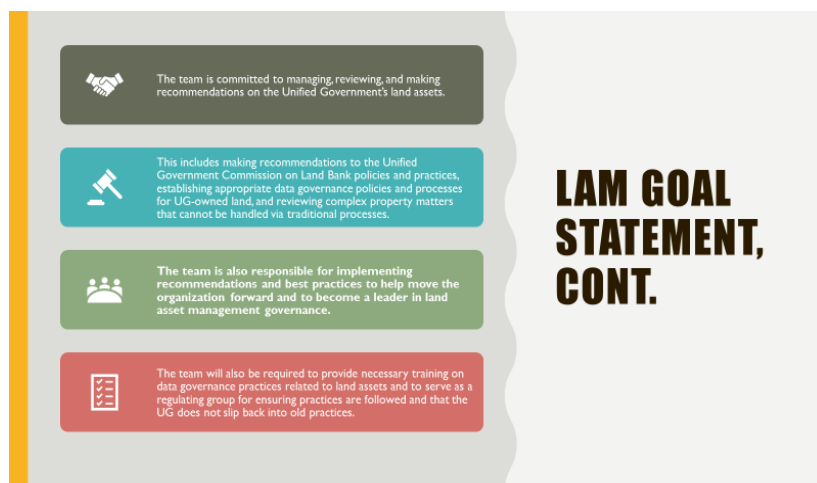
LAM GOAL STATEMENT

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.

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.

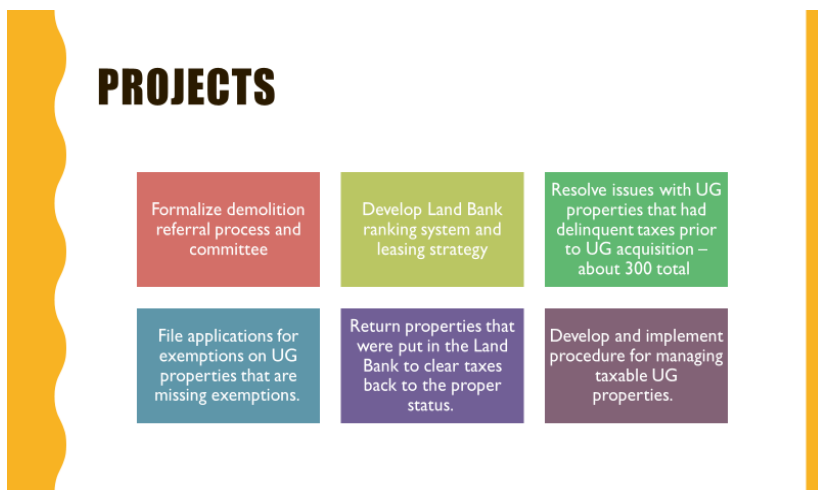
The other thing is just implementing best practices to help move the organization forward, especially to become a leader in land asset management. This concept is out there, it's just we would like to take over and do the best we can instead of kind of being lagging in this area.

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



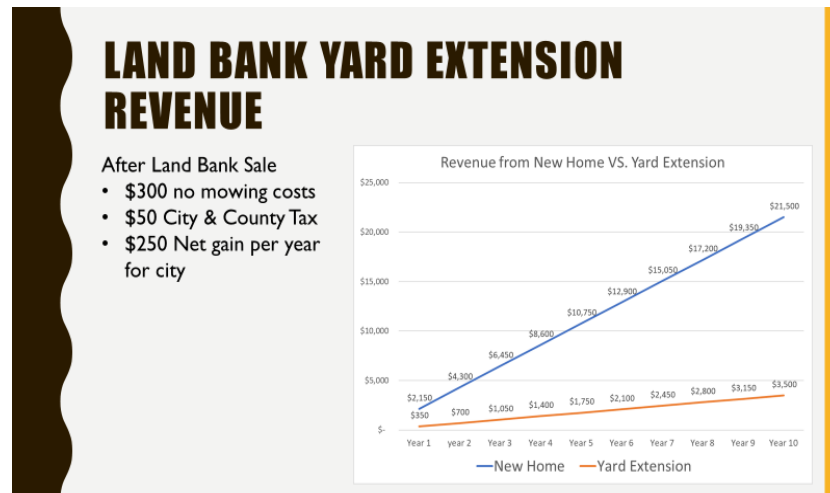
Chris Slaughter, Land Bank Manager, said these next two slides will kind of illustrate stuff you guys already know and already have your head wrapped around, but this is also for the audience and the people watching at home. This demonstrates here on this slide, based on a new home construction and the 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

