



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, October 28, 2019
5:00 PM

Location:

Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
5th Floor Conference Room (Suite 515)

Name

Absent

Commissioner Brian McKiernan, Chair

☐

Commissioner Tom Burroughs

☐

Commissioner Gayle E. Townsend

☐

Commissioner Ann Brandau-Murguia

☐

Commissioner James Walters

☐

I. Call to Order/Roll Call

II. Revisions to October 28, 2019 Agenda

III. Approval of standing committee minutes from the September 9, 2019.

IV. Committee Agenda

Item No. 1 - LAND BANK BUSINESS: APPLICATIONS

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

826 H S. 10th St. – Juan Velazquez-Rodriguez, new construction driveway.

Tracking #: 191014

Item No. 2 - UPDATE: LAND BANK REHAB PROGRAM

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

Tracking #: 191015

V. Public Agenda

Item No. 1 - APPEARANCE: KATHRYN ERWIN

Synopsis: Appearance of Kathryn Erwin regarding experience with Contract for Deeds in her neighborhood.

Tracking #: 191018

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, September 9, 2019**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 9, 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 Walters, Murguia (via phone), Bynum on behalf of Townsend, and Burroughs. Commissioner Townsend was absent. The following officials were also in attendance: Emerick Cross, Alan Howze, and Melissa Sieben, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Chris Slaughter, Land Bank Manager; Angie Lawson; Deputy Chief Counsel; Katherine Carttar, Director of Economic Development; and Jay Doleshal, Sergeant-At-Arms.

Chairman McKiernan said we have Commissioner Bynum who is sitting in for Commissioner Townsend who is unable to be with us this evening. **Commissioner Murguia** has joined us by phone.

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

Commissioner McKiernan said there were no revisions.

Approval of standing committee minutes from July 8, 2019. **On motion of Commissioner Burroughs, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Chris Slaughter, Land Bank Manager, said before we get on the agenda items, at last month's meeting there were some questions from Commissioner Murguia about marketing Land Bank properties. I'm going to turn it over to our Economic Development Director, Katherine Carttar, with some updates.



Katherine Carttar, Economic Development Director, said one of the things that we have been talking about—I mean this has been an ongoing conversation, but certainly have spoken a lot about it since our last meeting was how we actually proactively market some of our Land Bank lots. One of the things that we realized that people don't know is if they see a lot, who owns it, can they get it, there's just a lot of questions. We don't anticipate that this would be something we would put up in front of all 4,000 vacant lots. It is a sign that we're thinking about strategically placing just to kind of make sure there is more awareness with the public that there are Land Bank lots and that we are interested in speaking with them. Let us know, commissioners, if there are specific lots you think might be benefited from having a sign such as this in front of them. This is our early prototype, but we are open to suggestions.

Chairman McKiernan said I'm just going to jump in here and say that I don't see a copy of this in the agenda packet. For the benefit of Commissioner Murguia, they have actually a pretty good-looking sign here. Blue and white, has the UG logo in the middle with property for sale across the top. Then I assume the Land Bank office number across the bottom. You would propose then that we would be placing these at least in strategically selected lots, advertise availability. **Ms. Carttar** said yes.

Commissioner Bynum said what are you thinking of in terms of the dimensions of a sign like that. We have signs like this in the past on Land Bank properties. **Ms. Carttar** said this is very similar to the sign that we put up in front of houses when they're being rehabbed. It's a correlated plastic sign which is good because it can weather many types of weather. It's kind of yeah, big.

We do have a few larger sites that are multi-acre sites and I think that would warrant potentially a conversation about if we're going to be strategically and proactively going after someone for those sites, maybe doing the large one. **Commissioner Bynum** said make sure they're visible. That sounds reasonable.

Chairman McKiernan said if any of us have knowledge of lots that we believe would be good additions or would be good sites for these signs, we should just send you a list. **Ms. Carttar** said that would be fantastic.

Commissioner Murguia said I just want to say, Commissioner McKiernan, to the staff, thank you very much for doing that. I'll be getting you my list. **Chairman McKiernan** said as will I.

