NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, July 8, 2019

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 8, 2019, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Walters and Bynum for Murguia. Commissioner Murguia was absent. The following officials were also in attendance: Gordon Criswell, Melissa Sieben, and Alan Howze; Assistant County Administrators; Angie Lawson, Deputy Chief Counsel; Kathleen VonAchen, Chief Financial Officer; Chris Slaughter, Land Bank Manager; Katherine Carttar, Director of Economic Development; and Jay Doleshal, Sergeant-At-Arms.

Chairman McKiernan called the meeting to order. I want to point out that Commissioner Bynum has joined us this evening. Commissioner Murguia was unable to join us this evening due to another obligation. Roll call was taken and members were present as shown above.

Chairman McKiernan said we did have one revision to our originally published agenda and that was the addition of some additional documentation about Land Bank Policy changes that I do believe was emailed out to everybody.

Approval of standing committee minutes from April 29, 2019. **On motion of Commissioner Burroughs, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 - 19852…LAND BANK BUSINESS: POLICY UPDATE

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

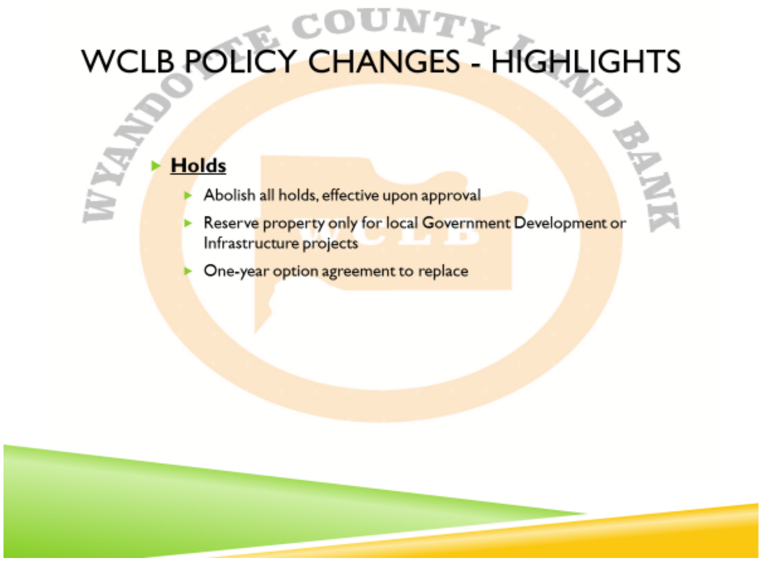
Chris Slaughter, Land Bank Manager, said the first item, the policy, tonight is going to be for information only. Hopefully, if all goes well or with some good comments, we will be bringing it back very soon for final approval.

First, we want to give some thanks to some of the individuals and groups that helped during this process: The newly formed Land Asset Management Team has been very instrumental and kind of keeping us on path with what we're trying to do as it relates to SOAR and some of the other Unified Government goals. Katherine in the Economic Development Department, the County Administrator's Office has been very helpful and I also really want to thank the Advisory Board. We had a nice meeting with some of the members this past week that was very, very constructive and I just want to give them some special thanks.

We talked about this before, but the main purpose is taking those problem properties and getting them back to productive use whether it's rehabbing a house, whether it's new development, and sometimes even if it's demoing a nuisance. That's really the main focus of some of these changes and keeping the Land Bank as a whole moving forward for bigger and better things.

One of the things we will stress throughout this as you read it, you will see really the three main points that are kind of where we're trying to take the Land Bank too is to really be a strategic partner to not only the Unified Government, but Bonner Springs, Edwardsville, and the Board of Public Utilities. We want us to start focusing on these properties we have as development assets.

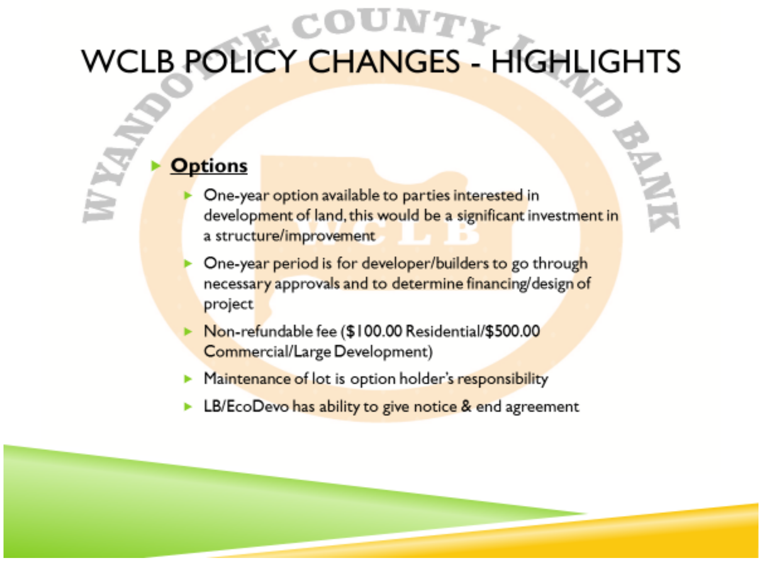
I think any department will sit there and say as long as we can streamline and be transparent and really help our customers achieve what their ultimate goal is, that's our number one goal.



Some of the sections that we're going to highlight here tonight in just the presentation and then we can open it up to questions and comments.

Holds, this has been something that we've have plenty of conversations over the years about and so with the policy change when it goes into effect, we will basically no longer be offering holds for strategic areas. One of the things, and we will talk about it here in a little bit, is want to start offering options. We feel this will give people that are serious about developing in our community ready to go at the start of our process and once the land is conveyed, we're hopefully putting them in a position that they're going to get going and really doing what they're promising for the community.

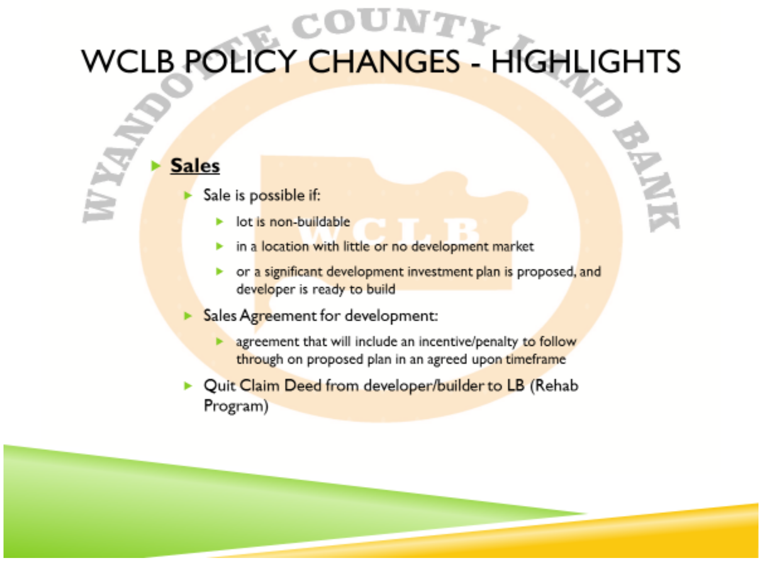
A lot of the property—some people may consider hold, maybe stuff that we have we're holding in reserve for, let's say, the Unified Government or any other local governments. Let's say a large Public Works projects, that Land Bank property in there is going to be very vital to the success of those projects in any other new development whether it's UG led or other government agencies led, we really want to make sure that we're being a partner with them for their success.



The option agreements would be a one-year agreement. There would be a fee for that and it would be non-refundable. So, if anybody wants to come and build a single-family house, we're going to tell them it's $100 for the option. Residential would be $500.

Really, what the due is, it gives them an opportunity as they go through some of their approval process to give them a way that they can stake ownership in the property and help them go back to their investors and say we have a serious agreement with the local authorities that are turning around and pretty much saying as long as we're ready to go, the land will be there for us.

They will, as I know is a big sticking point, in a lot of the past hold agreements, we will require the maintenance of the property is their responsibility and just like with any other development agreement, if things come up or I don't want to say take a turn for the worse, but if the Unified Government, if Land Bank and Economic Development really feels that maybe this is not the right project, we will have language in there that we can serve them notice in the agreement.