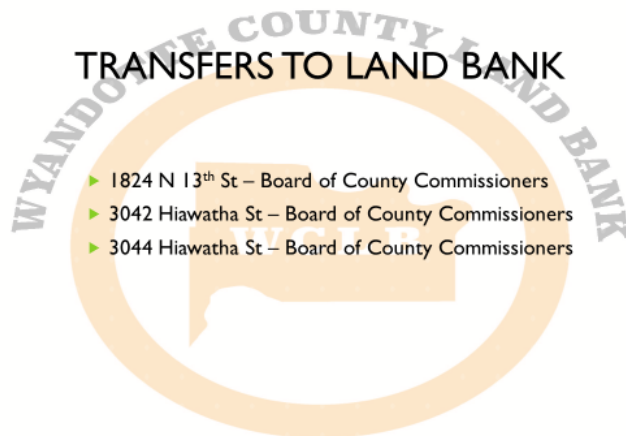
Transfers to Land Bank

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

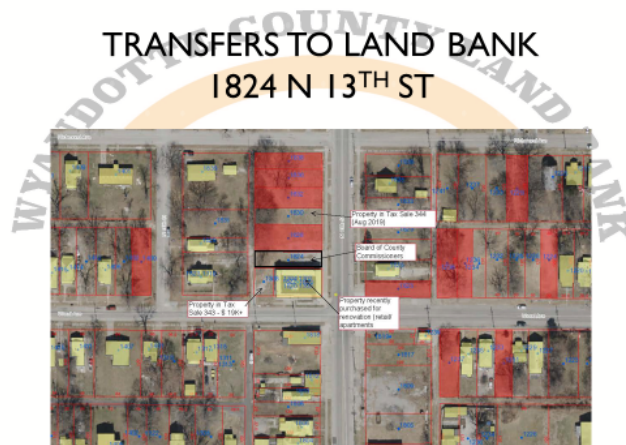
(New owner of building located at 1822 N. 13th St. is in discussion for Land Bank property to the north of building.)

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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.

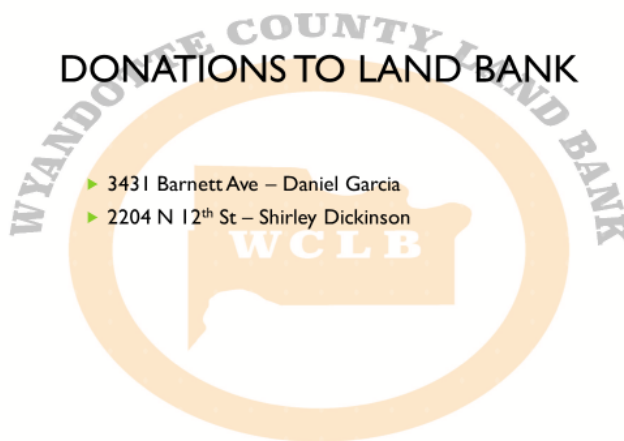
Donations to Land Bank (vacant lots)

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.

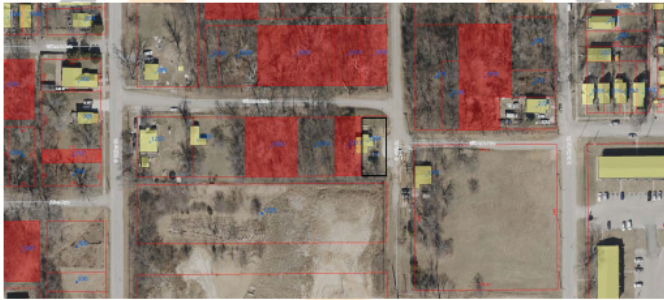
PROPERTY ACQUISITION – 3313 STRONG AVE &
1419 S 32ND ST
VITA ENTERPRISES, LLC – KANSAS CITY, MO



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.

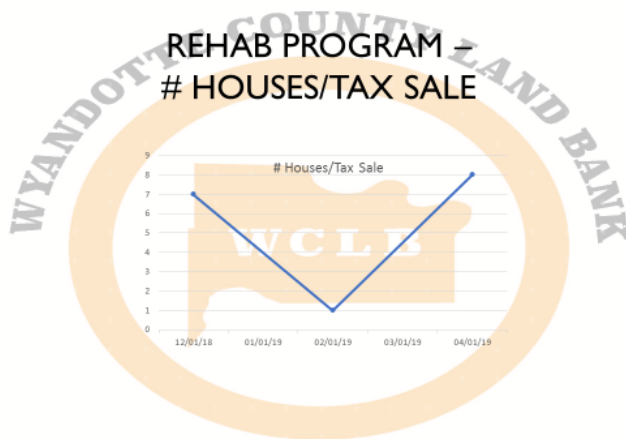
Roll call was taken and there were four "Ayes," Walters, Townsend, Burroughs, McKiernan.

