

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, November 9, 2015**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, November 9, 2015, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner Walker, Chairman; Commissioners McKiernan, Townsend, Murguia (5:40 via phone) and Walters. The following officials were also in attendance: Joe Connor, Assistant County Administrator; Melissa Mundt, Assistant County Administrator; Ken Moore, Interim Chief Legal Counsel; Emerick Cross, Commission Liaison; Jeremy Rogers, Parks & Recreation Director; and Chris Slaughter, Land Bank Manager.

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

Approval of standing committee minutes from August 10 and September 14, 2015. **On motion of Commissioner McKiernan, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Measurable Goals:

Item No. 1 – 15201...MEASURABLE GOALS: PARKS AND RECREATION

Synopsis: Parks and Recreation Department goals, presented by Jeremy Rogers, Director of Parks & Recreation.

Melissa Mundt, Assistant County Administrator, said we met with the other standing committees on the 26th of October and started vetting the goals that pertain to those different committee's departments. Tonight we're here at the first of our two meetings to discuss Parks and Recreation's Measurable Goals and to really try to get a handle on if what staff is providing you is what you're looking for from us, to know if we're meeting the goals set out by the Commission and I had them posted up over here but they have been moved; so it's a little harder

to look at. Also, to make sure that if we aren't that we capture from you the ideas that you would have to help us know if we were meeting your expectations in our service delivery. This is a time for us to have conversation and dialogue. Jeremy's here because he knows the particular ins and outs of his department and what he has for data and what he doesn't. We'll have a good conversation on that. This goes back to our conversation at Strategic Planning as it pertains to serve, what we want our community to look like; how do know we've gotten there. Here is the first goal that Jeremy has and you might go ahead and speak to that Jeremy, your first one that we will be discussing tonight.

Jeremy Rogers, Director of Parks and Recreation, said our first goal that we set down as the new parks director was to increase revenues that come into our department by 10% through fishing licenses, boating permits, youth sports and whatnot. Many of those are up, however we have not reached that 10% mark. There are many reasons why. I could go into each one. If you guys want to know specifics, I can but we have not reached that 10% mark but we have increased our visibility of our department through Facebook, through marketing; if you're driving around town there's many signs out right now for our upcoming craft show. We're getting the word out more about our department which entail will increase revenue.

Commissioner McKiernan said Commissioner Walters already knows that I love to talk about this stuff. It's great, that's measurable, it's time limited, it's the whole thing but so what. That's the question that we need to answer with a lot of the goals that we've started drafting is so what. Why do you want revenues to go up by 10%? What will we accomplish with that money? That's the broader goal. This is really either an objective or a strategy to get to that aspirational goal. We want the best park system in the United States as something that's an aspiration but not measurable, then how are we going to get there. Now we have our measurables under that and to me this is almost at the level of a strategy. What will we use that money for? **Mr. Rogers** said that money goes into the General Fund of the Unified Government. **Commissioner McKiernan** said but to buy us what in terms of parks. Do we want—what do we want our parks to be? What do we want them to look like? What amenities do we desire to have in them? What things do we want our citizens to be able to do in the parks? We want 78,000 miles of trails and a swimming pool in every park. What do we aspire our parks to be as community resources? Then when we work backwards from that and we say well, we need money to do that. Oh,

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here's one way, one strategy so the goal might be we want the best parks in the world, the objective is we want to raise overall revenue to support that by 20% in the coming year. We need to grow the budget and then the strategy is 10%.

That's what I'm missing in a lot of these is what we aspire on a much larger and more global scale. Like I said, this is specific, measurable, relevant and time limited but it's a means to an end and I want us to start thinking about what's the end that this is. **Ms. Mundt** said I think that's where we're going to be heading with you tonight. If there's some thoughts or ideas on means to end questions, that's what we're needing. From a staff perspective, we like to know when we've got there. For Jeremy we need that conversation to start here, then what we plan to do as staff and Joe can chase me on this one. I saw him reaching for his microphone is to have kind of like a baseline of what you're looking for so that we can bring back those more aspirational types of goals instead of I can calculate this, which is a lot of what we got from staff and that is we need the vision from you.

We know we have customer service as a goal or a pillar of what we're doing but what would that look like if we were to do that for Parks & Recreation or we have infrastructure as another pillar from the Commission, but what would that look like for Jeremy and his Parks and Recreation staff if we made it what you're wanting it to be. That may not be to be the best in the world. It may be to have some other way of looking at it and then kind of help us determine what those things need to be because I would say right now for him he's trying to figure out how do I—you know do a few extra programs next year and if I got 10%, maybe I could do those. That's probably not the end game here.

Joe Connor, Assistant County Administrator, said I think in aspirational activity that's happening in Parks next year is their Master Planning Process. That was approved in the budget for 2016. I think that you would gain citizen engagement, you would gain Commission involvement and start to reach the description of what you're describing the aspirational and what does it look like, those kind of things. I would wonder if that couldn't be—again, it's a fairly short-termed goal but it's a big process to consider the Park's Master Plan Process. Does that kind of get to your aspiration—**Ms. Mundt** said I think to go back to what Commissioner McKiernan, is saying actually what would probably come out of the Park's Master Plan would be what we're aspiring too, which would then we would be able to look at if we completed steps.