Committee Agenda:

Item No. 1 – 19937... LAND BANK BUSINESS: APPLICATIONS

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

2604 N. 21st St. – Gwendolyn Smith-Warner, property acquisition
 418 Haskell Ave. – Rachel Jefferson, property acquisition
 1137 Everett Ave. – Strugglers Hill Neighborhood Group, property acquisition
 1139 Everett Ave. -Strugglers Hill Neighborhood Group, property acquisition
 405 Cleveland – Benjamin Caruthers, property acquisition
 3745 N. 35th St. – Lorenzo Garcia, property acquisition
 3743 N. 35th St. – Lorenzo Garcia, property acquisition
 1131 Rowland Ave. – Alberto Ortega, yard extension
 1131 Rowland Ave. – Innovative Renovations, LLC, yard extension

WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ All applications are not in the Northeast Hold area
- ▶ 8 Applications
 - ▶ 6 – Property Acquisitions
 - ▶ 2 – Yard Extension

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

Chris Slaughter, Land Bank Manager, said tonight we have eight applications. I apologize. I was very sloppy in my editing of the PowerPoint presentation, so the first bullet does not apply. We have eight applications, six property acquisitions, two-yard extensions. There are no code violations, and everybody is current on their taxes. I will say that we did meet with the staff advisory team over these and the advisory board also received information and they commented as well.

PROPERTY ACQUISITION – 418 HASKELL AVE
RACHEL JEFFERSON – 431 GREELEY AVE



The first is 418 Haskell. That is right here in the middle of the screen from Rachel Jefferson who is at 431 Haskell. Everything in green is currently in ownership of, I'll just say the family, the Jefferson family.

PROPERTY ACQUISITION – 1137 & 1139 EVERETT AVE
STRUGGLERS HILL NEIGHBORHOOD GROUP



Next, we have 1137 and 1139 Everett Avenue, that are these two lots right here. This is the Strugglers Hill Neighborhood community garden. If any of you have been out in the neighborhood, you have seen that.

PROPERTY ACQUISITION – 405 CLEVELAND AVE
BENJAMIN CARUTHERS – 407 CLEVELAND AVE



Next, we have 405 Cleveland, which is this small slither here in red. The applicant, Benjamin Caruthers, 407 Cleveland. His son owns the house that is on the other side of the green area.

PROPERTY ACQUISITION – 3743 & 3745 N 35TH ST
LORENZO GARCIA – 2502 N 34TH ST



3743 and 3745 N. 35th and Lorenzo Garcia is the applicant and his properties are in green.

YARD EXTENSION – 1131 ROWLAND AVE
ALBERTO ORTEGA – 1129 ROWLAND AVE
INNOVATING RENOVATIONS, LLC – 1135 ROWLAND AVE



YARD EXTENSION – 1131 ROWLAND AVE
ALBERTO ORTEGA – 1129 ROWLAND AVE
INNOVATING RENOVATIONS, LLC – 1135 ROWLAND AVE



September 9, 2019

We have 1131 Rowland. We have an applicant here at 1129 Rowland, Mr. Ortega and Innovative Renovations here at 1135. When we first started discussing this with them, I told them we had two options. We could give the lot to one of you if it was approved, or we could possibly—if you guys are willing to have some discussions on maybe dividing it and stuff. I did ask that if they did agree on a lot split that they put a simple letter together, both signed it and both stated what they wanted. This isn't 100% accurate, but this is kind of what they're suggesting is 23 ft. over here for 1129 and then 12 ft. here for 1137 with the purpose of the smaller split for a driveway for that house. Those are the applications for tonight.

I forgot to mention, the very first one, Ms. Smith-Warner, that 2604 N. 21st, we're going to ask that not be considered tonight. Public Works followed up with some questions and believe it's part of a utility easement and they would like for us to just keep control of that for that reason.

Chairman McKiernan said on this very last one where they are going to split it, I will just say that I've had some conversations lately with a property owner, who a 1955 handshake agreement looked really good in 1955, but there's some dispute today as to where that property line really is. I would just ask that they get it surveyed and that they get it correctly recorded with the Register of Deeds to avoid a similar situation down the road where one party says no, no, I own the whole thing. That would just be my strong suggestion.