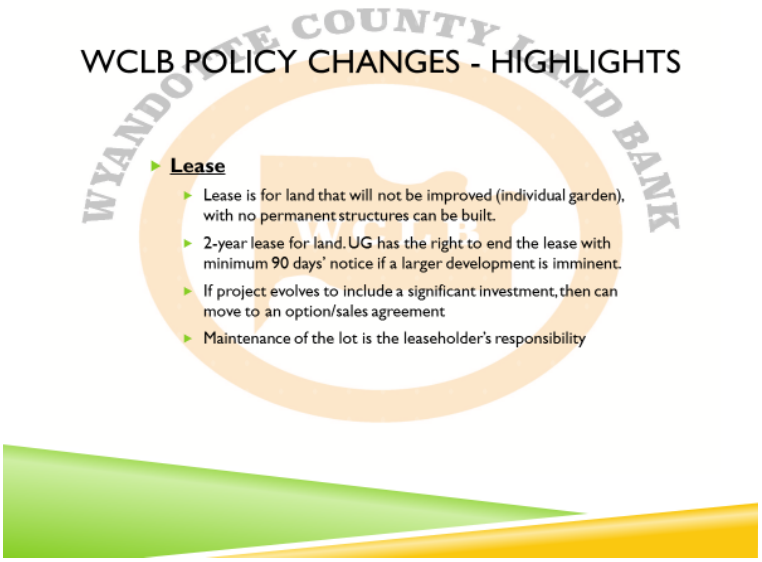


Now we're going to talk about sales. This is another thing we will talk about here in a minute, the categorization of what's buildable and what's not buildable. If we're looking at our assets as developable assets, a large quantity of our inventory is going to be considered buildable.

I think the things that we want to start coming to you with a straight sale, get it off our books, is if a lot is non-buildable. If it's in a location that we feel our recommendation is there may not be any immediate investment for quite some time.

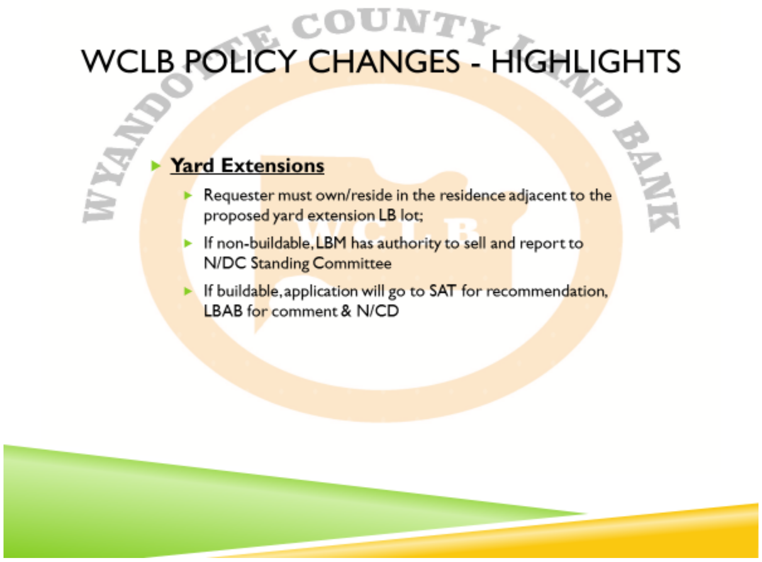
The agreement will generally follow the option agreement. It's been based on a lot of the larger scale development agreements that you guys have seen before you before, but some of our projects may not be that scale so we kind of tuned it down a little bit.

The other thing is, just in our Rehab Program when we start that process, we have a rehabber sign a Quit Claim Deed. We don't file it. We lock it away but in case after serving notice we can't reach that person, we have a mechanism to get the property back in our control. We would probably craft something very similar to that in a sales agreement.

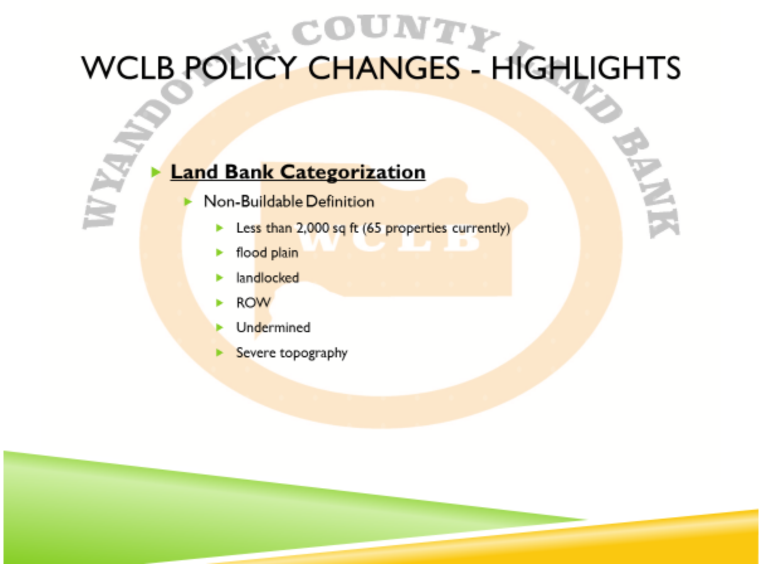


We've talked about lease, but we just wanted to bring that up again because that is one of the newer improvements to the policy. This is will be a non-improved lease, individual gardens are fine, benches, swing sets, stuff like that is fine. It would be for two years and we would have to give 90 days' notice, that is a change in the policy before you, that if we felt there was a development in that area that we wanted to pursue, that would be the time limit of notice. That still gives people plenty of time to finish any kind of crops or harvest anything that they've been working on. We always will work with the individuals that we're doing, but 90 days we feel gives us a large enough window to give them enough time.

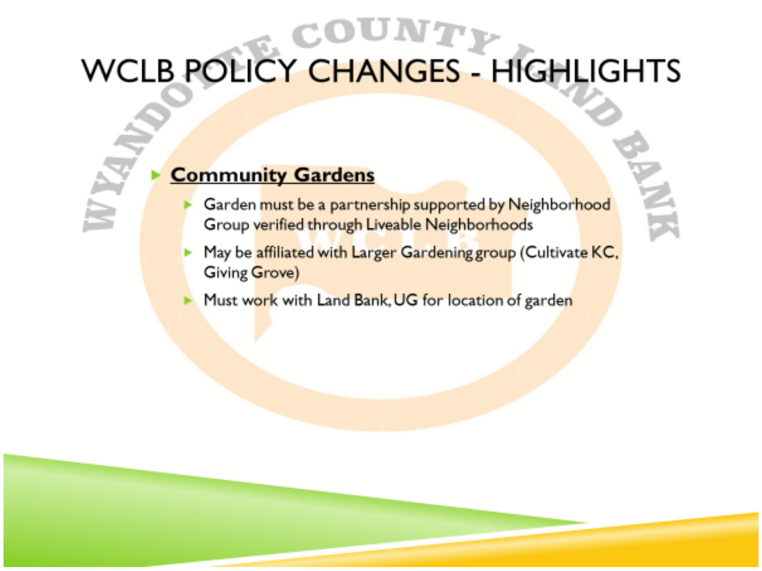
If a request starts out a lease and it may be eventually built into development, we feel this is a great way for them to also control the property, maybe not going through the option part. Until they build some momentum, we may steer them to the option at that point, but it's a way that they can get control of the property that we would later not offer for another development or for an individual to lease and, of course, they would have to maintain the property.



Yard Extensions, some of the changes we're requesting is that the owner of the yard extension not only must own the property next to the yard extension, they have to reside there. If it's non-buildable, then again, we're back to the sell standpoint and then if it's buildable, some of the teams that we talked about in the past, the Advisory Board, of course, and the staff Advisory Team, this information will be provided to them with the recommendation brought before you guys.

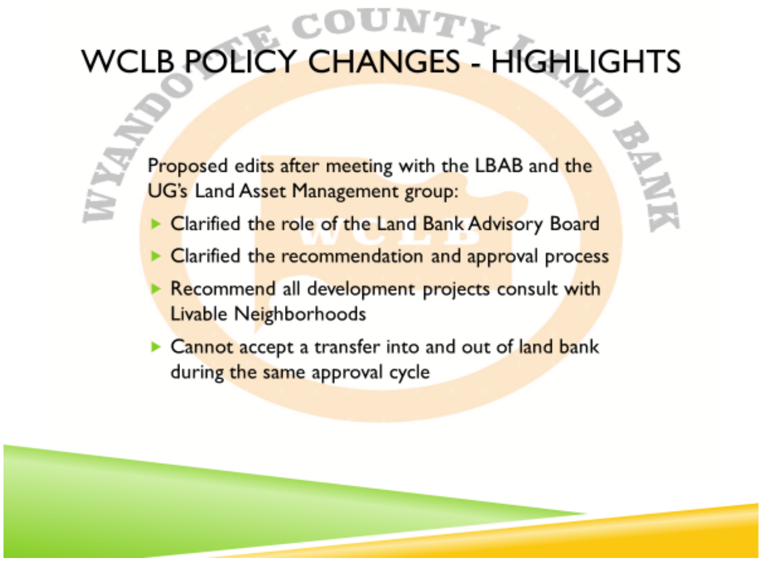


Here basically what we've come up with so far as our non-buildable definition and this would be anything less than 2,000 sq. ft. Currently in our inventory we only have about 65 of those properties, something that may be in a flood plain, it's landlocked meaning that there is no other applicant-owned land or any Land Bank or UG land so it would be kind of tough for them to get access to it. Any kind of right-of-way would be non-buildable, we have some undermined property and there is going to be some with some typography issues that just makes development not really feasible.



Community Gardens, when we look at community gardens we must think of larger tracts of land or multiple in an ideal location for this. We're going to ask that they have some sort of partnerships supported by the neighborhood group in that area and we're also going to ask them to have Liveable Neighborhoods be involved.