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

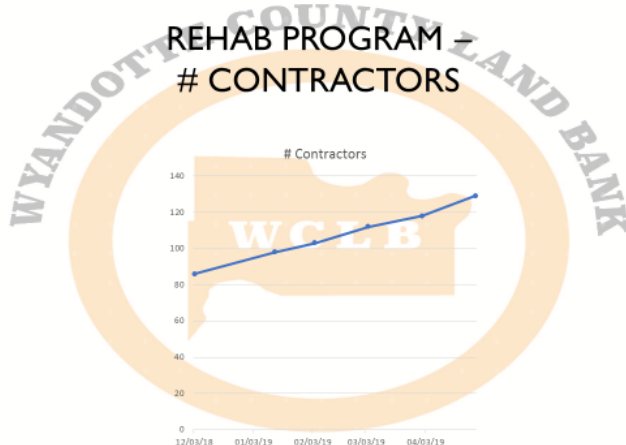
Synopsis: The Land Bank Manager respectfully will present information regarding the Wyandotte County Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.



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.

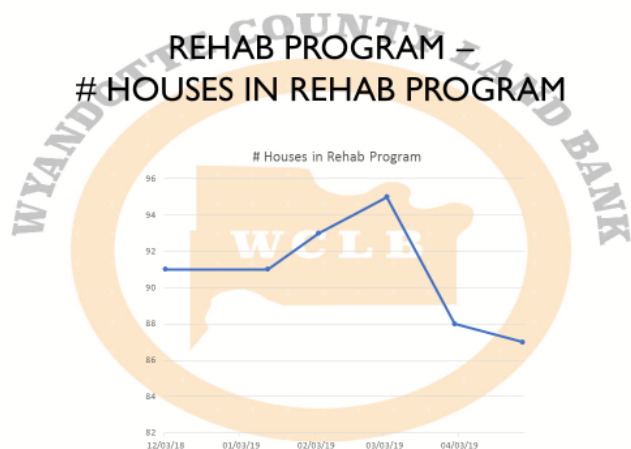


Number of houses in the Land Bank from the tax sale that was just Friday, it is our indication that we are slated to get eight properties. Doesn't necessarily mean we'll get eight. Some people may petition the court to challenge the sale and that kind of stuff.

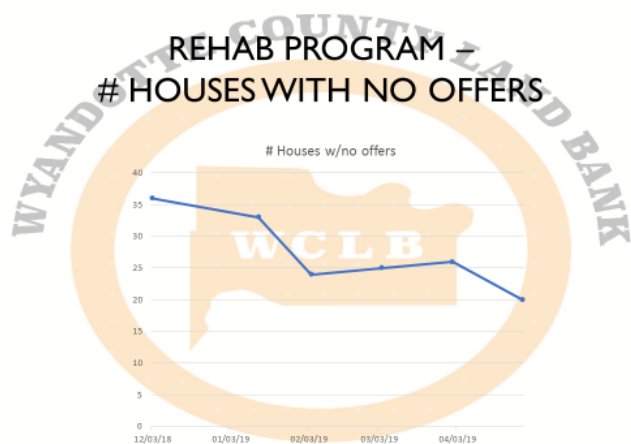


We continue to grow the number of contractors in there. We're currently up to 129 contractors.

April 29, 2019

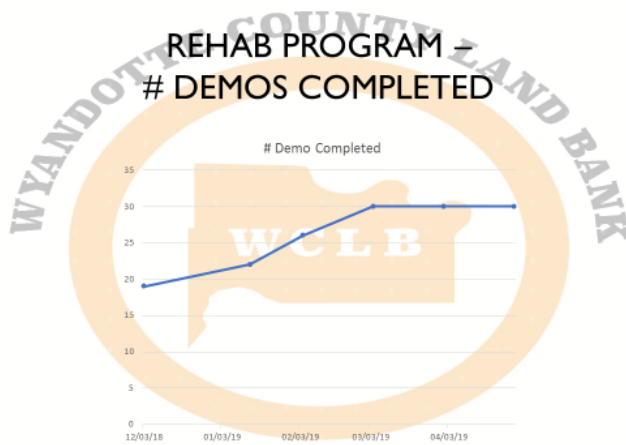


With that, we've had a decrease in the total number of houses in the program. It's currently sitting at 87 and hopefully after tomorrow, it'll be down to 86.

