

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, August 19, 2019**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, August 19, 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, Murguia and Walters. Commissioner Townsend was absent. The following officials were also in attendance: Gordon Criswell, Melissa Sieben, and Alan Howze; Assistant County Administrators; Angie Lawson, Deputy Chief Counsel; Reginald Lindsay, Budget Director; Debbie Jonscher, Deputy Chief Financial Officer; Andrea Parra, Deputy County Treasurer; Rick Mikesic, Director of Revenue/County Treasurer; Chris Slaughter, Land Bank Manager; Katherine Carttar, Director of Economic Development; and Jay Doleshal, Sergeant-At-Arms.

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

Chairman McKiernan said there are no revisions to tonight's agenda.

Approval of standing committee minutes from June 3, 2019. **On motion of Commissioner Burroughs, seconded by Commissioner Murguia, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Item No. 1 - 19892...LAND BANK BUSINESS: POLICY CHANGES

Synopsis: Request consideration of proposed changes to the UG's Land Bank Policy, submitted by Chris Slaughter, Land Bank Manager.

WYANDOTTE COUNTY LAND BANK (WCLB)

Neighborhood & Community Development
Standing Committee

August 19, 2019

WCLB POLICY CHANGES

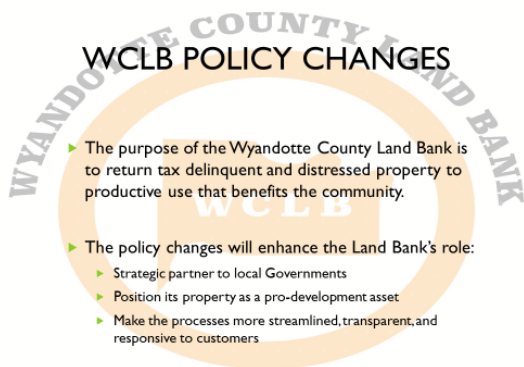
► Major Thanks to:

- Land Asset Management Team (LAM)
- Economic Development Department
- County Administrator's Office
- Land Bank Advisory Board

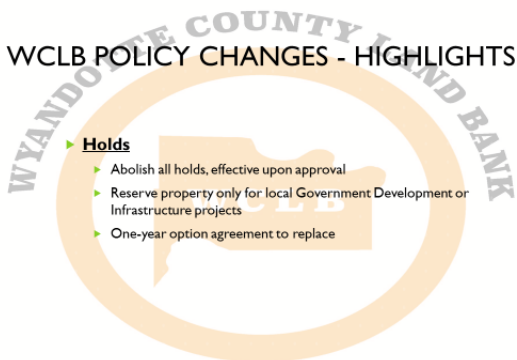
Chris Slaughter, Land Bank Manager, said first on the agenda are some policy changes. We've been mentioning this over the last couple of months so we're very thankful tonight to be able to present this to you.

As we did last month, we just want to point out a couple of groups that were also instrumental in helping us come up with these changes: the Land Asset Management Team, our Economic Development Department, the County Administrator's Office, and the Land Bank Advisory Board.

August 19, 2019



As we've stated before, our purpose in the Land Bank is to get these troubled, tax delinquent, problem properties back on the tax rolls as quickly as possible and primarily through development. Some of the changes tonight that we're really hoping to focus on is having the Land Bank be a core strategic partner to all the local governments here in Wyandotte County. We also want the Land Bank to lead in a pro-development style of business; and also just to be more streamlined, transparent with the transactions we make with our customers.



One of the first highlights tonight is we are going to do away with holds. What that definition generally means is, in the past, where developers or individuals have come and asked for large areas or even sometimes maybe not super large, but an area that they want us to specifically hold for them in the hopes of developing those. We still, as a strategic partner with our government and the other local governments, we still will in a way be holding, reserving property for future projects for them.

The other thing we'll focus on later is the creation of an option agreement that will give developers the opportunity to finalize their plans, get approvals, but yet also indicate to their partners and financiers that there's a control on the property. So that option agreement would be for one year. Again, it gives them an opportunity to go back to a banker, their partners, let them know that they have control of the property. There will be a non-refundable fee, \$100 for residential projects, \$500 for commercial. They will be responsible for the maintenance of the lot. Just with most any agreement, we'll have the ability to contact them with due notice if we choose to end the agreement.



Sales, this particularly is just in response to our vacant lots if they're non-buildable. We'll go over that definition here in the presentation. Also, we will probably be identifying areas where we don't feel there'll be any future development or the development in those areas may be a longer timeframe than we want to hold. But again, development is the key. If developers and builders are ready to go, we want to be a partner with them. We've also added some language that when incentivize or penalize builders in that timeframe.

Another thing we're proposing is in the Rehab Program, we have them sign a quit claim deed before we turn them loose in the rehabs. This would be if we notified them of non-performance and they fail to respond to us on that, we would have an instrument that we could deed their interest off the property.

WCLB POLICY CHANGES - HIGHLIGHTS

Lease

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

The Lease Program, we've had that approved before, but we also think this is going to be a vital part of the Land Bank going forward. This would, again, be on non-improved vacant properties. It would be a two-year lease. We have 90 days in there. We're willing to work with anybody that we feel if a project comes along that that property would need to be a vital part of that development. We have 90 days in there, but we would obviously work with anybody if there was some sort of agriculture or farming type stuff going on.

Sometimes we get approached from people that say I want this land because here's what I want to do and as time goes on, that project gets bigger and bigger and bigger. I think if we got to that point, we would want to push them more to that option agreement if we felt that there was momentum building on the type of development they were looking for. Just like with any other agreement with our land, the maintenance would be the responsibility of them.

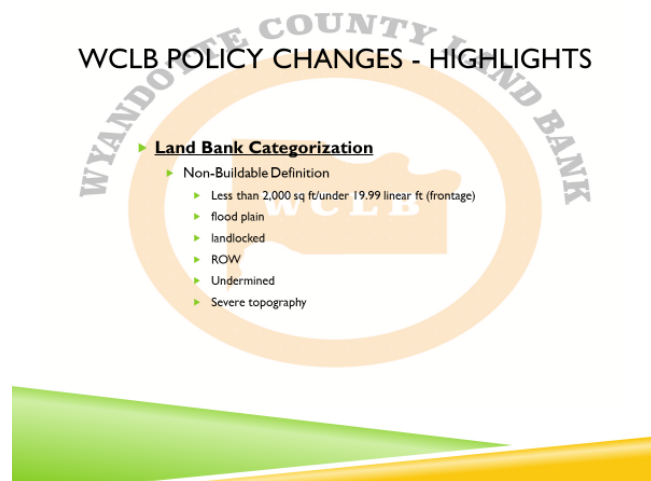
WCLB POLICY CHANGES - HIGHLIGHTS

Yard Extensions

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

Yard extensions. One of the big changes is in the past, if you owned a house and were renting it out, you could apply for a yard extension. We're asking that yard extensions just solely be for people that own and reside at the house next to a Land Bank property.