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

Item No. 2 – 19938... LAND BANK BUSINESS - TRANSFERS FROM LAND BANK

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

641 Parallel Ave. to Edrus, LLC
(Recipient recently completed the rehab of 639 Parallel Ave. through the Rehab Program.)

TRANSFERS FROM LAND BANK

► 641 Parallel Ave – Edrus, LLC



TRANSFERS FROM LAND BANK

641 PARALLELAVE



Mr. Slaughter said Item 2 is a transfer from the Land Bank at 641 Parallel Ave. here and it's this property right here in red. Right next to it in green is one of our most completed rehab houses. They've also asked for the property to help sell the house, which is pretty close to closing. As you can see, the rest of the corner is parking and the church there. That is the request tonight, to approve that and forward for final consideration. We have done this in the past. We have offered Land Bank property to rehabbers to help market the sale. You know we have plenty of houses on small lots and a little additional land does help them.

Chairman McKiernan said that would be my question. Why this didn't just go through a normal application process. Is it because of our control of the property next door and the fact it's through the Rehab Program that we're taking this route rather than a straight application? **Mr. Slaughter** said correct.

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Commissioner Murguia said I just want to say, Chris, great job on that. It's great when we can fix up a piece of property and expand it and rid ourselves of another tax delinquent Land Bank parcel. **Mr. Slaughter** said thank you.

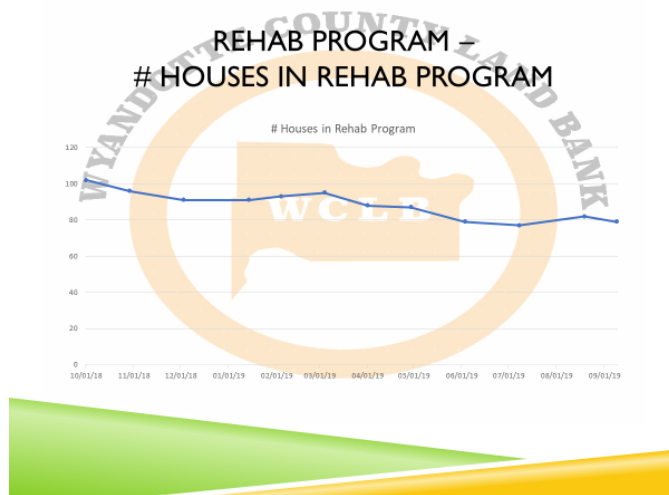
Action: **Commissioner Walters made a motion, seconded by Commissioner Burroughs, to approve.** Roll call was taken and there were four "Ayes," Walters, Murguia, Bynum, Burroughs, McKiernan.

Item No. 3 – 19939... UPDATE LAND BANK REHAB PROGRAM

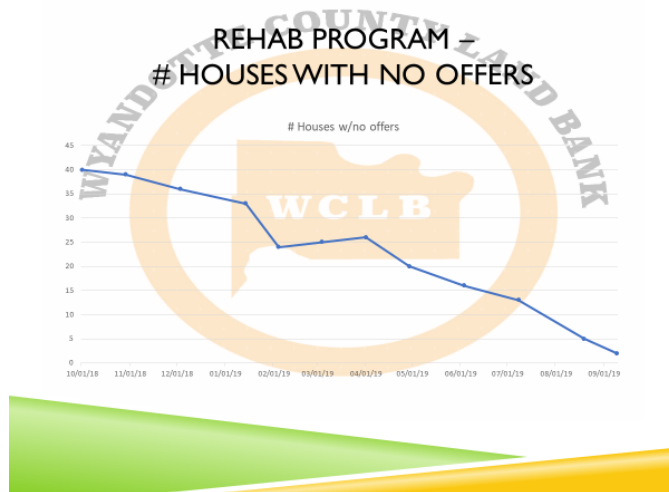
Synopsis: Update on the Wyandotte County Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager. For information only.