We would really like to see an affiliation with a larger gardening group. We put a couple of examples up there, Giving Grove, Cultivate KC and then we're just going to ask that they work with us. If it's going to be a community garden based on the master plans and some of the recommendations through there, that's it's something that's truly going to benefit the whole neighborhood and community.



Kathrine Carttar, Director of Economic Development, said one of the things that we did—the original document that with the tract changes that were uploaded about a week and a half ago, and then early last week we met with the Land Bank Advisory Committee, had a really productive meeting with them. We wanted to make sure that we can highlight some of the changes that are now in the document in front of you. I think Chris highlighted those in your policy with yellow so you can kind of see where the new items are.

Some of the things, just to bring them out here, we clarified the role of the Land Bank Advisory Board. That was a little nebulous as it was in the current document. Also changed it—it had just said prior that it would be eight members from the Liveable Neighborhood Task Force. Now we're going to have each of the NBR's will have a member as well as two members from the Task Force. We think that way we will really have good representation from across the city.

Additionally, we're also going to clarify the recommendation and approval process. One of the things that we really want to do is make sure that by the time a project comes in front of you all that you can very easily see what was the staff recommendation, what was the Advisory Board recommendation. We're hoping that having gone through both of those kind of reviews prior to it coming to you, you will have a much kind of clearer sense of what some of issues may be or some of the benefits depending on the project.

We also are going to be working on kind of a flowchart because we recognize that this is complicated and trying to make it—I think it's easier than it may appear in a 30-page document, so one of things we'll try to do to not only assist you all, but also the public, is to have a nice flowchart of it fits in here and make that process more clear.

Also, one of the things that we discussed with the Advisory Board was having some kind of consultation with Liveable Neighborhoods so any project that goes through we will just ask them have you talked to Liveable Neighborhoods. Depending on the project, that could get bumped up to presenting a neighborhood meeting or—case-by-case but we felt and the Neighborhood Liveable staff felt that was probably the best way to make sure, again, that we're getting as much representation knowing that these are UG assets, this is not just any old piece of property that someone is purchasing to build a house. This is a piece of property that the Unified Government owns and so we want to make sure that we're doing our due-diligence while also not slowing down the process.

The final item was something that Commissioner Walters had mentioned at the last couple of meetings and thought it made sense to add into the policy. So, we basically have stated that you cannot have a property transfer into and out of the Land Bank in the same approval cycle. That means you will have to—if the property is transferred in, then you will have an entire month plus if people are interested in acquiring that property to go through that process for the next cycle.

Mr. Slaughter said we will turn it over to you guys for any questions or comments.

Chairman McKiernan said one thing I want to clarify is that the copy of this that we got that's redlined and strike out that has some yellow highlights, that is the most recent copy of this. **Ms. Carttar** said yes. **Chairman McKiernan** said okay, because that seems to be consistent especially with your discussion about the Land Bank Advisory Board and its restated role in this process.

Commissioner Townsend said my questions are predicated on the first version of this and I understand these updates are not for action tonight so I may have some later that I will get to you with the redline and yellow highlighted version, but that notwithstanding, I just wanted to ask a few questions about some of the proposed highlights for clarification.

With regard to holds, we said abolish all holds effective upon approval. We just went forward several months ago with a hold predicated on future development, hopes, for certain corridors in the northeast area. With these changes does that mean that the Unified Government will no longer be making hold recommendations or what are we saying here? **Mr. Slaughter** said perhaps abolish was probably the wrong word for the presentation. We will still honor anything that's still existing. I think going forward when we're approached for say a four square block area of all Land Bank property, I think what we will do is we will say you can get an option on that property when you feel you're to the point where your product is ready to go versus kind of keeping an open-ended window until this is my idea which some of the past holds brought before you have kind of been and then they never came to fruition or they just didn't develop the speed that all of us hoped they would. Anything currently on the books we would still honor.

Ms. Carttar said that being said, the northeast hold will be set to expire in September. Our hope is that this policy will be hopefully in place and approved prior to the planned expiration of that hold. **Mr. Slaughter** said I apologize for misunderstanding your question. I believe the 120 days ends on September 6 or 7 and I believe it's September 8, that's months scheduled standing committee. Initially, that's kind of why our goal was to bring it to you now so we can really get ahead of this and then be ready to be in a situation to address that when we really felt confident that this was going to move forward.

Commissioner Townsend said I didn't think that this proposal would invalidate any current holds. What I'm really asking is, because they are other plans afoot to do a similar type of northeast planning in other parts of the city, so by making this proposed change or proposing this change, are we saying by that, that whatever may come out of other future plan development, the Unified Government will not institute holds for future development plans for our purposes. **Ms. Carttar** said I think we're hoping that by making these policy changes a future hold like that will not be necessary because we have already—the reason for the hold in the northeast was due to potential speculation and some other things that with the new policy we're hoping that will be enough. We will see how it all works when we start actually utilizing it but the hope is that would not be needed in the future. I think that's always something that if a situation with the area plan comes up and we want to make sure that we're in a good position, that's always a function that we can utilize. **Commissioner Townsend** said so we're saying that because speculation could be an issue, not only with the northeast area, but other areas where future development or expansion looks right or possible. **Ms. Carttar** said the hope is that the policy will be such that we're knocking out speculation for the entire city when it comes—or the entire county when it comes to Land Bank properties.

Commissioner Townsend said going to the Option section, hearing your presentation today, this might answer my question; at this point with the options, title to any of these properties is not passing from the UG at this point under the option. **Ms. Carttar** said right. Really an option, and what we've been trying to do is model how the Land Bank works with kind of more similarly with how traditional development works so that this gives people a piece of paper that says that they have if not ownership of it, they have control of that property. Then that will allow them to work through their financing, potentially going through the planning process here without having to—it gives them about a year to kind of figure out some of those things prior to actually taking hold of the property.

Commissioner Townsend said with the Lease section, and you mentioned maintenance of the lot is the leaseholders responsibility during the term of the lease. Within the lease are we putting in a lease term that says that within the lease? **Ms. Carttar** said yes. **Commissioner Townsend** said okay. Also, within the lease do we address whether or not failure to perform upgrades or upkeep can be cause for termination of the lease? If we don't, I think that would be something beneficial to add because if they're supposed to keep it up, that the leaseholder is supposed to and doesn't, then what do we do. If we don't have that in there, I would like to see us look at that. **Mr. Slaughter** said I think we do cover that but I'll check with Legal and make sure that's indicated.

Commissioner Bynum said first of all thanks to Chris Slaughter and Katherine Carttar for continuing to work on the policy especially the work that you did with the community. I really appreciate it. You think the policy will come back to this committee, not in August but September.

Ms. Carttar said we would hope in August. **Commissioner Bynum** said so it could come back next month. **Mr. Slaughter** said based on conversation tonight, yes, unless there are changes to make, we will be presenting it next month. **Commissioner Bynum** said while I realize that it's a committee level vote first, it would seem prudent to email the revised policy to the full commission. I noticed that on the document that came it was this committee plus me as a substitute tonight. I just think that might be helpful.

Just a comment, right as you start right above Section 1.1 it strikes me that as we begin a document, the first thing we should be talking about is the purpose and you've got that clear over in Section 2. It's just a comment, nothing more, but it sure seems like the purpose of the whole thing could be right upfront for everybody to understand with maybe definitions and a little paragraph on background, just a comment.

As far as the process, then your Land Bank Manager is going to take the application, review it, vet it, the Advisory Board will also look—you tell me the steps of the process. **Mr. Slaughter** said I guess the simplest version is, yes, staff will review and then we plan on meeting with the Staff Advisory Team first, get their comments. If their comments are satisfactory to move forward, then that's when we would bring in the Advisory Board and then we're kicking around the idea of some sort of report that would put together and that would be what would be in your agenda packet for the standing committee level and then the Board of Trustee level. **Commissioner Bynum** said that would include the comments from the Advisory Board members as well as the staff committee. **Mr. Slaughter** said correct. **Commissioner Bynum** said it would come to this committee for review—**Mr. Slaughter** said eventually the whole Commission would see that report, yes.

Commissioner Bynum said I have to ask you; do you have the staff you need in this department to do that in an efficient manner because it's budget time and you're proposing something that I'm not looking to set you up to fail. There's been a lot of work done around the Land Bank, the various iterations we've seen with Land Bank holds and now multiple revisions of a policy. There's no point in setting you up for failure. We need to know, if not tonight, we need to know, do you have what you need in your office to be efficient and effective at doing what's outlined? You don't need to feel compiled to answer tonight unless you're ready. **Ms. Carttar** said I will just say I appreciate that a lot. I think we are always—we have enough work right now that we are basically always looking for additional staff and I think Chris can attest to the fact that he's told me many times that in the past 10 years he has been working on the Land Bank he's actually had more inquiries about development in particular single-family, building single-family homes than he has in all the other tenure and I don't see that slowing. **Commissioner Bynum** said I don't either. That's a fair enough answer.