Is that what you're kind of seeing out of that or not? **Commissioner McKiernan** said well because as a function of that plan you'll be assessing current resources and you'll be collecting data on citizen desires or you'll be looking at best practices from other communities or all of the above. **Mr. Rogers** said all of the above. When we're talking about we want the best parks in the world and whatnot. I want the citizens of Wyandotte County to tell me what they want in their park. We have 54 parks. It's not what I want; it's not what you want. It's not what our neighbors want; it's what the citizens want for their park. I want to find out what their—I could want millions of miles of trails but if that doesn't serve the community, it does us no good. I want to find out what the citizens of Wyandotte County want and then put a plan to reach those goals. **Commissioner McKiernan** said because I could think like from this one, taking number one that's written up there, increase revenues 10%. You could set a goal that the overall goal would be that our parks are maintained to an excellent standard and then an objective under that could be that they are cut on a monthly basis. Every park is cut and trimmed on a monthly basis. You work backwards from that, the strategy is raise the money to do that cutting. I think we could fine a framework to put this into that wouldn't just be the Master Planning Process that would be actually aspirational toward what we already have. We want them to be clean. We want them to be trimmed. We want them to be cut and useable. **Ms. Mundt** said that actually goes to the second goal that we have up here. Is there other feedback on this particular one? Is there an agreement with the other commissioners here? Is there something that we need to know otherwise? Again, staff's going to go back, based on what we hear here, and we're going to try to figure out what a couple of those more aspirational statements for each of these departments can be that come back, knowing that with group that we have a Parks Master Plan that we're going to be incorporating goals out of that to get towards what our community wants for its parks in the community.

Chairman Walker said to me the idea is not to necessarily—I want people to want to use our parks for events, for family reunions, class reunions, whatever it might be, and I suppose I looked at increase in revenue as one measure of an increase in usage of the parks. You can increase revenue by just raising the fees but how many people are using the parks? What are our shelters in terms of days of usage? Things like that that reflect a feeling that the parks are suitable for whatever purpose the people want to have it but I think Jeremy's right. In the end

it's what the citizens want to make of our parks. I want to see goals that somehow reach that as Brian called it aspirational level of you know whatever the people want from the government. It really doesn't matter what we want. It's what people make of our parks. **Ms. Mundt** said and I know if we do the citizens survey that we're talking about, part of the feedback that he'll get would be some good measurable goals; so we may look at what we've done in our last survey and see what some of those are to pull in as satisfaction for aspirational types of goals for how our customers feel about using our parks and recreation activities that we provide. Does that sound good? **Commissioner McKiernan** said yes.

Commissioner Townsend said this is the second time I've heard the presentation having substituted for one of the other commissioners at the last standing committee and the thing I liked about this, the stated goals was that they were simple, controllable and easily quantifiable. I get where Commissioners McKiernan and Walker, and I agree with them in terms of the aspirational, but I almost believe that's more for us as commissioners to deal with and for Mr. Rogers' department to come forward as they have with what can they do specifically. They can be quantifiable; certainly reducing the mowing times and making the parks look more attractive.

I believe it's going to engender more of the public to want to use the parks and appreciate them and certainly we've gone down that road the last two years with increasing or setting aside additional monies in the budget to have that done. I've gotten very positive feedback from people in District One who have noticed the difference, so I applaud them for coming back with the turnaround time improvement. Also, with regard to the money, the first thing I thought about again going back to our budget session, a slide for Parkwood with an increase in revenues, I know that's going to go to the General Fund or whatever specifically we as commissioners set out in terms of priorities. I hope they keep these fundamentals so that we tie into the aspirational but I'm almost thinking that's more for us to do, you know with the Strategic Planning but it's great to have these so you can get the benefit of everybody's input.

Ms. Mundt said here's the second one that Jeremy's provided. We maybe got into this a little bit because there's some overlap between Public Works' mowing and Parks but this is the one that Jeremy specifically submitted for his department on mowing. **Mr. Rogers** said that was to reduce the turnaround time in the mowing from 10-12 down to 7-9 and that's in all of our parks.

Not just our staff but with contract staff and the medians and everything that's under our umbrella.

Commissioner Townsend said with regard to that, it seems like I also recall there was discussion at the other standing committee when this was presented, would this lengthen the time period in which more of the cutting and the mowing is done because I know there's a time period where we have that additional money allocated and we hire more individuals to do that and I think there was some discussion about lengthening the time that the weed whacking and the medians are done longer to accommodate the longer growing season. **Mr. Rogers** said absolutely, we are extending that program next summer, moving more into the spring and taking it out to the fall because as the weather changes our mowing season is much, much, longer. We still have a few places being mowed currently and we're into November. Most of our places ended in the middle of October but right now we do have a few places still being mowed.