We also are going to ask that if it is a non-buildable, and again we'll go over those definitions, to give the Land Bank manager the authority to go ahead and sell that property and then come back and report. Then, of course, if it's something that's buildable, then we will have the Staff Advisory Team and the Advisory Board to provide comment and bring it to a standing committee.



This is our definition of non-buildables, anything less than 2,000 square feet or under 19.9, or basically under 20 feet of frontage. Anything in a floodplain, anything that is landlocked, right-of-way, undermined property, and maybe some challenging topography out there, those would be something that we may want to classify as non-buildable.

WCLB POLICY CHANGES - HIGHLIGHTS

Community Gardens

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

Community gardens, we think these could be an asset to the communities going forward, especially with some of the development. So, only right now, we're—we want something that's sponsored by a neighborhood that's associated with Livable Neighborhoods. We would really encourage that they partner with one of the larger growing groups throughout the city. We're also going to ask that they work with us to determine maybe the best spot for a community garden in their neighborhoods.

WCLB POLICY CHANGES - HIGHLIGHTS

Application Approval Timeline

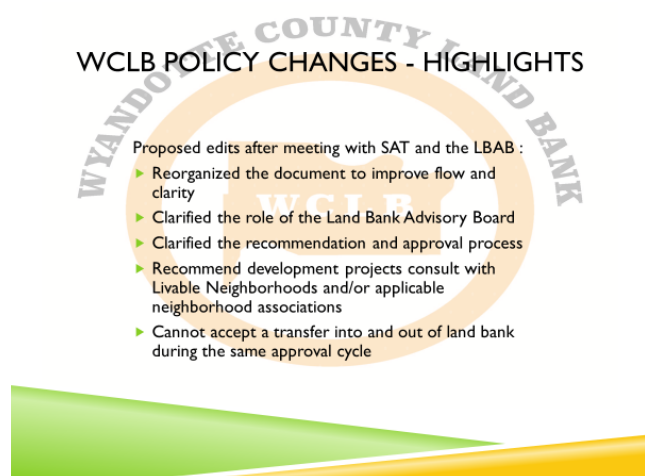
- ▶ Application date cutoff
- ▶ Applications information sent to SAT & LBAB
- ▶ SAT meeting
- ▶ LBAB meeting
- ▶ RFA submission
- ▶ N/CD Standing Committee
- ▶ BOT Meeting
- ▶ Goal is to provide all information & comments for Board to make decision

This is something that we're proposing. It will be kind of how the new flow of applications that come in to us before they come to you guys at the board. We will start having, and we will put this on the website, a mandatory application cutoff date. What that means is once we hit that date, those will be the applications we'll work up and move to the appropriate teams and possibly bring to the next standing committee meetings.

August 19, 2019

Once all that information is compiled, we will send that to the Staff Advisory Team and the Advisory Board to comment. We will have those meetings in accordance. We're looking on that second bullet point to give them a couple of weeks of time to process the information, go out and visit the properties, and visit the applicants if needed.

Then once the information is compiled and we move forward to bringing a recommendation to you, we will submit that RFA and then bring it to the standing committee. If approved, it will go to the Board of Trustees' meeting. Again, we want to provide you with all the necessary information to make a well-informed decision.



In our meetings, especially with the Advisory Board, some of the recommendations that came up is, again: improve the document flow, improve the communication between the teams and, again, be able to get the information to you guys for decisions. We are kind of going to clarify and also amp up the role of the Advisory Board. Again, the recommendation, the approval process, we feel is going to, again, provide you with all the necessary information needed.

We are asking that any kind of development projects, especially in-fill housing, we're going to ask that they just kind of go out and consult with Livable Neighborhoods, give them an opportunity to explain the project. Livable Neighborhoods can also introduce them to the neighborhood groups. Once that's taken place, then we'll start looking at moving their applications forward to the teams.

Another thing is, is any property that comes in, we're going to wait one complete meeting cycle before we will then present to you guys to move out.

Commissioner Murguia asked, Chris, do you guys have an updated Land Bank map yet identifying the parcels that are in the Land Bank? **Mr. Slaughter** said we have the ability to do that. We just got almost 400 vacant lots from the April sale that we're still going through and classifying them, at least a recommendation of what we think we should do with those. In talking with Katherine, our goal is to have something on the website on a permanent, updated basis that will be, I guess for lack of better words, keyed and color coded to let the public developers see what properties are available.

Commissioner Murguia said I know I mentioned during budget, are we going to be able to put up signage on some more high-profiled lots that say for sale by the Unified Government so people are aware when they drive by? **Katherine Carttar, Director of Economic Development**, said yes. One of the things that we're kind of starting with the Opportunity Zone areas, as kind of a pilot test case, because they're more defined areas that have a very specific timeline. So kind of starting with how we can roll out some much more proactive strategies to actually sell some of these properties that are in areas or size of properties that could actually be pretty valuable for someone if they knew. That's one of the challenges that I'm sure you see is people don't even know that that's a property that could be for sale. We're working on that. We'll kind of start looking at the remainder of the county and see where those are and start putting up some for sale signs and actually try to broker some of those lots.

Commissioner Murguia asked, but what if your district is not in the Opportunity Zone? **Ms. Carttar** said your district is almost completely an Opportunity Zone? **Commissioner Murguia** said no, I don't think Argentine is in in an Opportunity Zone. **Ms. Carttar** said I'm not sure what the northern boundary is. As I said, that's just where we're kind of starting because it's a definable place that we can kind of wrap our hands around. Our hope is to very quickly expand and do that for the entire county.

Commissioner Murguia asked, do you know how long it will take before signs can be put in other areas? **Ms. Carttar** said I don't know for sure. I think we can honestly—we can do that fairly quickly, depending on the location. We would certainly take recommendations from you all. I know your districts better than anyone. If there are specific areas that you'd like for signs to go up immediately, we can get that done. **Commissioner Murguia** said okay. I think, at least, I could be helpful in identifying the lots that people have asked about. I'm not completely sure whether they're in the Land Bank myself or not. If I could get an updated map, as updated as the last sale can be, a hard copy of that.

When will you have those signs? **Ms. Carttar** said we can have them certainly within the month. **Commissioner Murguia** said okay, so if I can get an updated map, then I'll be able to give you kind of a list of ones I think you could turn rather quickly. **Ms. Carttar** said okay.