Commissioner Bynum said Section 2.4 where you talk about qualified applicants and offers; demonstrate prior consultation with Liveable Neighborhoods. Have you talked with them about what that consultation would look like in terms of is there going be a form developed, an intake form developed or some document that's going to ride with the rest of the application? **Ms. Carttar** said we've met with Liveable Neighborhoods and this is one of the things that they really pushed and thought would be a good idea. What we anticipate is when someone comes in inquiring about a particular lot, then the first thing we would say is here is the application, here's the process, before you do anything give Liveable Neighborhoods a call. From that point, you know, we're not wanting to micromanage that process, but we're anticipating that that would be, depending on what the project was, that the folks in Liveable Neighborhood would determine what level of scrutiny from the rest of the neighborhood was required. Then they would let us know that yes, that person did contact us and then we would feel free to move forward. **Commissioner Bynum** said like checking a box or something that documents—**Mr. Slaughter** said we envision that being a part of the vetting process we would have. Now, whether that would be a memo or just email correspondence, I don't think we've ironed that out yet. We can definitely look at some sort of signoff thing. I think what we're envisioning is when they come to us before we would accept that application, we're going to strongly suggest that really kind of be their step one and go out and start that or engage with them. **Commissioner Bynum** said all I'm saying is if it's going to be in a policy, it should have a standard practice associated with it.

Commissioner Bynum said I have one more question which is just clarification from you, the Lease versus the Option, the lease would precede an option opportunity, correct? Maybe not. **Ms. Carttar** said it can. The likelihood is that if someone is leasing something that is someone who is likely not going to be doing a larger scale project. That someone who is interested may be an individual garden or potentially putting a swing set up or something like that whereas an option really is for folks who need that time where they have control of the property that can work out the rest of their project. **Commissioner Bynum** said so we're changing the terminology a little bit against the way we've been using those terms right now, would you say? Because just for the specific example—**Mr. Slaughter** said I would say the option is—it's obviously new because this is the first time, we've brought it up to you and to use that example based on how that conversation is going, that could be an option as well. Initially I think if you look at the lease is just—I want the yard across the street or I want the yard next to my house, but maybe we feel it's a neighborhood that's getting a lot of momentum and we don't want to sell it. It still gives the individual owner or individual person an opportunity to use that lot versus let's just say maybe a more person or professional with the means to do even if it's a single-family or a multi-family or that type of stuff. Again, a lot of the conversations that I've had with people is I need to show my lenders or I need to show certain people that we have site control. The last thing we want to do is sell them the property before they really are even in the position to start the project.

Commissioner Bynum said when we say lease, we don't mean the same thing as when I lease a car which has a payment associated with it. We mean free. **Mr. Slaughter** said if you want to say a dollar for legal purposes, I'm not charging anybody. **Commissioner Bynum** said I just wanted to clarify that because I think lease has a connotation of that there's money changing hands on a monthly basis and that's just not correct. **Mr. Slaughter** said no, no money involved.

Commissioner Burroughs said having reviewed a majority of these policies, I do have one question. Section 2.2, line b, it says the goals of this policy and the disposition of WCLB owned property are to (b) eliminate blight and revitalize neighbors. Should that be neighborhoods? **Ms. Carttar** said yes, it should be. **Commissioner Burroughs** said because it was in the old copy and it's in the new copy. I just wanted to make sure I was reading it properly. **Ms. Carttar** said when you know what you're reading, sometimes you miss old ones.

Commissioner Burroughs said the next question I would have, we're not putting an extra layer in that would slow down the process, are we? Are we setting policy that would help expedite things because we, as commissioners, here know how hard it is to get things through in order to have investment in our community. Are we not creating another layer by just giving the example that the commissioner expressed a few minutes ago? **Mr. Slaughter** said I would say no and I really appreciate that question, but I think if it has to slow down, it's because more information may be needed, there may be more vetting that needs to be done on our side. I wouldn't look at it that way, but there could be some scenarios where the normal timeframe we've been accustomed to using may slow down. A lot of that is just predicated on the fact that your meetings are scheduled on the calendar. I mean there is nothing we can do about that. The goal is always going to be to try to get things and the most information so you guys can make an informative decision is really what we're always going to strive to do.

Commissioner Burroughs asked do you have a standard form if somebody comes in that would identify things real quickly so they don't have to read through the policy's and if someone is having to wait, that they could actually just pick up a blueprinted form and say these are the four or five criteria that you need and out the door they go and an hour later they come back with the form filled out and know what they need? **Mr. Slaughter** said we're in the process of creating brochures that explains all our programs. **Commissioner Burroughs** said great.

Chairman McKiernan said certainly we appreciate you bringing forward this revision this evening. I think you can anticipate based on the questions we've generated here tonight, I think you can anticipate that we will have quite a bit of discussion between now and our August meeting to kind of flush out some of these things. I certainly see a different terminology in use in the current document compared to what we've had with the elimination of holds, except there's a qualification on that and the introduction of an option under certain circumstances. I think we want to be clear that we know exactly what each of these different alternatives entails and that we're very clear that the policy will drive practice of staff.

Once again for everyone, this is for information only. This opens the discussion. We now have our next meeting on August 19th and so we have from now until August 19th or actually the next couple of weeks to engage in some robust discussion to make sure that any concerns we have are addressed, any questions we have are answered and that way this can be submitted in time to be included in the agenda packet that will go out for our meeting of August 19th.

Before we close this item, I would like to ask if any one here in attendance would like to comment on this first item. No one appeared.

Action: Information Only

Item No. 2 – 19853…LAND BANK BUSINESS: TRANSFERS FROM LAND BANK
Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager.
Transfers from Land Bank
52 N. 12th St. - Community Housing of Wyandotte County

56 N. 12th St. - Community Housing of Wyandotte County

58 N. 12th St. - Community Housing of Wyandotte County

52 N. 12th St. - Community Housing of Wyandotte County

56 N. 12th St. - Community Housing of Wyandotte County

58 N. 12th St. - Community Housing of Wyandotte County

60 N. 12th St. - Community Housing of Wyandotte County

64 N. 12th St. - Community Housing of Wyandotte County

68 N. 12th St. - Community Housing of Wyandotte County

72 N. 12th St. - Community Housing of Wyandotte County

76 N. 12th St. - Community Housing of Wyandotte County

80 N. 12th St. - Community Housing of Wyandotte County

84 N. 12th St. - Community Housing of Wyandotte County

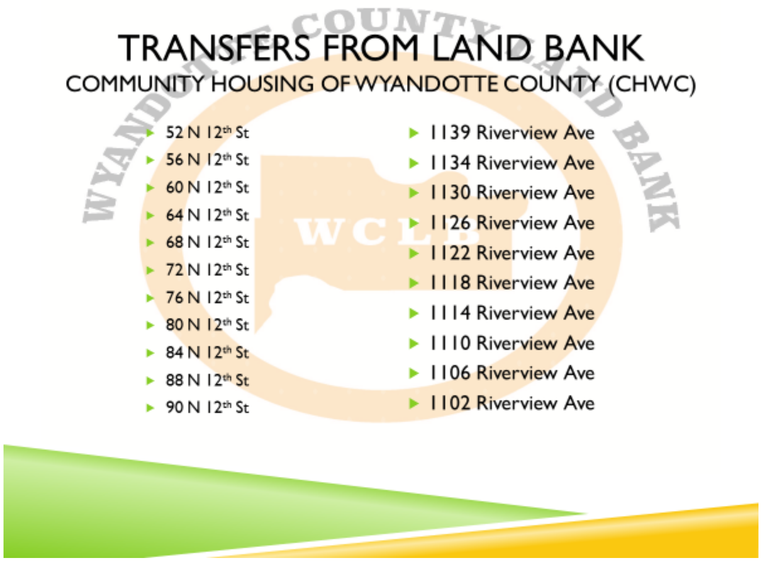
88 N. 12th St. - Community Housing of Wyandotte County

90 N. 12th St. - Community Housing of Wyandotte County

1139 Riverview Ave. - Community Housing of Wyandotte County

1134 Riverview Ave. - Community Housing of Wyandotte County
1130 Riverview Ave. - Community Housing of Wyandotte County
1126 Riverview Ave. - Community Housing of Wyandotte County
1122 Riverview Ave. - Community Housing of Wyandotte County
1118 Riverview Ave. - Community Housing of Wyandotte County
1114 Riverview Ave. - Community Housing of Wyandotte County
1110 Riverview Ave. - Community Housing of Wyandotte County
1106 Riverview Ave. - Community Housing of Wyandotte County
1102 Riverview Ave. - Community Housing of Wyandotte County

(CHWC will be developing Panoramic Park at 12th and Riverview that will provide a wide variety of housing types that will benefit a wide variety of all income levels.)



Chris Slaughter, Land Bank Manager, said we have some transfers. These properties, as you can see, are a block of 11th & Riverview and North 12th Street.

They are outlined in red kind of surrounding the green area.

This first picture is a picture looking south on 12th Street and looking east on Riverview, the one on the right.