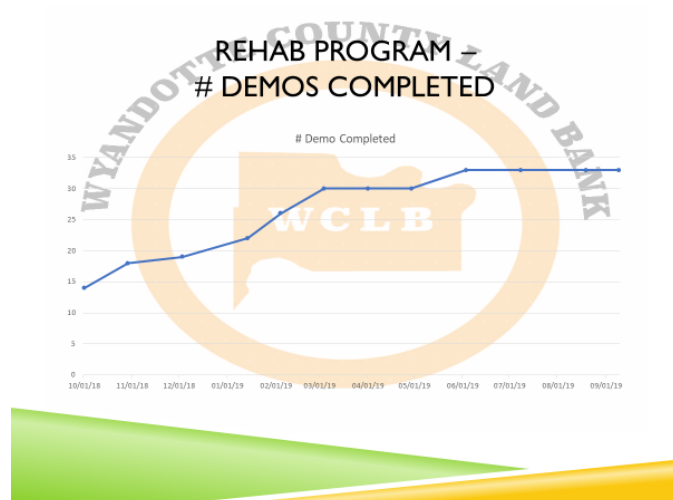
Mr. Slaughter said it's time for our monthly update on our Rehab Program. First, the number of contractors, we are up to 160.



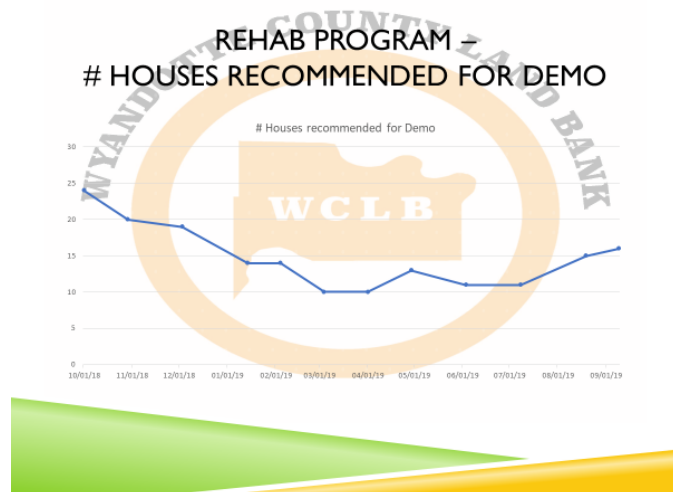
The houses slowly continue to fall. We're down to, I believe, 79.



The houses with no offers, I think we are currently sitting at two.

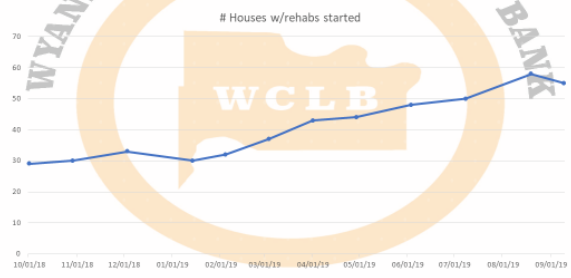


The demos completed, we're still at 33, but from my understanding and in conversations with Erin, we're pretty close to having a couple of those completed. Hopefully, we'll have a new number next month.



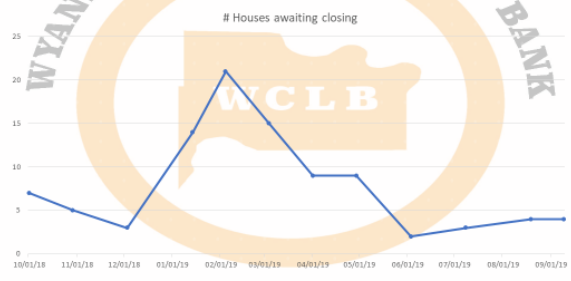
Houses recommended has risen, a couple of the houses we got out of the last tax sale batch were in pretty rough shape, and we did not receive any offers on those.

**REHAB PROGRAM –
HOUSES WITH REHABS STARTED**



The rehabs started, we are down to, I think, 47.

**REHAB PROGRAM –
HOUSES AWAITING CLOSING**



The ones awaiting closing are four.



