

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, June 3, 2019**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 3, 2019, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; (via phone), Commissioners Burroughs, Acting Chairman, Townsend and Murguia. Commissioner Walters was absent. The following officials were also in attendance: Gordon Criswell, Melissa Sieben, and Alan Howze; Assistant County Administrators; Patrick Waters; Senior Attorney; Kathleen VonAchen, Chief Financial Officer; Chris Slaughter, Land Bank Manager; Wayne Wilson, NRC; and Jay Doleshal, Sergeant-At-Arms.

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

Approval of standing committee minutes from April 1, 2019. **On motion of Commissioner Townsend, seconded by Commissioner Murguia, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 - 19753...LAND BANK BUSINESS: TRANSFERS TO LAND BANK

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

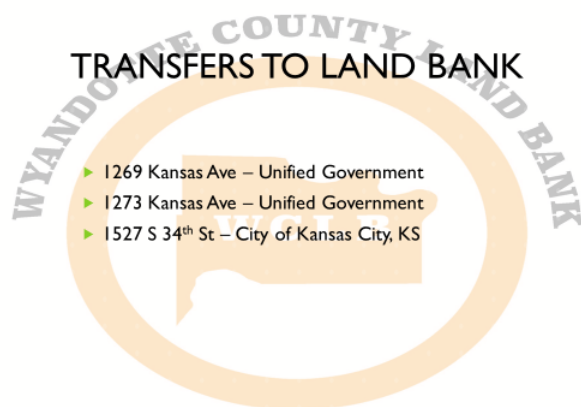
Transfer to Land Bank

1269 & 1273 Kansas Ave. – Unified Government

(Owner of 1267 Kansas Ave. has applied for these properties and would like both properties to increase space for family.)

1527 S. 34th St. – City of Kansas City, KS

(Owner of 1528 Woodland has applied for this property to be a yard extension.)



Chris Slaughter, Land Bank Manager, said the first is three addresses to have those transferred to the Land Bank. They are 1269 and 1273 Kansas Avenue currently in the name of the Unified Government. 1527 S. 34th St., currently in the name of the City of Kansas City, Kansas.

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TRANSFERS TO LAND BANK
1269 & 1273 KANSAS AVE



Just a little bit more detail. The two here in red are the two UG properties. If approved to transfer, we will then upcoming—the applicant here would like to purchase those two.

TRANSFERS TO LAND BANK
1527 S 34TH ST



We also have here 1527 S. 34th St. and if that is approved also, then you will have an application from this applicant.

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**WYANDOTTE COUNTY LAND BANK
TRANSFERS TO LAND BANK**

REQUESTING APPROVAL
OF THE TRANSFER REQUESTS

&

FORWARD THEM TO THE LAND
BANK BOARD OF TRUSTEES FOR
FINAL APPROVAL

That's the ask tonight, is to approve transferring these properties to the Land Bank.

Action: Commissioner McKiernan, seconded by Commissioner Townsend, to approve the transfers as submitted. Roll call was taken and there were four "Ayes," Murguia, Townsend, Burroughs, McKiernan.

Item No. 2 – 19754...LAND BANK BUSINESS: APPLICATIONS

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

Applications

1040 Splitlog Ave. – Jose Coreas-Arevalo, yard extension

1273 Kansas Ave. – Sandra Aguirre, property acquisition

1269 Kansas Ave. – Sandra Aguirre, yard extension

1506 N. 55th Dr. A – Jase Properties, LLC, yard extension

1527 S. 34th St. – Samantha Lopez, yard extension

WYANDOTTE COUNTY LAND BANK TRANSFERS TO LAND BANK

REQUESTING APPROVAL
OF THE TRANSFER REQUESTS

&

FORWARD THEM TO THE LAND
BANK BOARD OF TRUSTEES FOR
FINAL APPROVAL

WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 6 Applications (non NE hold area)
 - ▶ 4 – Yard Extension
 - ▶ 1 – Property Acquisitions

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

Chris Slaughter, Land Bank Manager, said we have five applications tonight for yard extensions and one property acquisition. As usual, all applicants are current on their taxes and they have no code violations.