This is a request for a transfer to CHWC. This project is called the Panoramic Park and generally what they want to do is repeat the success they've had at Waterway Park. I think we're all familiar with that area. There will be some mixed income housing, single-family, some studio, 3-bedroom/2 apartment, 2&2 housing. That's primarily the information I have. I know there are some people from CHWC here in the audience tonight if there are any other questions, but the request would be for a transfer to them.

Chairman McKiernan said to orient everyone, the green square in the center is the old site of Bethany Medical Center now razed which is owned by Community Housing of Wyandotte County. They've owned it, been paying taxes, been maintaining that. What they want to acquire in red are what used to be two parking lots for Bethany Medical Center back when it was open north of Riverview and west of 12th Street.

If I could, I know that Brennan Crawford from CHWC is here. If I could trouble you, Mr. Crawford, to just come on up to the podium, give us just a little bit of background about your vision for the housing that you will develop in what are now Land Bank lots and if you could make sure the green light is on at the base of your microphone.

Brennan Crawford, Community Housing Wyandotte County, said I've also got Megan Painter here, our Real Estate Development Project Manager, in case there are questions more complicated than I can answer.

A little bit of background on this project, some of you may know that we've owned the parcel in the center of that six acre parcel. We inherited that parcel from the Sisters of Charity back in 2006. The intention was to partner with the Housing Authority and develop about 60 units of assisted living there. That project moved quite far along in predevelopment and then 2007 happened. The Tax Market Credit collapsed and there was no financing available, etc., etc. Since then the vision has been the same, to develop an intergenerational community where families can age and place from independent living, family living, all the way to assisted living and higher levels of care. Not to belabor the point, but one of the reasons this project has been so challenging is the site conditions where the old hospital was. There is still about half of a hospital buried there, that being a little hyperbolic, but there is a significant amount of hospital foundation left there and so the site infrastructure costs are getting less prohibitive but challenging.

The history of the project is that we intended to do the larger project first and then develop along the periphery because even three years ago I would have told you that the market wouldn't support the development of infill particularly for sell along those periphery lots. That has changed in the last couple of years. With continued development in McKinley and Waterway, we've sold everything that we put a shovel in the ground for in St. Ben's there south of Central, so the conditions are really different.

I think we have an opportunity to actually start the periphery and work our way into the center site and there are some kind of things in the works there too. The idea is that the perimeter would include 12 or 13 single-family homes, some or all with some kind of an accessory dwelling to permit an aging adult or perhaps a kid back from school or whatever the case is. It would consist of 8 triplex units. Those would be mixed income rental and then the remaining 13 would be for sale single-family with probably a mix of completely market rate and maybe a little bit of home funded or otherwise assisted on the for sale side.

Chairman McKiernan said thank you very much and one of the questions I've got is do you need all of those parcels at one time as a function of the project? **Mr. Crawford** said it would be possible to take it in chunks for sure. I guess the question I would ask, you know we've been paying taxes and mowing that center six acres for 10 years now and that's the case with kind of the rest of the scattered infill lots that we have that we have not been able to develop to date, some of which you're going to hear about a little later. You might be wondering why you're trying to take a bunch of lots and give some back, right? The reason is that my strategy has been to concentrate, focus our limited resources on development that I think we can actually get done in a reasonable period of time. I'm not interested in increasing our tax and mowing bill on an ongoing basis.

These lots, we've got funding applications out, Home AHP through the Federal Home Loan Bank, some of which is contingent upon kind of the conversation that we've been having with the Land Bank for quite a while now that some component of those would be donated. It's a scoring criteria for the Affordable Housing Program so that's also kind of a factor to consider. All that is to say we have a Letter of Interest from our private financier. We have some applications out for the soft sources so we're pretty confident this is going to move forward. I wouldn't want to pick up the bill otherwise.

Chairman McKiernan said certainly I'm near these lots on a daily basis and it would be a blessing to the neighborhood if these lots were developed from the vacant ground that is there now from rentals up to Riverview and then from 12th over to 11th Street. M.E. Pierson Elementary School is just out of the frame to the north or to the top of the picture so it also plays into the picture here.

Commissioner Burroughs asked do all your homes include basements. **Mr. Crawford** said they do. Well, all except for 4 out of, I don't know, 300 that we've built over the last 15 years. **Commissioner Burroughs** said the request I would have is—are slab homes and slab designs acceptable or possible or even villa's that have a community shelter built for the center so that those difficult lots that are "not buildable" because of an infrastructure underneath them, can they be utilized for slabs or villa's with a common bunker area built for the community? **Mr. Crawford** said that's a complicated question. Are you talking about these particular lots or are you talking about in general? **Commissioner Burroughs** said I'm talking about your lots in particular because I do see that you want us to take some lots back because of the debris and in your statement, you talked about the buried debris and infrastructure that was sub terra firma so that being the case, can we not slab that or put villa's in there and build a community shelter? **Mr. Crawford** said the short answer is no. Single-family requires a FEMA shelter here in Kansas and so the lots you're seeing that we're asking to give back, those are along Ann Avenue and the typography is really, really challenging there.

The other thing I will say about that, just a little bit more, is that what we found particularly building like a reasonably size footprint house, you know 1,400 ft., we serve a lot of extended families and so by the time you excavate for cross footings that you have to pour anyway for a slab, when you factor in hitting debris that you often hit in any infill project, it typically tends to be wiser to just go ahead and build them with a basement. It's close to cost neutral and definitely helps you on the appraisal side.

Action: **On motion of Commissioner Townsend, seconded by Commissioner Burroughs, approved.** Roll call was taken and there were five "Ayes," Walters, Bynum, Townsend, Burroughs, McKiernan.

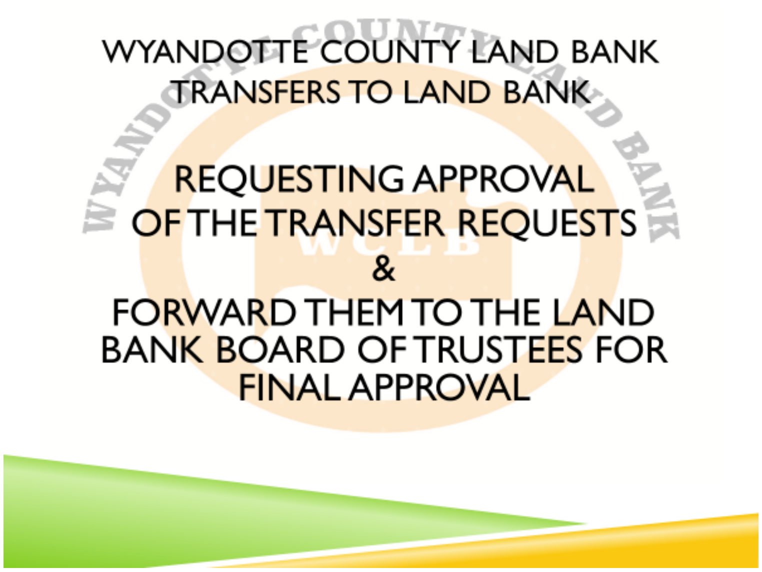
Item No. 3 – 19854…LAND BANK BUSINESS – DONATIOINS TO LAND BANK

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

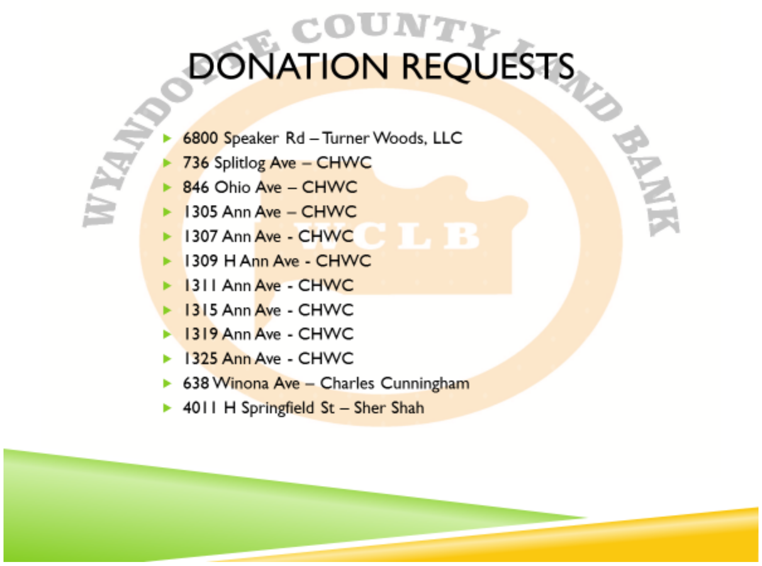
Donations to Land Bank (vacant lots unless noted otherwise)
6800 Speaker Rd. – Turner Woods, LLC
(Owner acquired property along with larger parcel which was later sold. They no longer own any adjacent parcels and the proposed development is not feasible due to existing roadway and parcels narrow shape. The UG has ROW to the east of the property from Speaker Road from South 65th St. to South 72nd St.)