Alan Howze, Assistant County Administrator, said, Commissioner, I'll add to that. In addition to the physical signage, we're also, as part of this process, trying to identify properties that can move more quickly beginning to match up those Land Bank properties with comp sales in the area and appraised value so we can begin to get a better idea of those lots that actually have market value, not because we think that they do, but because the market is showing signs and, in fact, they're potentially viable properties for building. There's some additional work that we'd like to come back to this Commission with in the not too distant future that kind of begins to lay some of that out that looks at, again, not just the lots, but also adds additional information to it that I think will make it much more user friendly to look at that map and say okay, where lots were actually you've got comp sales within 500 feet at a price point that a builder could go in and put in a house and make a profit.

Commissioner Burroughs said, Mr. Slaughter, the moratorium that was placed on the land now that we're going to lease, that is lifted immediately. **Mr. Slaughter** said actually, that's the next item. **Commissioner Burroughs** okay; I'll wait.

Chairman McKiernan said I guess as I've shared with Mr. Slaughter and with Administrator Sieben, I do have a lot of just little word smiting suggestions and feedback that I'll give you. From your perspective, these revisions do codify our current practice and work as an internal guideline for all of our departments who participate in this process? **Melissa Sieben, Assistant County Administrator**, said I would say they go beyond just our current practices; but to desire practices based on feedback from the Commission and the community that they would like to see, and also work towards helping us be able to do better development moving forward. **Chairman McKiernan** said perfect. Thank you so much.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Walters, to approve.**

August 19, 2019

Public comments:

Rachel Jefferson, Kansas City, Kansas, said my comments probably echo yours, Commissioner, in terms of some of the word smiting. I noticed in some of the policy changes, words are changed from shall to may, which is actually a big difference when you're looking at a policy specifically in regards to the Land Bank Advisory Board and they're being consulted. There was a word change from shall be to may be. I think that may be pretty critical.

Also, in regards to the neighborhood consultation portion of this document, previously it was so that the Land Bank did encourage consultation with neighborhoods, but it also was suggested that they provide some type of demonstration to demonstrate prior consultation with neighborhoods. That language was taken out as well. I would suggest that those be put back in.

Chairman McKiernan said if I could ask you this, and I'm confident you could follow up, if you could follow up with a copy of those comments and suggestions to Mr. Slaughter and to myself, I'll add them to the list that I've already compiled myself. As I look through, I find that the bones are good as I read through it, but there are several things for clarity that I'd like us to bring back as another iteration of editing. If you're okay to do that, then we can include that as a next iteration of editing and improving. **Ms. Jefferson** said absolutely. If I may, also, we are still working our way through all this document. If there's anything else that we see that stands out, if I may include that as well. **Chairman McKiernan** said absolutely. **Ms. Jefferson** said wonderful, thank you so much.

Ms. Jefferson asked, would the intent of the committee be to pass this, have it cleaned up and brought back? **Chairman McKiernan** said my intent would be to pass this as it stands to make further editing changes as necessary or as warranted, and then bring those back with a redline strikeout for a future approval. **Ms. Jefferson** said thank you.

Roll call was taken on the motion and there were four "Ayes," Walters, Murguia, Burroughs, McKiernan.

Item No. 2 – 19893...LAND BANK BUSINESS: NORTHEAST HOLD AREA LIFT

Synopsis: Request to lift the current hold on all Land Bank properties within the boundaries of the Northeast Master Plan area, submitted by Chris Slaughter, Land Bank Manager. The hold has been in place since April 11, 2019.



Chris Slaughter, Land Bank Manager, said it's the Northeast hold area. Just some history on that. It was originally a 180-day hold that was approved September 27th of last year. The Master Plan was in process of being approved, which was adopted on November 29th of that year. That's, in part, of what we asked for the hold to make some recommendations for policy change. We then were granted a 120-day extension on April 11th of this year. Again, through the work of Economic Development and the Land Asset Management Team, that's what we just went over in the first item tonight.

With that being said, we feel there's no longer a need for the hold. Our plan for next standing committee is to bring those applications before you. Our recommendation tonight would be to request the approval of lifting that Northeast hold.

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

Item No. 3 – 19894...LAND BANK BUSINESS: APPLICATIONS

Synopsis: Request consideration of the following applications, submitted by Chris Slaughter,

Land Bank Manager.

1109 State Ave. – Leon Means, yard extension
 1051 Ella Ave. – Maria Hernandez, yard extension
 1508 Armstrong Ave. – Maverick Rodriguez, yard extension
 2436 S. 18th St. – Michael Walker, yard extension
 717 S. 19th St. – Ahmad Noory, yard extension
 1043 Armstrong Ave. – Gobee Corporation, Inc., yard extension
 2445 S. 12th Terr. – Martin Lugo, property acquisition
 1129 Osage Ave. – Hector Gonzalez, property acquisition
 1258 SW Blvd. – Israel Garcia, art garden
 20 Kansas Ave. – Pillar KC, LLC, new construction
 1824 N. 13th St. – M Star Holdings, LLC, parking lot
 1308 Wood Ave. – M Star Holdings, LLC, parking lot

Chris Slaughter, Land Bank Manager, said these applications before you, they are all current on their taxes, they have no code violations, and none of them are in the Northeast. Did not know how that vote would turn out, so we just thought we'd bring everything non-Northeast tonight. Six yard extensions, two property acquisitions. We have a request for an art garden workplace. We have one new construction application and two that are for a parking lot.

YARD EXTENSION – 1109 STATE AVE
 LEON MEANS – 1107 STATE AVE



The first one is 1109 State Avenue and the applicant is at 1107. The applicant is—there are two Land Bank lots, 1109 is the one next to the applicant here at 1107. As you can see on the picture on the right, it'll be the property just to the west of them. There are trees that separate those two Land Bank properties.

August 19, 2019

YARD EXTENSION – 1051 ELLA AVE
MARIA HERNANDEZ – 1049 ELLA AVE



We have 1051 Ella. The applicant is at 1049 Ella. 1049 is here on the east; the Land Bank there on the west.

YARD EXTENSION – 1508 ARMSTRONG AVE
MAVERICK RODRIQUEZ – 1432 ARMSTRONG AVE



1508 Armstrong, the applicant lives at 1432. That's the Land Bank property on the picture on the right to the west. This particular block runs from 14th to 16th without interruption, so the numbering changes halfway through.

August 19, 2019

YARD EXTENSION – 2436 S 18TH ST
 MICHAEL WALKER – 2438 S 18TH ST



We have another yard extension for 2436 S. 18th and the applicant is at 2438. The applicant's house is just right over here. I didn't get a good picture of that.

YARD EXTENSION – 717 S 9TH ST
 AHMAD NOORY – 719 S 9TH ST



717 S. 9th and the Land Bank property is 719 S. 9th.

August 19, 2019

YARD EXTENSION – 1043 ARMSTRONG AVE
GOBEE CORP, INC – 1041 ARMSTRONG AVE



1043 Armstrong and the Land Bank property is 1041.

Chairman McKiernan said, Chris, I have a question here. I've seen Gobee Corp twice here. Are they property owners, landlords? **Mr. Slaughter** said yes. **Chairman McKiernan** said okay.