YARD EXTENSION – 1040 SPLITLOG AVE
JOSE COREAS-AREVALO – 1042 SPLITLOG AVE



Mr. Slaughter said the first one is 1040 Splitlog. The applicant lives at 1042 Splitlog outlined here in black.

YARD EXTENSION – 1269 KANSAS AVE
PROPERTY ACQUISITION – 1273 KANSAS AVE
SANDRA AGUIRRE – 1267 KANSAS AVE



We have a yard extension and a property acquisition with the applicant here at 1267 Kansas Avenue and, of course, the previous mentioned the two properties.

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YARD EXTENSION – 1506 N 55TH DR A
JASE PROPERTIES, LLC – 1502 N 55TH DR B



We have a yard extension from the owner of 1502 N. 55th Dr. and this is the Land Bank property here.

YARD EXTENSION – 1527 S 34TH ST
SAMANTHA LOPEZ – 1528 WOODLAND BLVD



As mentioned earlier, the applicant here at 1528 Woodland Blvd. and the property mentioned before.

Acting Chairman Burroughs said, Chris, I do have one question. On my records it shows the property at 1267 Kansas Avenue, the address is 1273 Kansas Avenue. It says property acquisition and the next one is yard extension.

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TRANSFERS TO LAND BANK
1269 & 1273 KANSAS AVE



Mr. Slaughter said per policy the applicants can only do one yard extension. Instead of saying, and let's say these were vacant too, I want all of this as yard extension. We came up with a policy change a couple of years ago that just said they would have to apply for one as a yard extension and the rest would have to be a property acquisition. **Acting Chairman Burroughs** asked is there a difference in process on financials or anything like that. **Mr. Slaughter** said no, it's the same process.

Commissioner Murguia asked, Chris, do you have a ground shot of the property on Woodland Blvd. **Mr. Slaughter** said, I do not. **Commissioner Murguia** asked what was the address again? **Mr. Slaughter** said 1528. **Commissioner Murguia** asked and this was just a yard extension. **Mr. Slaughter** said correct. **Commissioner Murguia** said I just want to see where it is real quick. I know where this is. Okay.

Commissioner Townsend said I would also like to see through your depiction the 1506 N. 55th. I tried to goggle it and it showed up as a little dot.

YARD EXTENSION – 1506 N 55TH DR A
JASE PROPERTIES, LLC – 1502 N 55TH DR B



Mr. Slaughter said this is kind of where—it's between State and Parallel. It's a close shot here, but it's really just kind of a winding drive. There is some heavily wooded areas over here to the east. There was some expressed interest in these two, but for this meeting I wanted to see how this one went before we looked at possibly entertaining another application. **Commissioner Townsend** asked so from there where is the 1506, is that the red? **Mr. Slaughter** said yes, it should be red. There's the 1506 and there's 1502. **Commissioner Townsend** said and there's nothing on it. **Mr. Slaughter** said correct.

Commissioner Townsend said just as a general comment though, and I know I mentioned this before, and it's in keeping with what we're trying to do with the Northeast Master Plan and others. I have stated before we'd like to see and know when we're voting on these if the applicant holds five or more properties. I'd like to see that on the applications that we're looking at from here on. **Mr. Slaughter** said do you want it capped at five or if they just own any property at all? **Commissioner Townsend** said well, I think for right now, because I don't know that the rest of the Commission would want to do, but I think we'd like to have that knowledge. I would like to have that knowledge and whether or not the properties are owned by the individual or if they cap out, if they're coming as some other entity like an LLC or—**Mr. Slaughter** said this is an LLC and we do verify through the tax rolls that they are the owner or that's who at least we have indicated on our tax rolls as the listed owner. **Commissioner Townsend** said right. The thing though is if these LLC's or people are coming as LLC's or whatnot to disguise that as an individual they've already maxed out if you want to say at five. We want to look at who the principals were on those LLC's too.