Houses complete, we're up to 41.



Which brings us to 639 Parallel. The one we just talked about.

639 PARALLEL AVE



639 PARALLEL AVE



639 PARALLEL AVE



Some of the before pics.

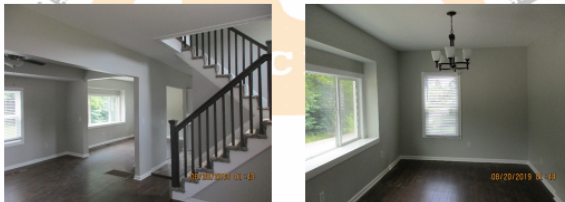
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639 PARALLEL AVE



This is the finished house.

639 PARALLEL AVE



September 9, 2019

639 PARALLEL AVE



Updated kitchen.

639 PARALLEL AVE



639 PARALLEL AVE



September 9, 2019

Updated baths.

639 PARALLEL AVE



Mechanicals.

639 PARALLEL AVE



Some reinforcement to the house and the foundation.

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639 PARALLEL AVE

- ▶ Property in Tax Sale 337
- \$5,081.21 (Apr '17)
- ▶ Rehab time – 12 months
- ▶ Appraised Value
\$5,340.00
- ▶ Property was sold for
\$116,000.00



This property was in Tax Sale 337 and the minimum bid at the time was just over \$5,000. It took the rehabber 12 months. It was appraised a little over \$5,000 when we got it and, again, he is in the process of closing for \$116,000.

3532 OHIO AVE



3532 OHIO AVE



3532 OHIO AVE



3532 OHIO AVE



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3532 OHIO AVE



Some of the interior pictures.

3532 OHIO AVE



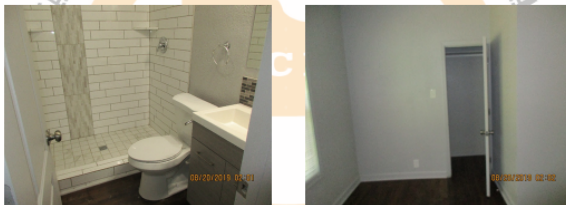
Now the completed pic.

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3532 OHIO AVE



3532 OHIO AVE



Some shots from the inside. I apologize for some reason, I don't know why, he gave me the key to the lockbox and I forgot to take pictures of the kitchen. I don't know what I was thinking.

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3532 OHIO AVE



Some of the improvements down to the basement.

3532 OHIO AVE

- ▶ Property in Tax Sale 339
- \$9,064.39 (Aug '17)
- ▶ Rehab time – 21 months
- ▶ Appraised Value
\$18,900.00
- ▶ Property is currently
being rented for \$950.00



This was in Tax Sale 339. It was about \$9,000 bid. This did take 21 months. At the time we got it, it was just under \$19,000. It's currently being rented for \$950 per month.

1338 OAKLAND AVE



Next house is 1338 Oakland

1338 OAKLAND AVE



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1338 OAKLAND AVE



1338 OAKLAND AVE



1338 OAKLAND AVE



Before downstairs

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1338 OAKLAND AVE



This is a picture of the finished house.

1338 OAKLAND AVE



Very nice job done here.

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1338 OAKLAND AVE



It's a very small house.

1338 OAKLAND AVE



Some foundation work as well as the new mechanicals.

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1338 OAKLAND AVE

- ▶ Property in Tax Sale 339
- \$2,937.20 (Dec '17)
- ▶ Rehab time – 7 months
- ▶ Appraised Value
\$11,630.00
- ▶ Property is currently
listed for \$108,900.00



This was Tax Sale 339. It was just under \$3,000 minimum bid. This took seven months to rehab. It was about \$11,600 appraised when we got it and it's currently being listed for just under \$109,000.

1525 N 51ST ST



The last one tonight is 1525 N. 51st St.

1525 N 51ST ST



1525 N 51ST ST



1525 N 51ST ST



You can see some remnants of the old residents.



This is the new look.



Redid the kitchen. Nice little island bar there.

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A couple of the bedrooms.



Updated bath.



Updated mechanicals in the basement.