PROPERTY ACQUISITION – 2445 S 12TH TER
MARTIN LUGO – 2443 S 12TH TER



Mr. Slaughter said property acquisition of 2445 S 12th. That is this property. This is still shaded in red, but we've already approved, or you guys approved both of these so I don't know why that's still in red, but the applicant's property is 2443.

Commissioner Murguia said, Chris, I have a question about this. There is a lot I'm looking for because we gave one lot, I think it's this address. Melissa, is this the address we talked about? **Mr. Slaughter** said these two, I'm not sure. I think it was late of 2018. He was approved and purchased these two here. **Commissioner Murguia** said yeah, this is the problem. Is this it? Is

this recommended for approval? **Mr. Slaughter** said it's presented. **Commissioner Murguia** said okay, so are you aware that if it's the same lot, which I'm thinking it is, you might want to check your email.

I went out there because the neighbors are complaining because the lot next door to this house that they currently own has all sorts of debris and construction materials stacked up in it. For months it's had a, I don't know what you call those, like they scoop stuff up with. It's like a tractor. **Mr. Slaughter** said a bobcat. **Commissioner Murguia** yeah, that's it. It's had a bobcat parked on the grass or on an unimproved surface for months. There are also piles of looks like old sidewalk. **Mr. Slaughter** said I did go out and take some pictures. **Commissioner Murguia** said yeah, that's it. **Mr. Slaughter** said I've had plenty of conversations with Mr. Lugo. The reason he has applied for these properties is to clean up the area.

I have been on emails, talking with Codes and Community Policing about this. I don't believe Mr. Lugo is here tonight, but, again, the only thing I can state on his behalf is his sole purpose was to clean up these properties.

Commissioner Murguia asked, how long has he owned the lot, again, the one that we already gave him? **Mr. Slaughter** said I think he purchased it this spring. **Commissioner Murguia** said so he doesn't clean it up, and he keeps parking a bobcat there and more debris gets added down there, what happens then? **Mr. Slaughter** said we would have the ability to serve him notice. If he didn't comply, we could take the property back.

It's my understanding that this is...**Commissioner Murguia** asked, is he connected to 2449 S. 12th Terrace? That's the one that I have in my email, its 49 not 43 or 45. **Mr. Slaughter** said this is his property. **Commissioner Murguia** said yes. **Mr. Slaughter** said which I believe is—I have his app. I'll get you the correct address.

Melissa Sieben, Assistant County Administrator, said there is a ticket. It was being processed. **Commissioner Murguia** asked, it's what, Melissa? **Ms. Sieben** said it's a ticket that was issued. **Mr. Slaughter** said 2437 is the address of the house. **Commissioner Murguia** asked, is that the one with the code violation? **Ms. Sieben** said 2449. **Commissioner Murguia** asked, is that his property as well? Our policy says that if you have a code violation, you're not supposed to be eligible to buy these. If he has a code violation, why would it be up for us to approve or not? **Mr. Slaughter** said in our background of the application, we did not find a code violation. **Ms. Sieben**

said this is a ticket for illegal dumping, which is, I think, maybe not in the same name. **Mr. Slaughter** said I believe all this probably took place well after his application was originally submitted.

Commissioner Murguia said okay. Well, since it doesn't seem like we kind of all know what's going on, so thanks for the information and looking it up. But if he's really interested in this, then we can move on—and really interested in cleaning up, great, but while he has a pending code violation, and until the other stuff gets cleaned up, I don't think it should be on here for approval. **Mr. Slaughter** said okay. If I can go through the rest of them, then we can do the rest. **Commissioner Murguia** said that would be great. I just didn't want to forget. I saw the address.

Commissioner Burroughs said, Mr. Slaughter, I'd like to go back to the landlord question or comment that was made. We're giving property out of the Land Bank to those that are turning properties into rental properties, whether it be lease or rent. Do we know if these are absentee landlords? Do we have any kind of information on that? **Commissioner Murguia** said I happen to know that this gentleman, if we're talking about this guy, he lives in Wyandotte County, but he lives out west, 78th.

Commissioner Burroughs said my understanding of the Land Bank is that the properties are to be used as yard extensions. I would assume that that would be for homeowner purposes, not saying a landlord is not a homeowner, but they are not residing there. I guess that's a piece of the puzzle I hadn't considered, but maybe our Assistant Administrator can share that.

Ms. Sieben said I don't have an answer for the one for you tonight. That is a policy change that's not recommended and what was just approved by standing committee to go to full Commission. What I can tell you is that starting next month, we've cleared the slate of backyard extensions. All new policy wording that's in the document that you just approved at the start of the meeting will apply. Most of these will not come forward going forward because most of them are buildable lots. The most they could do is use them for a garden temporarily under a lease. This is the last of these that you will see that are buildable lots that are adjacent to a property regardless of its owner or renter. That is something that we can talk about and bring back to you when we bring back the edits that Commissioner McKiernan is also recommending.

You want to act on this one tonight? I'm not giving you an answer. What I am telling you is it's not addressed in the policy. This is the first time that that's come up. It's a good thing to look at. I will say that these coming forward, all the ones that Chris is showing, would not

present a severe topography, less than 19 feet, so on and so forth. These wouldn't be recommended for anything other than a lease. **Commissioner Burroughs** said I appreciate that.

What I would hope, if we're putting criteria in place, as Commissioner Murguia brought up in reference to the zoning, I mean the codes violation, I would hope that if we're going to give property to a landlord that the property is being rented, that we give consideration to the previous inspection that the property is up to code and standards for those that are renting property in our community. That we address those in a manner that is one, responsible and respectable to the members of the community that are looking for housing. I really think that's an extremely important message to send to those that want to rent and lease property in our community, that we expect your housing stock to meet code, and that it meets all requirements of policies we have put forth as a Unified Government to ensure that our renters are treated with the dignity and respect they deserve.

Ms. Carttar said in the policy that you all just approved, Section 8.2, we actually do make that point; well, not that exact point. Say that an applicant, if you're applying for yard extension, the applicant must be the owner of the abutting property, and that must be his or her primary residence at the time of application. It would require you to be an owner-occupied if you're applying for a yard extension. **Chairman McKiernan** said that's going to be in the future, then. **Ms. Carttar** said yes. **Ms. Sieben** said yes, if it's approved by full Commission.

Chairman McKiernan said in this case, with respect to these two, Commissioner Murguia's question really is still at play here because if this property owner fails to take care of these extensions up to current code, then they would revert back to Land Bank. **Mr. Slaughter** said there's always been language in our deeds that state that.