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Mr. Slaughter said going back to your five property comment. Is this a direction that you'd like to maybe to see the Land Bank come up with a recommendation on setting a maximum number of properties that they could possibly buy from us or just kind of what's their stance in the county. **Commissioner Townsend** said it could be going that way. I won't say that right now, but I think that would be right for fuller discussion if we see a lot of people going this way. I think yeah, I'll say it'd be right for discussion.

Alan Howze, Assistant County Administrator, said, Commissioner, I think to your earlier comments and previous discussions about the speculative buyers or people aggregating properties without necessarily having a specific project that they want to—or something they want to do with it. Is that what I'm hearing what you're saying? **Commissioner Townsend** said yes.

Melissa Sieben, Assistant County Administrator, said I'm a little concerned because I believe you all just published a new way of handling things with the Land Bank leasing and not necessarily selling all of these. I'm not sure exactly how this was supposed to have played or if these came in prior to that change, but that was part of what we were supposed to be doing.

Acting Chairman Burroughs said let me ask a question. I want to see if I can address Commissioner Townsend's request. We wouldn't be out of line to ask to be informed about the number of properties that are being requested through the Land Bank by one individual or an LLC, or any other entity in I don't want to say in an attempt to aggregate properties, I think it's more of an information process for us to determine if there needs to be a policy change. Would we be correct in allowing that to occur, requesting that of staff? **Mr. Slaughter** said if that's information you'd like to start seeing, yeah, we'll definitely provide that. **Commissioner Townsend** said that's definitely information I'd like to see. I really wasn't talking about leasing, here we're talking about title changing hands. Those were the circumstances that I was interested in having that information about.

Acting Chairman Burroughs said just for my information, someone that has let this property go back to the city because of delinquency or whatever charges they may have on the property, that forbids them from coming in and taking out of the Land Bank as an LLC or a business entity along those perimeters, we have guidelines in place for that. **Mr. Slaughter** said I mean, as long we

have access to that information, but yes, generally if something comes to us from a tax sale. We've been contacted before and our response is generally, you can't get it back. Is there's ways maybe that someone could fall through the cracks and still obtain it, probably. **Acting Chairman Burroughs** said straw buyer? **Mr. Slaughter** said yes, something like that.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Murguia, to accept as submitted.**

Commissioner Townsend said just a point of clarification. We're not accepting these back? These are ones that sellers are seeking to purchase, right? These are applications? **Mr. Slaughter** said correct. **Commissioner Townsend** said okay, just so I'm clear.

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

Item No. 3 – 19761...UPDATE: LAND BANK REHAB PROGRAM

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

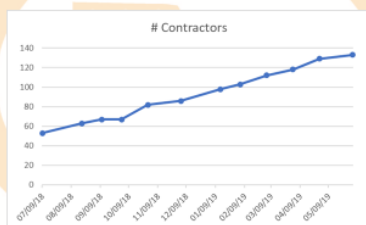


REHAB PROGRAM – # HOUSES/TAX SALE



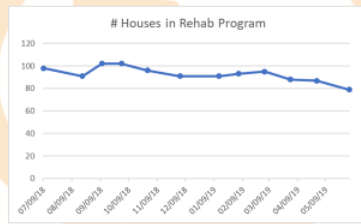
Chris Slaughter, Land Bank Manager, said let's go through the numbers. This again is the chart of the number of houses from the tax sale. We're looking to get eight, we just haven't received them yet, so I'll probably update that at the next meeting.

REHAB PROGRAM – # CONTRACTORS



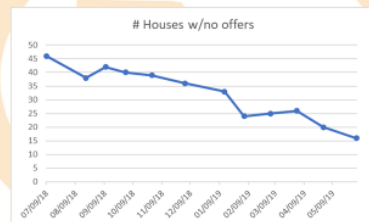
The number of contractors keeps going up. We're at about 133.

REHAB PROGRAM – # HOUSES IN REHAB PROGRAM



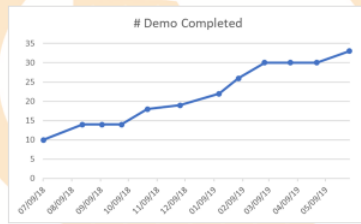
The number of houses in the Rehab Program is steadily going down. We're sitting at 79.