This property was Tax Sale 338 for about \$5,500 minimum bid. This took 11 months to do. It was appraised at about \$21,500. He currently has it listed for \$65,000.

Chairman McKiernan said for the benefit of Commissioner Murguia, these were four houses that are pretty similar in terms of before and after to what we've seen before. Nicely done.

Commissioner Murguia said I really appreciate all of your tolerance in letting me call in the last couple of meetings. I'm suffering from a terrible cold. I just want to let you know I can see you guys on TV, and I can see the presentation. **Chairman McKiernan** said you're watching on YouTube, you can take me anywhere, can't you. **Commissioner Murguia** said I really appreciate it.

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I just want to say Chris, again, a great job. I just have one, and it's just a little concern, maybe we could meet on the side to discuss the logic in that, the last house that you showed is very small. Can you tell me how many square feet that house is? **Mr. Slaughter** said I don't have that, but out of the four that we saw, that was definitely the smallest house of them, maybe 750, 850 sq. ft. **Commissioner Murguia** said okay, great job. It's a one bedroom I assume. **Mr. Slaughter** said I think he's had it as two. **Commissioner Murguia** said maybe meet and talk about that a little bit. I have some articles I might share with you on how you get houses sort of that small. I know there's this whole tiny home concept, but not usually in a scattered site development like what you're doing. We can talk about it later, but I do have some concerns about rehabbing houses that are so small on a scattered site basis. I just wanted to bring that to your attention. Maybe you could reach out to me later okay. **Mr. Slaughter** said okay.

Chairman McKiernan said there are no other items on the committee agenda for this evening unless you were interested in 2604 N. 21st St. All the other applications and transfers have been approved as submitted.

Action: Information only.

Adjourn

Chairman McKiernan adjourned the meeting at 5:20 p.m.

tk



Staff Request for Commission Action

Tracking No. 191014

Full Commission Meeting Date: November 14, 2019

Committee: Neighborhood & Community Development

Date of Standing Committee Action: October 28, 2019

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
10/16/2019	Chris Slaughter	x8977	CSlaughter@wycokck.org	Land Bank

Item Description:

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

Item (1) - Applications (1

Action Requested:

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

This item is for approval

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Applications

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
Juan Velazquez-Rodriguez	828 S 10th St	826 H S 10th St	New Construction - Driveway	
The Land Bank Staff Advisory Team and the Advisory Board had no objections.				

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Land Bank Property for New Construction

Use this application for the following projects:

- Develop vacant parcels with new construction, including, but not limited to, the construction of new houses, commercial buildings, parking lots, etc.

Note: Separate applications are available for the purchase of adjacent side lots and to rehab existing residential or commercial structures.

Purchase Price and Development Costs:

Applicants are able to purchase lots for new construction at a value determined by the Wyandotte County Land Bank (WCLB) staff. This value is based on comparable sales in the area; the purchase price is firm.

Requirements and Policies:

- Not all land bank properties are available for sale—if a property is on the “Hold” list, it may not be for sale.
- An application is required for all purchases of property. No sales contracts will be accepted. If an application is incomplete, you will be contacted by the Land Bank office; completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- Evidence of funding is required for all applications. Applicants are required to have the funds necessary to purchase and develop the property, prior to entering into negotiations with the Land Bank staff. Funds can be a bank statement, line of credit, or pre-approval letter from a lending institution. Examples of experience are required for all applicants. Either the buyer or the buyer's contractor must have experience doing similar work. All contractors must possess licenses, required by the Unified Government's Neighborhood Resource Center (NRC), in order to obtain permits and perform work.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- In cases of multiple applications, the WCLB will compare the following: offer price, development plan, financial capacity, track record of applicant, type of project, consistency with adopted City Plans, and other factors. If the result is a tie amongst applicants, precedence may go to the Wyandotte County residence.
- The WCLB reserves the absolute right to accept or reject any and all applications and/or offers for purchase.
- All sales include restrictions and an agreement to finish the development plan before a deed, transferring the property, will be issued. All deeds transferred from the WCLB are prepared with the assistance of the UG's Legal Department. All contracts contain reversionary language, allowing the WCLB to regain possession of the property and to refuse to issue the deed if the buyer:
 - fails to meet their development plan,
 - fails meet the timelines agreed to in this application, or
 - violates the other restrictions described in the contract