Mr. Slaughter said, again, Commissioner Burroughs, to your point, with what we have access in the system that Codes enters their findings, if we do find a violation, we do send them a letter asking them to correct that before we'll move an application forward.

As far as the yard extensions go, its general practice that once they're approved, they get combined with the house so they become one property. We do deal with a lot of people that are contract for deed and we have to generally tell them that if this is something that you want, you need to have the owner of the property come and apply for it. That's kind of like a situation you

have right here, or the one you had previous with the Gobee Corporation. Moving forward, if next Thursday it's approved, you have to own and you have to live there.

Commissioner Burroughs said the reason why I'm bringing this up is we have these master plans that are going on all across the community: Central Avenue Master Plan, Northeast Master Plan, and Downtown Master Plan. If we have absentee, out-of-state landlords that request property next to, adjacent to the property they own to be utilized for yard extension, I'm going to find it very difficult to find that that's an acceptable practice for us to enter into. They're not in the community. We don't have control over them should the property fall in disarray or we find violations. They are out of state and we're limited as to what we can do with that property and how fast we can remedy it. I would hope that would be something we would consider in our policies as we move forward in reference to out-of-state or out-of-county landlords.

Mr. Slaughter said I could see in the future that the information that you guys get in the future for these meetings would have comments from me to the Staff Advisory Team or the Advisory Board of these types of situations. Again, we're trying to give you all the information you need to make a good, honest decision. **Commissioner Burroughs** said thank you. Thank you, Mr. Chairman.

PROPERTY ACQUISITION – 1129 OSAGE AVE
HECTOR GONZALEZ – 1125 OSAGE AVE



Mr. Slaughter said the next is a property acquisition at 1129 Osage. That's this one right here, and the applicant does own the vacant lot at 1125 next to it.

PROPERTY ACQUISITION – 1258 SOUTHWEST BLVD
ISREAL GARCIA – KANSAS CITY, MO



This is 1258 Southwest Blvd. The applicant, who is here tonight, is asking for the property to use as a work site. He does a lot of metal statues artwork and that's primarily what he would use the property for.

NEW CONSTRUCTION – 20 KANSAS AVE
PILLAR KC, LLC – OLATHE, KS



Next is 20 Kansas Avenue. We have an application for a new build by Pillar KC. He is also here tonight to answer questions. This would be a metal building that I believe he's even indicated he already has a client for.

PARKING LOT – 1824 N 13TH ST & 1308 WOOD AVE
M STAR HOLDINGS, LLC – 1822 N 13TH ST



- ▶ Parking lot improvements
- ▶ 1822 N 13th St
- ▶ Renovations for office spaces & retail

Last tonight is 1824 N. 13th Street and 1308 Wood. The applicant owns 1822 N. 13th. He's currently in the process of renovating that building for office space and retail. The two Land Bank properties: 1824 is immediately to the north; 1308 Wood is to the west. Again, just a little bit of what I just told you.

PARKING LOT – 1824 N 13TH ST
M STAR HOLDINGS, LLC – 1822 N 13TH ST



This is looking at the property and then this is the N. 13th property to the right.

PARKING LOT – 1308 WOOD AVE
M STAR HOLDINGS, LLC – 1822 N 13TH ST



This is the Wood property that is behind that.

Those are the applications tonight. We can discuss or if there's any other questions. Again, we have some members in the audience that are willing to come up and answer questions as well.

Commissioner Murguia said I'd like to remove property, 2445 S. 12th Terrace, unless, Chairman, you want to ask anyone if they want to speak. I'd move to approve the remaining properties on the list. **Chairman McKiernan** said so we're going to remove 2445 S. 12th Terrace and then you made a motion to approve all the other applications that are on the list. **Commissioner Murguia** said correct.

Action: **Commissioner Murguia made a motion, seconded by Commissioner Burroughs, to remove 2445 S. 12th Terrace and approve all the other applications that are on the list.**

Chairman McKiernan said I just do have one question; one comment and one question. Two comments and one question. First of all, I agree with Commissioner Burroughs about out-of-county absentee landlords. It's good to know that the landlord who is applying for these two yard extensions is a Wyandotte County person who's here in the community. It's also good to know that the policy revisions we are making will eliminate this going forward. One of the things that we have our hardest time doing is catching up with people who don't live in the county and choose to ignore us when we try to contact them. I totally agree with Commissioner Burroughs on that.

August 19, 2019

On 1125 Osage Avenue, Mr. Slaughter, you said that Mr. Gonzalez had indicated that he was going to just maintain the lot for the time being but could see building on it residential in the future. Is that correct? **Mr. Slaughter** said that's what he's indicated to us. **Chairman McKiernan** said okay. I'll reference that application when we get up to Item No. 6 on your agenda.

Chairman McKiernan said I would just love to know real briefly from Pillar what kind of business they're looking at putting in the 20 Kansas Avenue space. It's really exciting to get a new commercial business at that part of Kansas Avenue.

Rogelio Avalos, Olathe, KS, said I'm with Pillar KC. We are planning on putting our business there, Pillar KC, then another business that we created this year, R&R Concrete. So, two businesses will be there. **Chairman McKiernan** said that's all I needed to know. Welcome to the neighborhood. **Mr. Avalos** said thank you.

Mr. Slaughter said if you haven't recognized, Pillar is one of our leading rehabbers. He's done multiple properties. **Chairman McKiernan** said actually, once he stood up from the back row, I went, oh, him. **Mr. Slaughter** said we're glad to see that he's branching out. **Mr. Slaughter** said fantastic. Love to have it.

Commissioner Burroughs said the properties on N. 13th and Wood Avenue, will they be paved or improved or are they going to stay the same. **Mr. Slaughter** said no. We will indicate what the guidelines are to have a paved surface for parking. He's currently in conversations with Planning as it relates to the renovation of this building. He is here if you want to have him address it as well. **Commissioner Burroughs** said I just wanted to ensure that we're not going to have two lots that are not properly set up for a parking lot being utilized and not having the proper surfaces put on them and then he finds himself in a code violation, and we find ourselves...**Mr. Slaughter** said we always encourage them to visit the Planning Department to know what they have to do.

David Cohavi, Overland Park, KS, said we're setting up feet here in KCK. We acquired this building earlier this year in April. We're under renovation, and we're going to Development

Review Committee next week specifically, also, to speak about this, the requirements for the parking lot. This needs to be a parking lot because this building has four shops and six office units. That's about 20 people need to park somewhere and there's no other parking in the area.

Commissioner Burroughs said I'm assuming that they have met with Rob Richardson to ensure that there will be ample parking to meet the criteria of the building. I would assume that has occurred. **Mr. Cohavi** said yes, and we have the committee also. **Ms. Carttar** said yeah, they're going to Development Review Committee next week. **Commissioner Burroughs** said great. Thank you very much. **Mr. Cohavi** said tomorrow, sorry, tomorrow. **Commissioner Burroughs** said thank you for investing in our community. **Mr. Cohavi** said you're welcome. Absolutely.