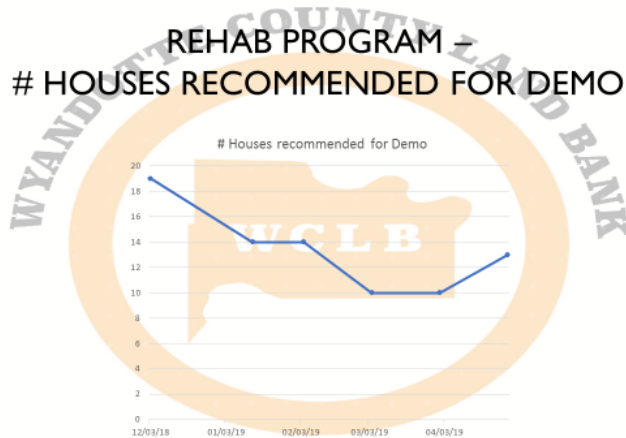


The houses with no offers, with the increase of new people in the program, has also declined. We're down to 20 houses.

April 29, 2019



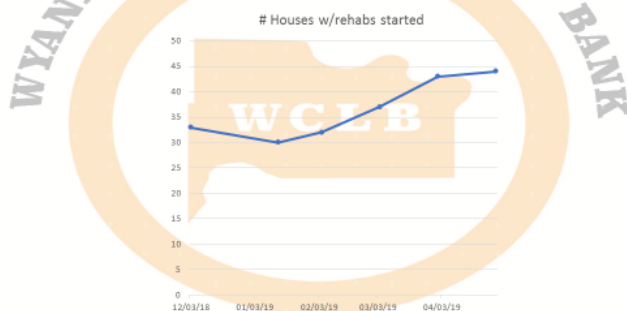
The demos completed have stayed the same. We're still sitting at 30.



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.

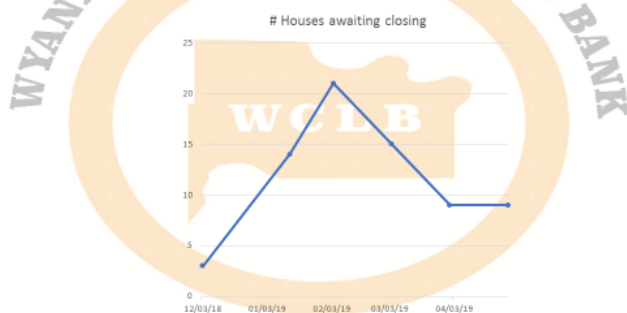
April 29, 2019

REHAB PROGRAM – # HOUSES WITH REHABS STARTED



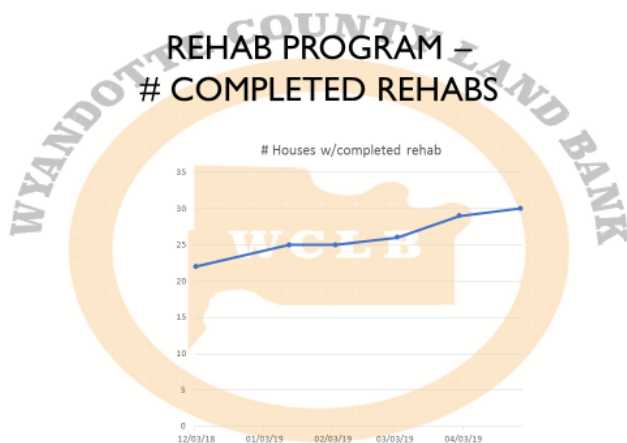
The number of rehabs started is at 44.

REHAB PROGRAM – # HOUSES AWAITING CLOSING

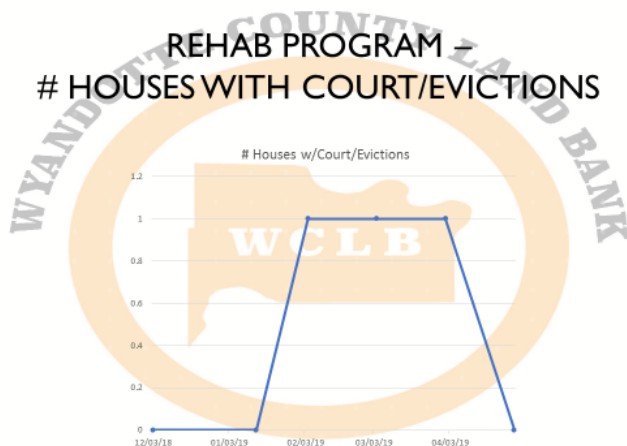


We're still waiting. We have nine that we're waiting to close. I have six just sitting there waiting for the guy to go sign the papers. Hopefully, that will be immensely down next time.

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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