NOTE: The reversionary right is to protect the WCLB in case the buyer fails to complete the project, as agreed. If the property is reverted, the buyer will not be reimbursed for any losses and will be ineligible to purchase any future land bank property

- Depending on the project, the WCLB may require the applicant to schedule a Preliminary Site Plan Review with the Urban Planning and Zoning Department. This review is intended to identify issues, such as zoning, utility connections, and similar items that can make the project unfeasible. Zoning changes or variances must be made prior to closing and the WCLB can serve as a co-applicant to the zoning application. The WCLB further reserves the right to require a review of the development plan by the Economic Development Department.
- All work requires appropriate building permits. The buyer is solely responsible to coordinate and obtain the permits and approvals necessary to complete the project. All construction work must meet all the building requirements. If a zoning variance or rezoning is required, please note this on the application. If any necessary permit is not obtained or produced, the WCLB may start the reversionary process. Copies of all permits, pre and post construction, are to be submitted to the WCLB office.
- The buyer must apply for permits and start construction within **30 days** of the initial closing.
- All properties are sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property. The buyer agrees that all code violations must be remedied before the WCLB transfers ownership of the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB's agents, employees, or contractors. Nothing in this article restricts the WCLB's rights and remedies available at law or in equity.
- A title policy is not purchased by the WCLB; the buyer must arrange a title policy through a title company of their choosing.
- The WCLB staff will have property inspections every 60 days that are non-negotiable. Proper notification will be given by the WCLB staff; failure to allow the WCLB staff access to the property may result in the reversion process.
- The buyer must finish the construction within the **negotiated time frame** from the initial closing. If the project is not completed by the negotiated time frame, the WCLB may invoke its right of reversion and take possession of the property. It is the responsibility of the buyer to notify the WCLB on the progress of construction and upon the completion of the project.

Development Plan

The following information must be attached to this document before your application will be processed. The application will not be considered complete until it is submitted with all attachments.

Development Plan

- **Project Narrative** - Please provide a written narrative of the project with a description of the work to be performed. Provide information on the construction team, including examples of past experiences on similar projects completed and any other information for the WCLB to consider in reviewing the application.
- **Construction Budget** - Provide a detailed breakdown of work. Be as specific as possible — the WCLB will give more weight to an application with more detail.
- **Project Costs** - Itemize costs for each part of the development, including where the buyer will perform work and any cost savings that are achieved from this work to help compare different proposals.
- **Site Plan and Elevations** - Buyers should meet with the Urban Planning and Zoning Department to identify any zoning or site development issues.

Proof of Funds

Documentation is required to verify the funding necessary to purchase the property and to complete the new construction. This typically includes:

- A letter, line of credit approval, and similar documents from a lending institution, approving any financing proposed for the project. The documents should contain the amount available, the term, and all requirements of the financing; it should state that the financing can be used for the proposed project. The amount of financing must equal or exceed the amount contained in the development project costs.
- Personal or business bank statements and a letter from the applicant, if the applicant proposes to use existing cash. The amount of the statements must equal or exceed the amount contained in the development project costs.

Signature (Required)

I have read and understand the information provided above and contained in this application. I hereby certify that the information I have provided for this application is true and correct.

Juan Velazquez R. Date 9/2/19
Sign here

JUAN VELAZQUEZ
Print Name

Please note: The WCLB will perform a verification of the information and any falsified information may result in the rejection of the application.