Roll call was taken on the motion and there were four "Ayes," Walters, Murguia, Burroughs, McKiernan.

Chairman McKiernan said for those of you who are here with applications, unless you are applying for 2443 S. 12th Terrace, those applications have been approved and you can follow up with Mr. Slaughter tomorrow or later this week.

Commissioner Murguia asked, so I'd make a motion to deny? I'm assuming we have to go through that process. It can't just hang out there? **Chairman McKiernan** said I'm believing you are correct. **Angie Lawson, Deputy Chief Counsel**, said you could deny or you could hold it over. **Commissioner Murguia** said we could hold it over. I mean, if he's really going to clean it up, great; but if he's not, I'm not okay with that.

Commissioner Burroughs said the motion was made to include all and exclude the one is the way I understood the motion. I don't think we need additional action on the second part of that, the exclusion or to hold over. We just chose not to advance that particular item. **Ms. Lawson** said correct. It would be probably—it's best to provide direction if you want to see this back.

Mr. Slaughter said I will reach out to Mr. Lugo and explain the concerns of the committee and explain that until some sort of plan of action is taken and corrected, we will not be able to advance his application.

Chairman McKiernan said so at this point, to Commissioner Burroughs' point, it does not move forward. He can choose to reapply at a later date. **Mr. Slaughter** said based on the latest communications and what's going on, again, we'll reiterate to him that this is what's holding up us presenting his application for approval. We'll work with them to figure out the best plan of action, or if it's just—he may just decide then, I don't want to do that. We'll talk to him.

Commissioner Murguia said really quickly, what's the timeframe, again, if someone buys a property out of the Land Bank and they take care of it for a while, but then stopped taking care of it. Are you saying indefinitely at any point in time for years and years we can go back and take that property back, or are you saying for a three-year period, a five-year period? What? **Mr. Slaughter** said we can look at it at any time, sure. It's a little bit tougher on a yard extension because then it's consolidated with the house. I mean, if something happened that was brought to our attention, we would probably serve them a notice with a 30-day timeframe to correct and definitely entertain the option of taking the property back.

Commissioner Murguia asked, is it a requirement that they consolidate them with the residential property? **Mr. Slaughter** said that's how we've had it in the policy, and it's still currently in the policy that was approved tonight. **Commissioner Murguia** said okay, alright. **Mr. Slaughter** said our thought is, if it is a renter, I mean, I know we're changing that, and they leave, they can't obviously take the property with them. That's what we figured, for at least yard extensions, that we would consolidate the property. **Commissioner Murguia** said okay.

Ms. Lawson said it would be very difficult if the property were sold to a new owner because that contract was between us unless it was filed with the deed to provide the new owner notice. If we have this agreement, someone comes in and gets code violations, we couldn't just take the property from him.

Commissioner Murguia said I'm sorry, one more question. Are you telling me somebody could come and buy a piece of Land Bank property and then a month later resell it to someone else and we have no recourse? **Mr. Slaughter** said generally we tell them that they're going to need to at least hold on to it for a year. We have been approached feature sales and then asked to file the release of obligations, which we've done. But, sure, that scenario could come up.

Item No. 4 – 19895...LAND BANK BUSINESS: SALE OF FORMER WHITTIER SCHOOL

Synopsis: Recommending the sale of the former Whittier School, 290 S. 10th St., to KC Casas, LLC, who plans to rehab the building for apartments and retail business, submitted by Chris Slaughter, Land Bank Manager.

WYANDOTTE COUNTY LAND BANK SALE OF WHITTIER SCHOOL



Chris Slaughter, Land Bank Manager, said this is a project we've been working on for some time. We obtained this property out of Tax Sale 332 back in December 2014.

WYANDOTTE COUNTY LAND BANK SALE OF WHITTIER SCHOOL



- ▶ Property obtained December 4, 2014 (Tax Sale 332)
- ▶ Fire/Break-ins
- ▶ LIHTC – not awarded
- ▶ KC Casas, LLC
 - ▶ 28 apartments
 - ▶ 4 studio
 - ▶ 12 1-bedroom
 - ▶ 12 2-bedroom
 - ▶ Retail on main floor
 - ▶ Improvements to exterior/landscaping

We've had some fires; we've had several break-ins along the way. At one point, we presented this as a potential LIETC project, but it was not awarded. We were approached by Casey Costas LLC. This is a little bit about what they're planning on doing. They're going to build 28

apartments: 4 studio, 12 one-bed or 12 two-bedroom apartments, mainly on the upper floors. There will be retail on the main floor and some improvements, or I should say definite improvements to the exterior and the landscaping.

WYANDOTTE COUNTY LAND BANK
 SALE OF WHITTIER SCHOOL
 REQUESTING APPROVAL
 OF THE SALE REQUEST
 &
 FORWARD THE REQUEST TO THE
 LAND BANK BOARD OF TRUSTEES
 FOR FINAL APPROVAL



So that's really the presentation I had tonight. There was more information in your packet, including more details on their proposal, we could go over.

Commissioner Murguia said I just have a question. Did we inherit that through the Land Bank from the school district? **Mr. Slaughter** said no, we got it from the tax sale. **Commissioner Murguia** asked, but who was the owner? **Chairman McKiernan** said after the school district had it, I believe it went to El Centro for a while and then it went to a private individual who lived in Independence or Kansas City, Missouri. It was 10 years tax delinquent, I believe, at the point that we finally put it in the tax sale. No one bid on it as I recall. Well, no one bid on it. This was the very first property we took in from a tax sale. **Commissioner Murguia** said okay, that's commercial-like. **Chairman McKiernan** said exactly.

Commissioner Burroughs asked, do we know if these will be market rate apartments? **Katherine Carttar, Director of Economic Development**, said yes. They'll be market rate. **Commissioner Burroughs** said market rate. Great.

Chairman McKiernan said my only comment is, I'm thrilled to see somebody other than us own this building and take care of the property. I'm thrilled to have market rate apartments on 10th

Street. I'm a little baffled as to how they're going to fit 28 apartments in there plus retail, but if they can pull it off, more power to them.

A previous person who did look at this building who has some knowledge of rehabilitation of historic structures like this did say to me that the bones of this building are still very good. Despite the one fire that mainly just damaged woodwork and an old blackboard that was in there. **Mr. Slaughter** said some of the windows were destroyed. **Chairman McKiernan** said part of that was gaining access to the structure. I'm thrilled to have it. I hope they can pull off their vision. **Ms. Carttar** said their hope is to get in as soon as possible this fall to really completely secure it. I mean, we've obviously had it boarded. Have it totally secured for the winter so that come spring, they can start construction immediately. **Chairman McKiernan** said as with a lot of our other properties, cleaning the exterior, securing the building will be an immediate improvement.