REHAB PROGRAM – # HOUSES WITH NO OFFERS



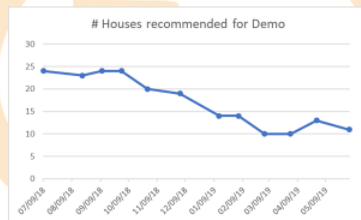
Also, it's going in a decline as the houses with no offers which currently stand at 16.

REHAB PROGRAM – # DEMOS COMPLETED



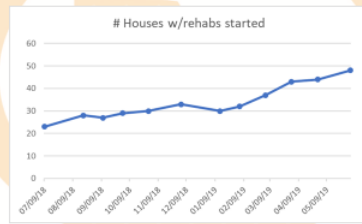
Our demos completed as gone up to 33.

REHAB PROGRAM – # HOUSES RECOMMENDED FOR DEMO



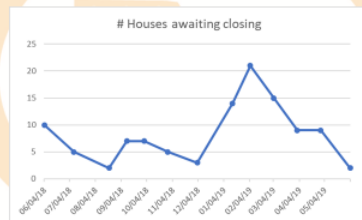
Houses recommended for demo has dropped to 11.

REHAB PROGRAM – # HOUSES WITH REHABS STARTED



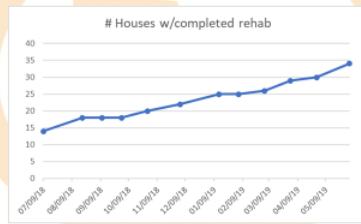
The number of houses with rehab started is up to 48.

REHAB PROGRAM – # HOUSES AWAITING CLOSING



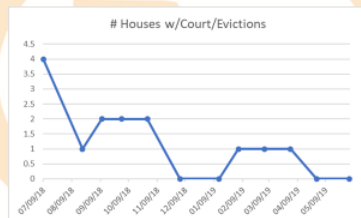
We are down to two awaiting to close and those also have outside activities tied to them so that number is probably going to stay pretty current for a while.

REHAB PROGRAM – # COMPLETED REHABS



The completed rehabs has gone up to 34. We'll show you the four latest ones that were completed.

REHAB PROGRAM – # HOUSES WITH COURT/EVICTIONS



We don't have currently anything that has a court case or eviction involved.



The first house that's been completed since the last time we met was 2524 N. 17th St.



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2524 N 17TH ST



2524 N 17TH ST



Here's some before's. Actually, it was a house that compared to some of our current ones, is in pretty decent shape. Just a lot of trash, a lot of leftover left behind stuff.

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2524 N 17TH ST



Some shots down in the basement.

2524 N 17TH ST



Here's a picture of how it looks now after completed there in the front.

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2524 N 17TH ST



You can see quite a difference. They opened it up a little bit. If you remember, there was kind of an archway and stuff.

2524 N 17TH ST



A shot of the kitchen. The owner was cleaning. She's like let me move. I'm like, just let me take the picture. They'll get the idea.

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2524 N 17TH ST



One of the bedrooms. The bath. This is a very small, I believe, two-bedroom, one-bath house.

2524 N 17TH ST



Some of the improvements made down to the basement.

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2524 N 17TH ST

- ▶ Property in Tax Sale 339
- \$1,936.61
- ▶ Rehab time – 8.5 months
- ▶ Appraised Value
\$13,300.00
- ▶ Property is currently
under contract for
\$79,000.00



We got this in Tax Sale 339. It was almost \$2,000 in back taxes was the initial bid. The rehabber took 8.5 months. At the time we received it, it had appraised value of \$13,300. It's currently under contract for \$79,000.

2816 N 21ST ST



The second one is here at 2816 N. 21st St.

2816 N 21ST ST



And again, some rough conditions, most likely, being in an abandoned state for some time. Not as much debris, but this property had been vacant for at least 3 or 4 years before we got our hands on it. A lot of water damage you can see up in the ceiling.