736 Splitlog Ave. – CHWC

846 Ohio Ave. – CHWC
1305 Ann Ave. – CHWC
1307 Ann Ave. – CHWC
1309H Ann Ave. – CHWC
1311 Ann Ave. – CHWC
1315 Ann Ave. - CHWC
1319 Ann Ave. – CHWC
1325 Ann Ave. – CHWC
(Owner states that because of grading and possible buried foundations, the extra expenses will make single family builds difficult to complete.)
638 Winona Ave. – Charles Cunningham (structure)
(Owner states that he is not able to manage and maintain property.)
4011H Springfield St. – Sher Shah
(Owner purchased from a tax sale without realizing the property was not the house located adjacent to the property.)



Chairman McKiernan said Item #3 is an item we've already previewed as a function of Item #2.



Chris Slaughter, Land Bank Manager, said we have the donations request for tonight.

Chris Slaughter, Land Bank Manager, said this is the Speaker Rd. This is the Amazon building and this is the existing UG right-of-way. The property they're requesting tonight to donate is, I will kind of try to make it here in this green, and that was land acquired for the Amazon project and they've indicated they no longer have a need for that.

Here's a picture I took from the road.

736 Splitlog outlined here in black.

Here is a street view of that lot.

846 Ohio outlined in black.

Another street view.

These are the Ann properties and as mentioned the McKinley School, Bishop Ward field.

These are two street views.

I did drive down the alley and there are some open spaces along with that.

638 Winona Ave. is right here. It's a little triangle shape building.

There's a front picture of that.

4011H Springfield is this little sliver here.

Here is a picture of that.

Mr. Slaughter said those are the requests before you tonight.

Commissioner Walters said on these slivers, this one and the very first one, what is the Land Bank going to do with those properties? **Mr. Slaughter** said the first one I figured we would just extend, like I said, our current right-of-way that is already under UG control. **Commissioner Walters** said so it becomes UG property forever probably. **Mr. Slaughter** said yes and that's one of the items the Land Asset Management Team is working on, are those type of assets, what we do, where do they sit. If it comes to the Land Bank, we may be coming at a later time asking to transfer that to the Unified Government for control.

The last one, kind of an interesting story, the current owner purchased that at one of our recent tax sales. Obviously, he didn't do his due-diligence because he thought he was getting the house which is a little bit out of frame here at 4011. The City has approached both neighbors about it, they've been unresponsive about it. This is a head scratcher for me so I'll just leave it at that. It is current on the taxes.

Melissa Sieben, Assistant County Administrator, said I do believe, commissioners, that this one we can work through once it's back in the Land Bank to do something with. The other one is a matter of right-of-way. I don't know what our future development plans are but it may be a benefit for us to have that as an easement in the case of development in that area and go forward in the future. Right now, logically, the first one which is out by the Amazon building, may not make a whole lot of sense, it could have future benefit. As for this one, I believe there's some work that we can do through Planning & Zoning to work through this issue.

Commissioner Townsend said I have a question about the property at 638 Winona. Do you have more of a background story on that, what the particular circumstances are that is making the present owner unable to maintain the property? **Mr. Slaughter** said he's an elderly gentleman and I believe a lot of the ongoing maintenance has been done, or attempting to be done, by his daughter who lives out of the county. I have a great idea for this building if we were to take it involving the Rehab Program and I've started some conversations with some of our contractors about it. I will add, from scheduling difficulties, I don't know what the inside of it looks like but if you walk around the outside, at least from the structure standpoint, it looks like it's in pretty good shape. It could use a little TLC there in the front. I definitely would have no problem taking this into our Rehab Program inventory.

Commissioner Townsend said okay, that answers a lot of questions that I had about it. Is the owner a Wyandotte County resident—no, they're not a Wyandotte County resident. I'm seeing Mission, KS on a post office box. **Mr. Slaughter** said I don't know for sure, but I'm assuming with the daughter's involvement, he may live with her. **Commissioner Townsend** said I'm happy to know that you have some plans for it to make it a viable corner.

Chairman McKiernan said I will just say that I am familiar with all the properties on Ann Ave. and on Splitlog. I do thank CHWC for paying the taxes on those. They are all current on taxes and I think that these may be a remnant of an earlier hold type program of 10 or 15 years ago when there was a bigger plan than they've executed. Mr. Crawford, you built—on Grandview Blvd. you've gone north and built on Barnett. This is the next block north. You built the corner lot which has the coolest view in town, but I think that exposed some of the challenges of the site. You built 1329 and that kind of exposed some of the challenges that you're going to run into in the remainder of those lots, at least at this time. **Mr. Crawford** said it actually gets worse from there. **Chairman McKiernan** said you would actually prefer to put your efforts then into the Riverview and 12th Street lots than into these. **Mr. Crawford** said the short answer is yes.

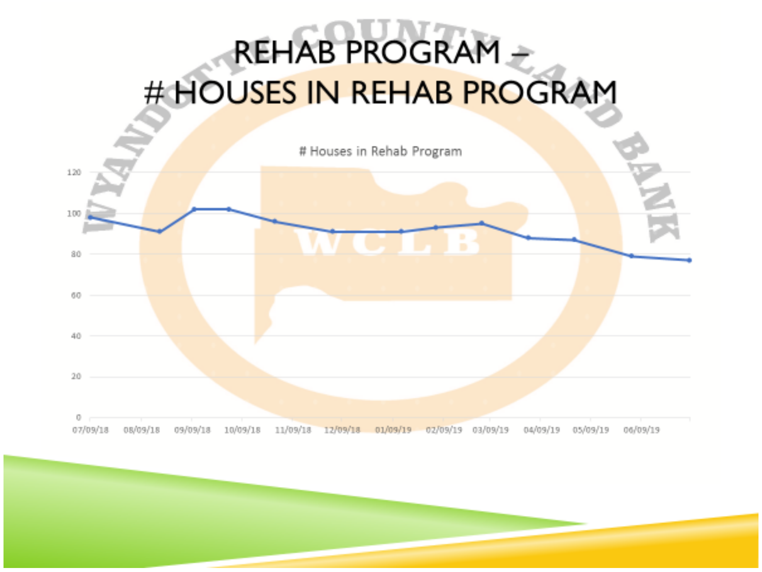
Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve.** Roll call was taken and there were five "Ayes," Walters, Bynum, Townsend, Burroughs, McKiernan.

Item No. 4 – 19855…UPDATE: LAND BANK REHAB PROGRAM

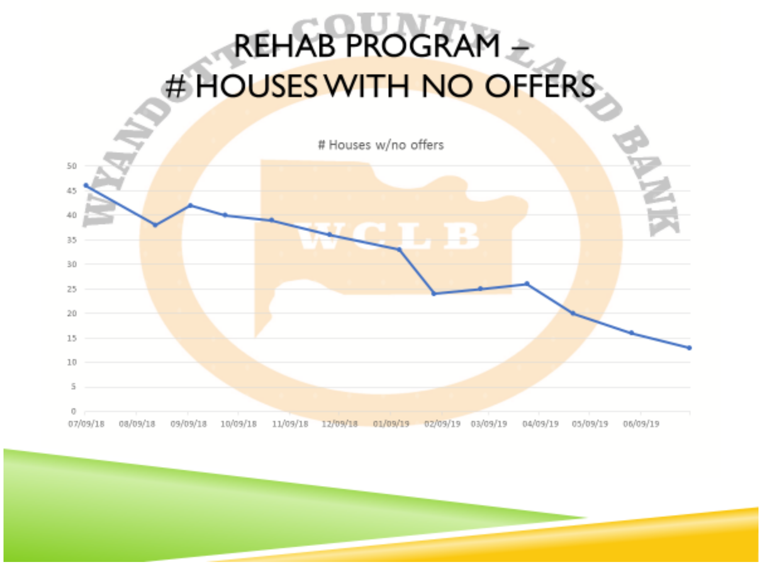
Synopsis: Update on the Wyandotte County Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.

Chris Slaughter, Land Bank Manager, said now we're going to do our monthly Rehab Program Update.

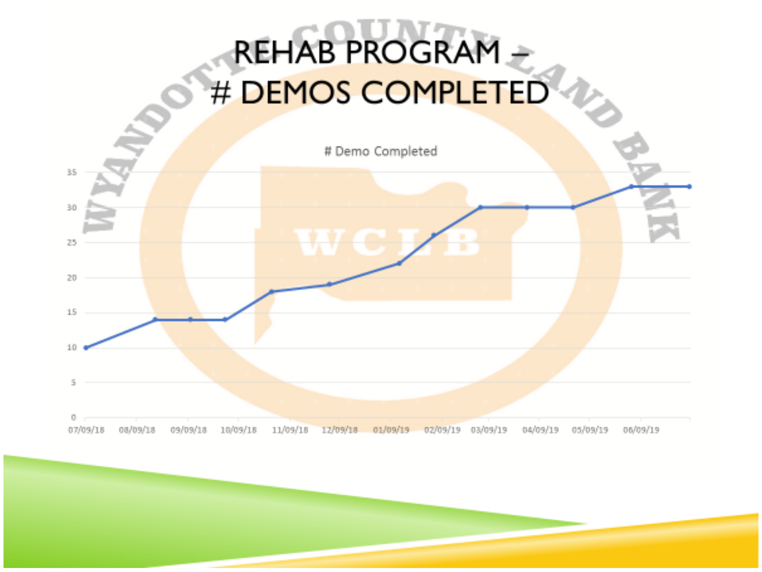
Our number of contractors continue to rise. We're sitting at 144 currently.