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

Item No. 5 – 19896...LAND BANK BUSINESS: TRANSFERS FROM LAND BANK

Synopsis: Request consideration of the following transfers from the Land Bank, submitted by Chris Slaughter, Land Bank Manager.

2521 Hiawatha St. to Community Housing of Wyandotte County

2523 Hiawatha St. to Community Housing of Wyandotte County

(These properties are part of the YouthBuild KCK Model Block Project to support neighborhood beautification and the building of safe and affordable housing. CHWC will be the non-profit homebuilder for the project.)

TRANSFERS FROM LAND BANK

COMMUNITY HOUSING OF WYANDOTTE COUNTY (CHWC)

- ▶ 2521 Hiawatha St
- ▶ 2523 Hiawatha St

Chris Slaughter, Land Bank Manager, said these are requested transfers out of the Land Bank: 2521 and 2523 Hiawatha. The properties here on the east side of Hiawatha.

TRANSFERS FROM LAND BANK

COMMUNITY HOUSING OF WYANDOTTE COUNTY (CHWC)



TRANSFERS FROM LAND BANK

- ▶ Better Block project with YouthBuild
- ▶ CHWC will hold property as non-profit home builder for project.



August 19, 2019

TRANSFERS FROM LAND BANK



Just a picture from the street. This is part of the Better Block project with YouthBuild. Upon transfer, and I believe they're in the final stage of a lot of their grants, they will start building we believe this spring. CHWC will hold the property as a non-for-profit homebuilder.

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

The request is for that transfer.

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

Item No. 6 – 19897...LAND BANK BUSINESS: DONATION TO LAND BANK

Synopsis: Request consideration of the following donation to the Land Bank, submitted by Chris Slaughter, Land Bank Manager.

August 19, 2019

271 S. 12th St. (vacant lot) from Robot Automation Integration, Inc. c/o David Heaston (Bought property at tax sale and was going to resell property. The deal did not proceed and owner states he cannot take care of property. Property has back taxes from 1988 totaling \$5,078.05).



Chris Slaughter, Land Bank Manager, said we have a donation request for 271 S. 12th Street. The owner is the Robot Automation Integration, Inc. The property is there outlined in green. The applicant has stated that he can no longer take care of the property. I would say it's safe to say this property was purchased from a tax sale years ago in speculation, and that speculation never panned out.

Chairman McKiernan said I have spoken with the person who owns this property. He says that he was under the impression he had directed a previous staff to take this property 20 years ago, and for whatever reason was not taken. At this point, he has no intention of maintaining it nor does he want it in his ownership.

August 19, 2019

WYANDOTTE COUNTY LAND BANK
DONATION TO LAND BANK

REQUESTING APPROVAL
OF THE DONATION REQUEST

&

FORWARD TO THE LAND BANK
BOARD OF TRUSTEES FOR FINAL
APPROVAL

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

Item No. 7 - 19898...LAND BANK REHAB PROGRAM: UPDATE

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

WYANDOTTE COUNTY LAND BANK
WCLB
WCLB REHAB PROGRAM – UPDATE

Chris Slaughter, Land Bank Manager, said this is our monthly update. Before we get started, I would like to say recently we've had some discussions with the Police Department about a need for some of our, especially our homes in the Rehab Program, to be used for training purposes for their officers and cadets.

August 19, 2019

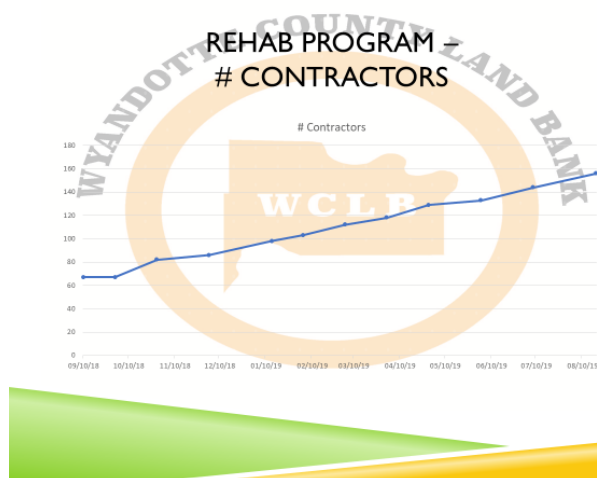
We are in ownership of the building at 1016 Minnesota. That property will eventually be torn down for, I guess, a water pollution project. The Whittier building, they also used, I think, this past weekend. Partly what they expressed to us is the tragedy that happened a couple of months ago over at the deli.

Mainly for hostage situations is they develop their own charges to blow locks off, blow the hinges off doors and stuff. They need stuff to experiment on to make sure that the charges aren't too powerful. I just wanted to point that out that we told them we would be more than thrilled to help them out, help the cadets and the officers out, get the training they need for future situations, and hopefully that training does come in handy.

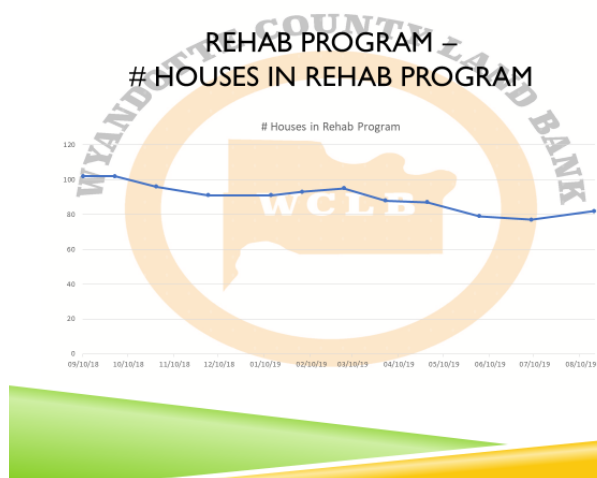
With that we well go into our update.



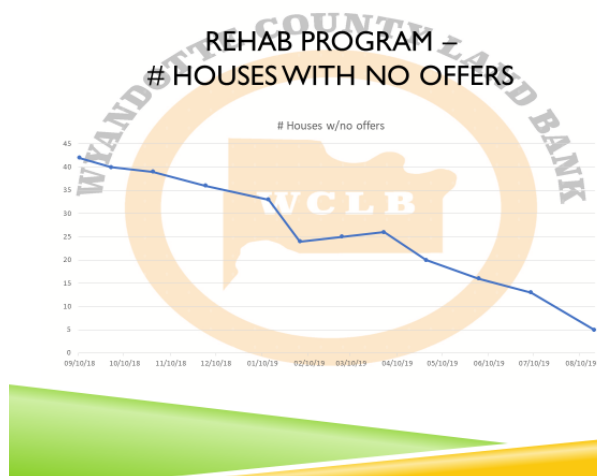
This is showing the number of properties currently in, or this is the tax sale that we just got from April. Total we got six houses. One we've already started the process to demo. It was half caved-in. I mean, there were trees growing and it had been that way for so long. We have a couple of open houses. We have one scheduled for tomorrow, and then we'll probably have a couple next week.