2816 N 21ST ST



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2816 N 21ST ST



And, again, we like to take some shots so if there's any improvements to HVAC and fuse box and stuff like that.

2816 N 21ST ST



Here's a picture of the front after completed.

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2816 N 21ST ST



Again, everybody likes that open concept. They did an excellent job with this one.

2816 N 21ST ST



A little shot of the bathroom and kitchen.

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2816 N 21ST ST



Again, some updates in the basement.

2816 N 21ST ST



New HVAC. This one had a garage. As you can see, they did improve the outside of that.

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2816 N 21ST ST

- ▶ Property in Tax Sale 340 - \$36,798.01
- ▶ Rehab time – 10 months
- ▶ Appraised Value \$29,010.00
- ▶ Property is being listed for \$89,990.00



This one was in Tax Sale 340 with almost \$37,000 in back taxes which would have been the initial bid. This took 10 months. The time we got it was appraised at just a tad bit over \$29,000. It's currently being listed with just under \$90,000.

341 N 14TH ST



Next house is 341 N. 14th St.



This, again, was a very small house. A lot of water damage. Really weird, I don't know how to say it. The interior, the way the rooms flowed and everything, it was all choppy and messed up. Again, just some more damage from being in a delinquent state.



Some shots of the basement.



Here's a picture of the finished house.

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341 N 14TH ST



As you can see, what used to be here on this picture used to be two separate rooms, so they opened it up a little bit.

341 N 14TH ST



Improved the bathroom obviously.

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341 N 14TH ST



Kitchen upgrade. This will be a child's bedroom.

341 N 14TH ST



Again, some updated stuff in the basement.

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341 N 14TH ST



They poured a garage. There is now a fence here. I took this picture because when we got the house this used to be a glass sliding door, so that's a major improvement on that.

341 N 14TH ST

- ▶ Property was acquired via donation (Jan 2017)
- ▶ Rehab time – 8 months
- ▶ Appraised Value \$10,400.00
- ▶ Property is new home for contractor's daughter's family



This was part of a donation that we acquired back in 2017. It took the rehabber 8 months to complete. The appraised value was about \$10,500. This house will be for the contractor's daughter's family. Again, they have a young one and the daughter, and I believe her fiancé at the time.

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2512 N 34TH ST



The last one here is 2512 N. 34th St.

2512 N 34TH ST



Probably not some original art there, but a lot of clutter. This is what I would say is pretty common once we get them of what these houses look like.

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2512 N 34TH ST



2512 N 34TH ST



Again, some more shots of the before. Downstairs in the basement.

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This is a picture of the finished result.



Again, open concept. The rehabber did an awesome job with this.

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2512 N 34TH ST



Updated bathroom. Another shot of the kitchen.

2512 N 34TH ST



Again, this shot here is looking into towards where one of the bedrooms are. They redid the steps.

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2512 N 34TH ST



Bathroom upstairs. That was a shot of one of the bedrooms upstairs.

2512 N 34TH ST



A new improved down in the basement with the mechanicals and they added a new deck on that one too.

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This was again Tax Sale 339 for about a \$4,500 minimum bid. Took the rehabber 5 months. It was appraised at \$22,000 plus. He says he's going to list it for \$140,000. I really hope he can get that, but still a vast improvement from what we had. That's the rehab update for tonight and pretty much wraps up my presentation unless there's any questions.

Commissioner Townsend said great job on the program again and to the contractors. On two of the four that you showed, they've been spoken for so to say. The one at 2816 N. 21st and 2512 N. 34th, have dates been set for open houses on those yet? **Mr. Slaughter** said generally, I leave it up to the contractor if they want to do an open house. They've never indicated that they wanted to. **Commissioner Townsend** said alright.

Commissioner Murguia asked, Chris, can you get us an updated list of the demo list, what's next to be demoed. **Mr. Slaughter** said that we have listed for demo? **Commissioner Murguia** said yes. **Mr. Slaughter** said sure.