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Project Information

1. What is the intended use upon completion:
X Single-family Residential Driveway
____ Two-family Residential
____ Multi-family Residential
____ Commercial, Type: _____
2. What is your anticipated completion timeframe?
X 0 to 6 months
____ 6 to 12 months
____ 12 + months
3. What is your estimated construction budget per square foot? \$ 12.00

Residential Projects:

4. Following construction, will the applicant occupy the building?
Yes _____ No X
5. If the applicant will not occupy the structure, what is the intended use?
X Rental property
____ Sell for homeownership

Commercial Projects: NA

6. Following construction, is an end user identified for the building?
Yes, I (we) will operate our business out of the building
Yes, I (we) have an end user identified
No, I (we) will seek to rent the space to a tenant
No, I (we) will seek to sell the building

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: 826 H. St. #5 - KC-KS Parcel ID Number: 072815

Applicant and Contractor Information (Please Print)

Buyer Information

Name: JUAN VELAZQUEZ
Company/Organization: Owner
Mailing Address: 1020 ARGENTINE BLVD., KC-KS-66105
Phone Number(s): 913-568-6597
E-mail(s): JUANVELAZQUEZ038@GMAIL.COM

Contractor

Name: Owner same as above
Company/Organization: _____
Mailing Address: _____
Phone Number(s): _____
E-mail(s): _____
Website: _____

Note: Additional contractors may be listed on separate page. All Contractors will need applicable licenses, as required by the City's Building Code, for which the property resides.

Any variation of the submitted Development Plan will require the prior written approval of the WCLB. Failure to complete the plan in its entirety and as submitted with the application may result in the reversion of the property and/or rejection of all future applications.

Signature (Required)

I have read and understand the information provided in this application.

Juan VECAZQUEZ P. Date: 9/2/19
Sign here

JUAN VECAZQUEZ
Print Name



Staff Request for Commission Action

Tracking No. 191015

Full Commission Meeting Date: n/a

Committee: Neighborhood & Community Development

Date of Standing Committee Action: n/a
--

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
10/16/2019	Chris Slaughter	x8977	CSlaughter@wycokck.org	Land Bank

Item Description:

The Land Bank Manager will respectfully present information regarding the Wyandotte County Land Bank Rehab Program.

For information only.

Action Requested:

This item is for information only.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Suite 323
Kansas City, Kansas 66101-3070

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

FILED
OCT 10 2019

UNIFIED GOVERNMENT CLERK
191018

Phone: 913-573-5260
Fax: 913-573-5299
E-mail: bcobbins@wycokck.org
<http://www.wycokck.org>

REQUEST TO APPEAR FORM

Requestor will be given 5 minutes to speak to committee

Standing Committee: TBD; Administration & Human Services?

Name: Kathryn Erwin
First Last

Address: 2136 S 18th Street
Street
Kansas City KS 66106
City State Zip

Phone Number: _____

E-mail address: _____

Brief description of topic to be discussed:

I would like to discuss my experience with Contract for Deeds in my
neighborhood. At least a dozen of my neighbors are the purchasers in
these agreements that leave them with little protections or equity while
removing the deed owners obligation to do any maintenance or repair.
These agreements are often predatory and there is more the UG could
do to provide protections for the Purchasers in Contract for Deeds.

Kathryn Erwin
Signature



Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

October 17, 2019

Kathryn Erwin
2136 S. 18th Street
Kansas City, KS 66106

Ms. Erwin:

Your request to appear before a standing committee regarding contract to deed in your neighborhood, has been approved for the following standing committee:

COMMITTEE: Neighborhood and Community Development Standing Committee

DATE: Monday, October 28, 2019

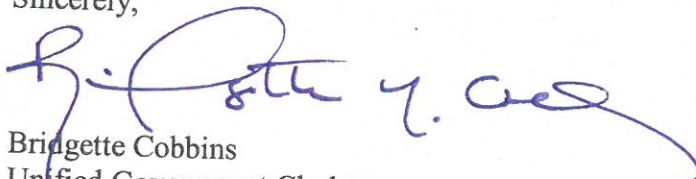
TIME: 5:00 p.m.

LOCATION: Municipal Office Building
701 North 7th Street, 5th floor conference room (Suite 515)
Kansas City, KS 66101

You will be given up to five minutes to make your comments. All comments must pertain to the subject matter.

If you have any questions, do not hesitate to contact me at 573-5260.

Sincerely,



Bridgette Cobbins
Unified Government Clerk

c: Ken Moore, Chief Legal Counsel