Number of contractors continue to grow. I believe we're at 158.

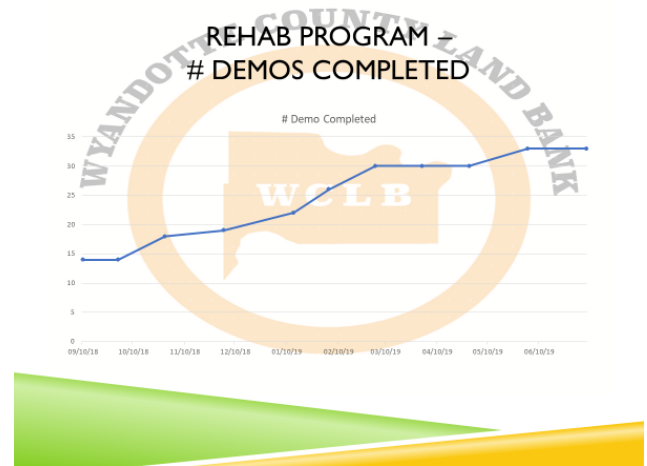


Number of houses. We are currently sitting about 82. That does include the ones from the last tax sale.

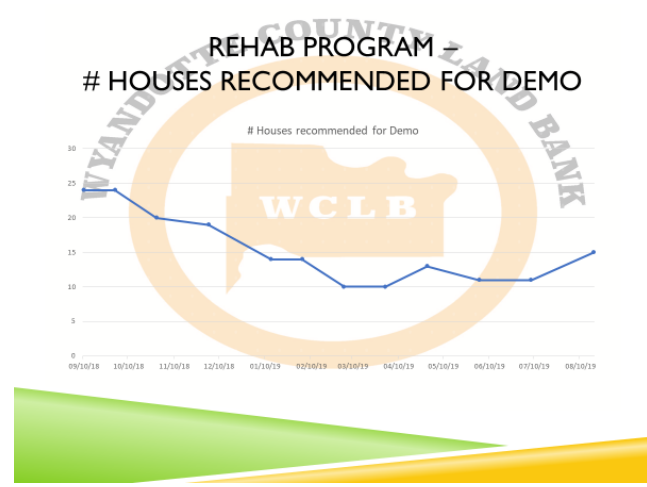


August 19, 2019

Number with no offers is five.

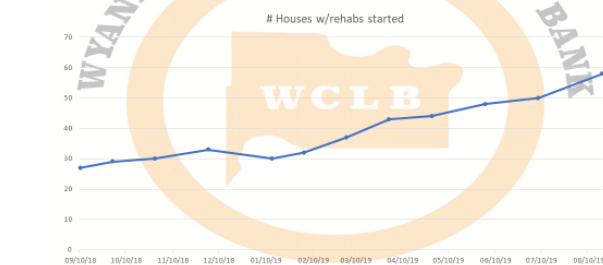


Demos completed, we're now at—we're still at 33.



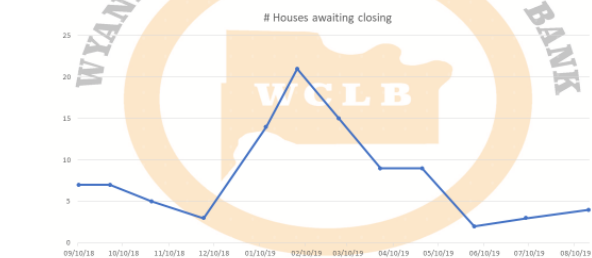
The houses recommended, as we mentioned earlier, we're up to 15 on those.

REHAB PROGRAM - # HOUSES WITH REHABS STARTED



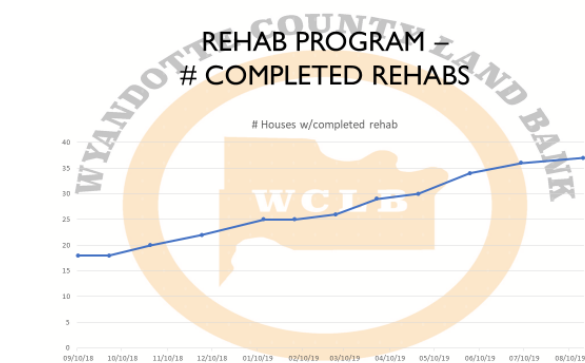
Rehabs started, we are at 58.

REHAB PROGRAM - # HOUSES AWAITING CLOSING



The ones we're waiting on closing is we're at four. Again, that could generally mean waiting for title insurance or one we're currently working with the state to have some tanks removed. We have an offer that we like, but we're just waiting to get all that stuff taken care of.

August 19, 2019



The completed rehabs, we're now up to 37.



Which brings us to the latest, 1523 Greeley Avenue. This property was in pretty good shape from what we're used to.

August 19, 2019

1525 GREELEY AVE



This is a picture of the finished rehab.

1525 GREELEY AVE



Picture right when you walk in the door, the staircase, that blew me away. It probably took me 15 seconds just to take the next picture because it's just remarkable.

One of the downstairs rooms there on the right.

August 19, 2019

1525 GREELEY AVE



1525 GREELEY AVE



Updated kitchen and bath.

1525 GREELEY AVE



Another bedroom. Improvements to the garage.

August 19, 2019

1525 GREELEY AVE



A couple of more bedrooms.

1525 GREELEY AVE



This is an upstairs laundry and bathroom.

August 19, 2019

1525 GREELEY AVE



1525 GREELEY AVE



Improved mechanicals.

1525 GREELEY AVE

- ▶ Property in Tax Sale 336
- \$10,881.70 (Dec '16)
- ▶ Rehab time – 8 months
- ▶ Appraised Value
\$20,600.00
- ▶ Property is currently
under contract for
\$135,100.00



This house was purchased back in December 2016. I shouldn't say purchased, we acquired it through Tax Sale 336. It took the rehabber eight months. It was appraised at \$20,600 when we received it, and it is currently under contract for \$135,000.

Commissioner Walters asked, what's the first number? \$10,881? **Mr. Slaughter** said that would have been the minimum bid to purchase, to make a bid at the tax sale. I believe some of that did include a federal lien that was on the property. **Commissioner Walters** said great. Thank you.

Chairman McKiernan said thank you so much. I really appreciate your continuing work. We will follow-up a little bit with the policy changes and we'll bring those back at a future meeting. Thank you so much.

Action: Information only.

Adjourn

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

ade