Acton: **Information only.**

Item No. 4 – 19758...ORDINANCE: AMEND BOARDING PROCEDURES AND REQUIREMENTS FOR VACANT AND UNFIT PROPERTIES

Synopsis: An ordinance amending the boarding procedures and requirements for vacant and unfit properties, amending Chapter 8, submitted by Wayne Wilson, Neighborhood Resource Center.

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Wayne Wilson, Neighborhood Resource Center, said as it was before for the citizen boarding portion of it, they did not have the same criteria that we have and the spring of 2018 boarding was picked up by Parks and Recreation. Kristin takes care of that, getting the contractors now. This is basically an ordinance to put all of the boarding requirements in line so that Land Bank, the boarding abatements and what citizens have to do to board up a property are all similar across the board. The issue that we had with those, we go out and do a boarding abatement and then come back and have to do an update on that through the Land Bank or through our side, and it wouldn't be boarded correctly so we would have to pull that boarding off, put new boarding on. It's going to reduce, I think, a lot of confusion, a lot of extra work between the citizens and the contractors, the public, and the UG employees that are working on that.

One of the other things that's going to take place is with our boarding standards that we're currently using, we found that they are much less likely to allow people to get back into them. They're a much more rigid boarding standard and this is also very similar to the ICC International Code Council Standard Boarding that is carried out through most of the United States. This should be a very simple conversion for us. We're going to send out notifications with all the boarding abatements that we send out so that they are aware of what the changes are going to be for anybody that's wanting to do a board up. This should be pretty straight forward.

Acting Chairman Burroughs asked if someone wants to board up their property, they can contact you directly or the department directly and you will send them a copy of the procedure, but you, the department itself, has to do the boarding? **Mr. Wilson** said no sir. Typically, if they want to board up their property, they come into our office and get a boarding permit that's required for anyone to do a boarding. Once they get that boarding permit, they can go out and do it. They get the standards that they have to do it to, so they know, at that point, what is required to do that board up. Those boarding permits are good for six months. They have to renew it after that. They also have to state on that boarding permit what their intention is with the property, if they intend to fix it up to sell it, what is taking place on that property. **Acting Chairman Burroughs** asked can they request that we board the property and we be paid for that by them? **Mr. Wilson** said they could. We would have to work that as a special case. It would be much more expensive for us to have them do it for hiring a contractor. If they use the same contractor, it should be a similar cost, but plus they have to buy a permit. When we board it up, we don't do a permit for UG to board it up. It would be more expensive for us to do it I believe.

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Melissa Sieben, Assistant County Administrator, said on the off chance that something like that would ever come up for us right now, from a staffing perspective, and we're trying to keep track of everything now so hopefully we don't have to get into a situation where we're helping with that, but we can definitely give them the information and give them some recommendations of local contractors. Beyond that, I don't think we've ever been in that situation where we were doing that and then requesting to be reimbursed because that's just a whole other administrative tracking process that we would have to add into our NRC processes. **Acting Chairman Burroughs** said I wasn't attempting to advocate for that. I was attempting to find some continuity to ensure that these boarding projects follow the same procedures all the way through and we get on these abandoned homes or closed up homes as quick as we possibly can so that we have less damage when they go up for sale. That was the purpose of trying to determine how we would go about doing that if the public chose to leave the home and wanted to board it up. They could contact us, and we could find a contractor that would meet the criteria that we've set forth in our policy and they would be able to address it. **Mr. Wilson** said we almost never have that situation come up. Typically, they ask us what is necessary to board it up, we go through the permit process with them and we can refer them to the contractors that we use. Most of the time it's the inspectors going out and finding a property that's unsecured. We post a boarding abatement on them, give them 14 days to make contact with us, and then we end up boarding that property up through contractors.

Commissioner Townsend asked, Mr. Wilson, with the passage of this ordinance, assuming this goes forward, there won't be any difference across the board now with how boarding is handled whether it's a private citizen or the UG under Parks and Recreation. **Mr. Wilson** said that is correct.

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

Adjourn

Acting Chairman Burroughs adjourned the meeting at 5:30 p.m.

tk

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