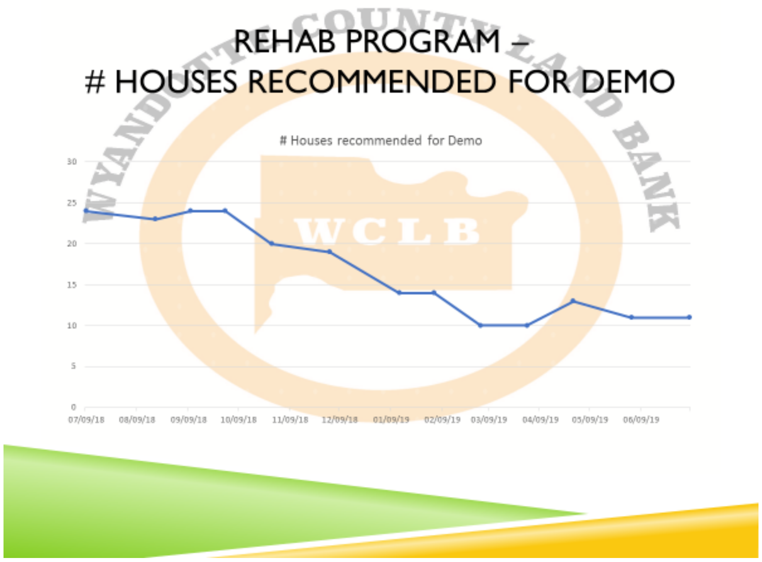
Our houses are going down. We're currently sitting at 77.



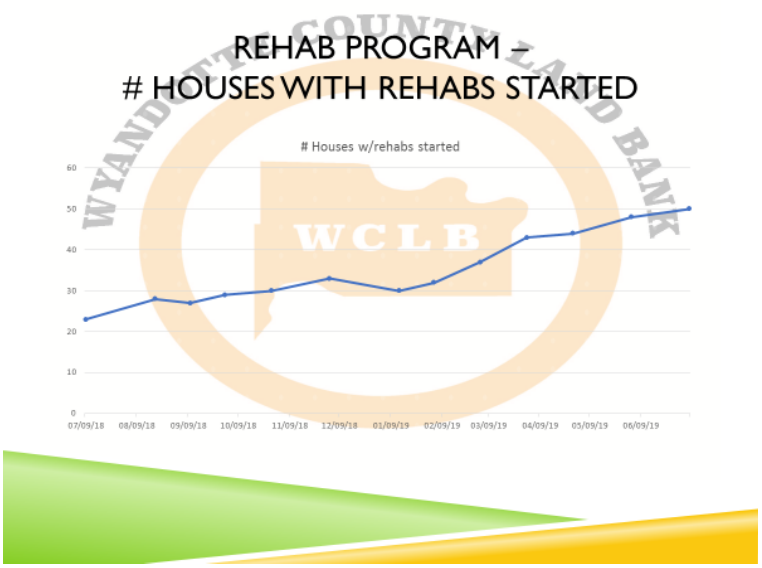
Houses with no offers is at 13 and that number will definitely be coming down next month.



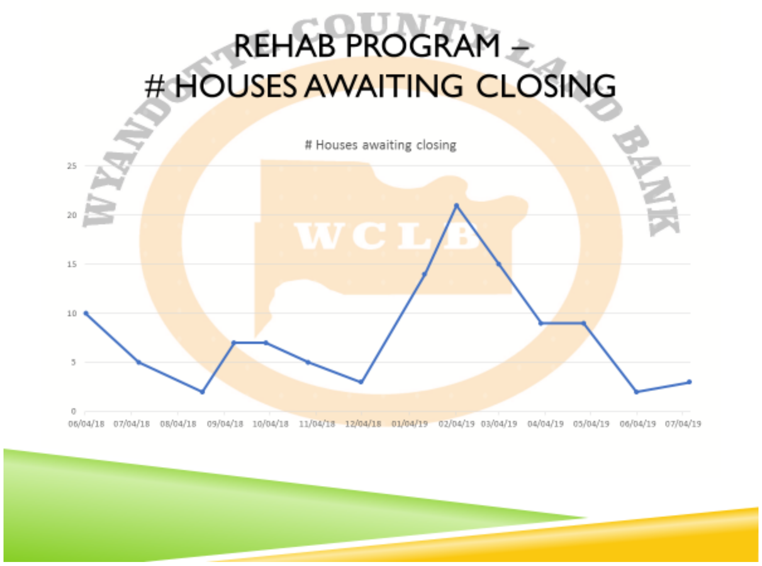
Demos completed, we're still sitting at 33.



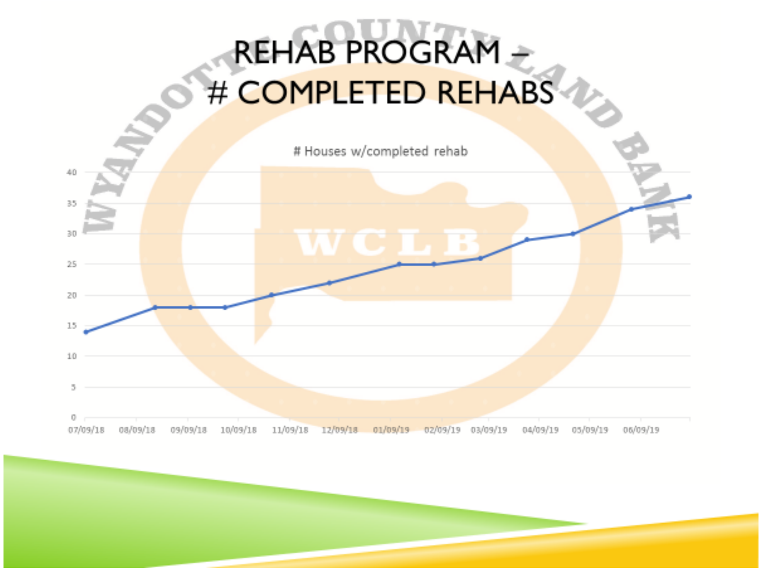
The ones recommended are still at 11.



Rehab started, we're up to 50.

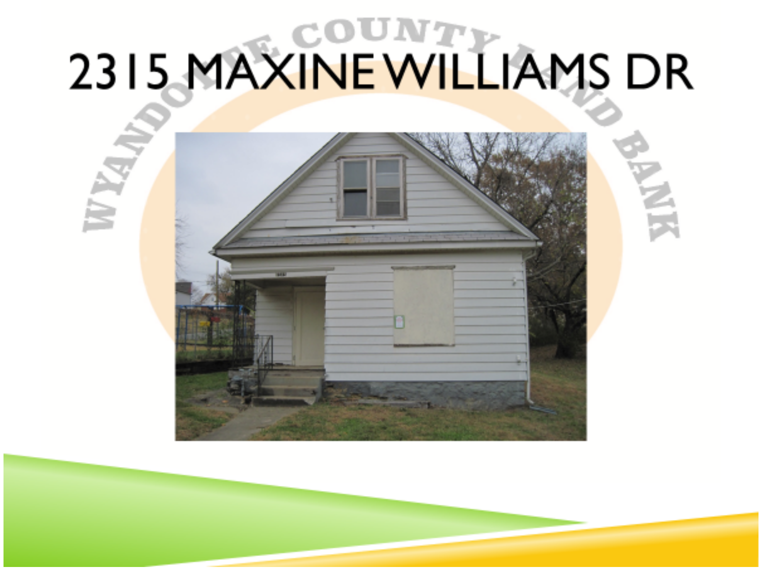


Houses awaiting closing, we're sitting at 3.

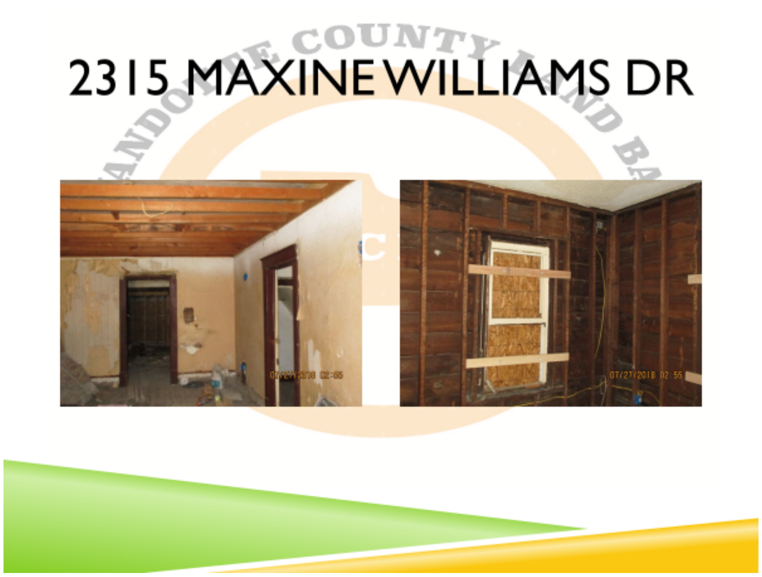


Completed rehabs is now up to 36.

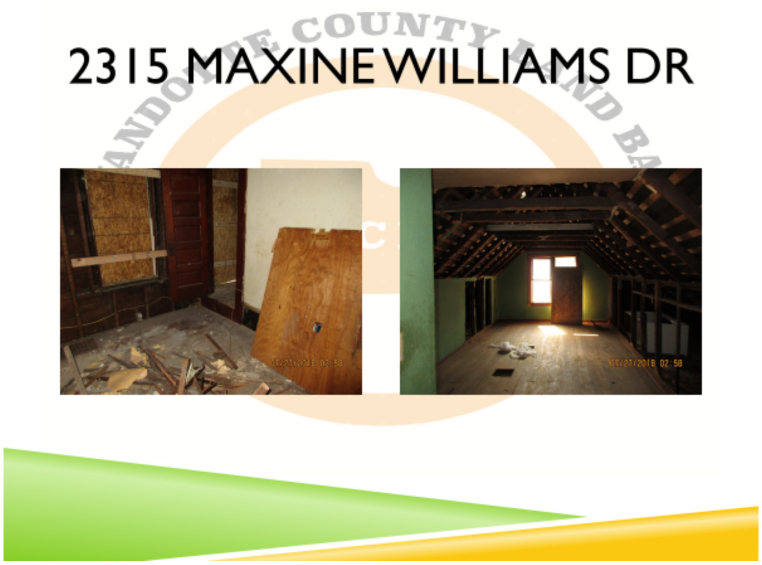
Mr. Slaughter said this brings us two that have been completed since the last time we met.

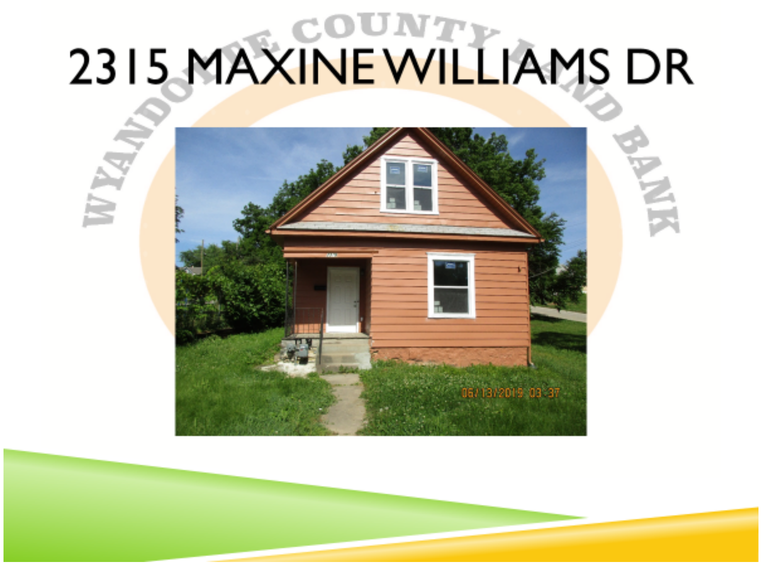


This is 2315 Maxine Williams Dr.



Some before pictures. There was obviously an attempted rehab going on when we got it so the rehabber periodically thanks me for that.





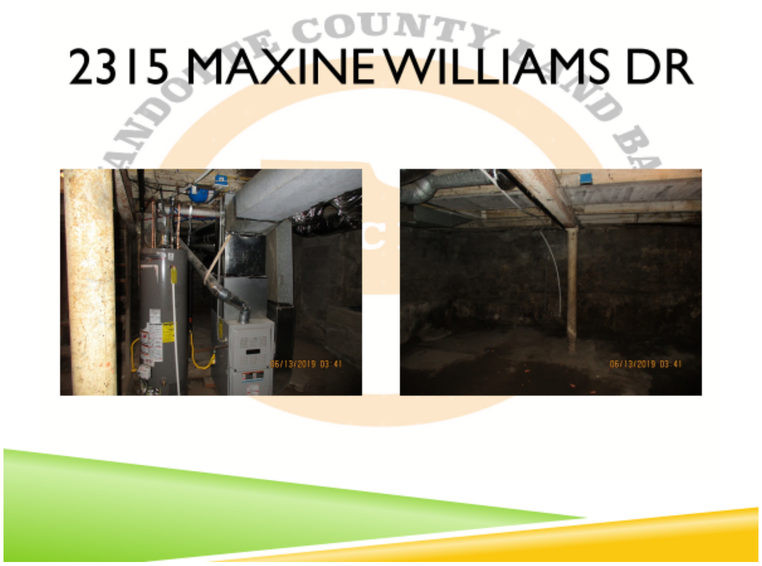
This is a picture with the rehab completed.

As you can see, some good quality work.

Some kitchen pictures.

Some of the bathroom.

Upstairs space with an upstairs bathroom.



Some updated mechanicals.

This property was from Tax Sale 338 in August 2017 and the minimum bid at the time was over $7,000. It took 15 months for the rehab. The appraised value when we got the property was just a little over $4,000 and it's currently listed for $80,000.

The last one tonight is 2721 N. 21st St.

Not in bad shape from what we're used to.

Some of the old mechanicals.

This is a picture of the finished product. A nice blue door there.

Some shots of the interior.

2721 N 21ST ST


2721 N 21ST ST


Updated mechanicals.

This property was in Tax Sale 339 in December 2017. Almost $10,000 was the minimum bid at the time and it did take nine months. It was about $20,500 when we received it and it's currently going to be rented for about $700 a month.

Every time I've been to this neighborhood this really just adds to a really healthy neighborhood. After a while you're not going to realize that it was the last one rehabbed because there is a lot of nice houses and they're well-kept in that area.

That's the Rehab Update for this month.

Commissioner Burroughs said I appreciate that report. We're seeing some great successes. I'm going to go back to the vacated properties that we accepted back in the Land Bank. You talked about demolition and we're getting a handle on those. Are we just pushing dirt into foundations or are we moving foundations out so we can rehab the property because how did we end up with so much property with basements in them that we can't put back into service? **Mr. Slaughter** said just from the conversation I have and not having any association with that department, it's my understanding that practice ended I think well back in the '90s. Melissa could probably answer that better.

Melissa Sieben, Assistant County Administrator, said I don't have specific details like Mr. Slaughter, but what I can tell you is that at one point we had some outside help from a federal agency helping us with demolitions. The practice was to put the stuff into the hole which was the basement or cellar of the property. Unfortunately, that's left us with a lot of work to do on some of these properties which I'm assuming is what Mr. Crawford is referring to that is not an allowed practice anymore. We certainly do struggle with that because it does create a complication when we get into these properties. I'm glad that practice has stopped. Unfortunately, we have the past practices to deal with.

Commissioner Burroughs asked do we have a recourse to go back on that agency or that organization to help offset the costs. **Ms. Sieben** said I don't have an answer for that tonight. We certainly could look into it, but it was a federal agency so I'm not certain what recourse we would have.

Angie Lawson, Deputy Chief Counsel, said generally when we accept money, we do it under their conditions. When we accept their money for a project, we do it under their conditions and standards at the time even if they're not what we would like.

Commissioner Burroughs said I would hope that if a federal agency is going to come into our city and provide us a service that even if that service is deemed proper at the time and then it seen as not, that there would be allowances in providing dollars to remediate that property to put it back into a taxable sale for development and to not proceed forward with some kind of understanding or questioning that just says what they've done is okay and, therefore, the new developer or we as a community is going to accept that. I would just hope that we would give strong consideration to finding a way to remedying these properties because I believe these aren't the only the only properties that has occurred with. **Ms. Sieben** said, Commissioner, you're completely correct. There are a multitude of them scattered throughout the community. I believe part of what our Land Asset Management Team is doing is trying to identify some of that type of stuff as well. I don't have a complete listing today to tell you how many of them there are, but there were numerous of them at some point and I've come to learn this on a variety of different projects since I've been here.

Commissioner Townsend said, again, Mr. Slaughter, thank you and everyone who is working with you on the Rehab Project. I mean it's continued to make a great, positive, difference with the housing options and irradiating blight. With the two that you show which happen, I think, to be in District 1, the house on Maxine Williams Dr., how many bedrooms is that? **Mr. Slaughter** said I believe it's two. I'm assuming a third could be added in that upper space. Again, there is a bathroom on that second floor as well. **Commissioner Townsend** said just in case anybody is looking.

The one on North 21st Street, that seems to be available at a very reasonable price, how many bedrooms is that one? **Mr. Slaughter** said I believe that was two. **Commissioner Townsend** said, again, if anybody is looking.

Action: Information only.

Adjourn

Chairman McKiernan adjourned the meeting at 6:00 p.m.

dt