Commissioner McKiernan said once again I'd ask why do you desire to do this. What's the magic of reducing the turnaround time? What is it that that helps accomplish and—**Commissioner Townsend** said more calls from disgruntled constituents. **Commissioner McKiernan** said there you go. So, the goal might be customer satisfaction or customer complaints go up on down depending on what you look at. The goal might be that all the parks are maintained to some level/standard of neatness and trimness; whatever it might be. This is a means to that end because this evidently says to me, you've done some sort of assessment and you've figured out that the mowing frequency isn't often enough, too long between cycles. Well, what drove that? Was it that they don't look good? Was it that you're getting complaints and to me that's the bigger goal that we're trying to achieve and reducing the mowing time although measurable and achievable is a means to an end. I would encourage us again to think about why, why would we do that. **Mr. Rogers** said absolutely.

Ms. Mundt said what will happen here; this is the last one I believe Jeremy has. He's here for a short period of time. We have a lot more later in our next standing committee but what we'll do is take the feedback from tonight and we'll be bringing that back at the next time that you guys meet just so that you can kind of see what staff's done to address those and then I believe we'll

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be recommending those to the full Commission for approval. Of course this is an iterative process so by no means are we done as the Parks Master Plan comes back in. That would certainly be a time for Jeremy to come back to discuss sort of how we would change or alter some of those kind of means, ends, questions and try to make sure that we're on target based on the plan that we have. Does that sound good? We're done until next standing committee.

Action: For information only.

Committee Agenda:

Item No. 1 – 15196...COMMUNICATION: LAND BANK APPLICATIONS

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Board of Trustees has recommended approval.

Chris Slaughter, Land Bank Manager, said we have four applications for you, two are yard extensions and two were for parking. I can answer any questions if anybody has on these applications.

Commissioner McKiernan asked are we going to take applications separate from donations, separate from transfers to and from. **Mr. Slaughter** said yes. **Commissioner McKiernan** said we're just looking at the applications. I have no questions on those.

Applications

1512 Garfield Ave. - Renewed Hope Christian Center

2020 Springfield Blvd. - Walnut Boulevard Missionary Baptist Church

1500 N. 5th St. - Thatcher's Funeral Home

1512 N. 5th St. - Thatcher's Funeral Home

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

Mr. Slaughter said next we do have three donations. I'd like to address the first one and then we can go to the other two individually or together.

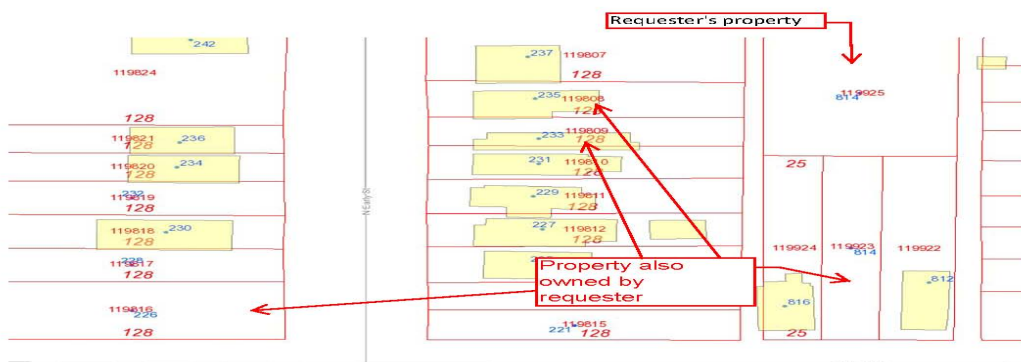
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Donation

814 R Tenny Ave. – Robert Barnes

Mr. Barnes requested this at the last meeting which was back in September. The request to bring Mr. Barnes forward, he is here as a recap; just to give a quick overview again for those who aren't familiar with the property. We're really talking about—it's a rear lot. It's 814R.

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<http://maps.wycokck.org/Geocortex/Essentials/REST/TempFiles/Export.png?guid=664fbbb...> 9/9/2015

814 R Tenny comes right through here but we're really talking about this area right here. Mr. Barnes does own some other properties. His house is in here. He owns this property here and I believe just because there were so many questions last time we had the discussion and we felt it would be best to have him here to answer any questions or to at least state why he wants to donate it back to the Land Bank. I'll invite him up to the microphone.

Robert Barnes, 814 Tenny, said the basic reason I want to give this land back is, I'll start at the top. Ever since I bought it, the people behind me have been threatening my life causing me problems. Code Enforcement has broken the written contract that I had with the city and I'm wanting to move so, therefore, I don't want to come into town when I do move to have to take

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care of this property anymore. I've been trying to sell it. Nobody seems to be interested in it. I figured I'd donate it back to the city.

Chairman Walker asked what is the Drug Enforcement—what did drug enforcement do. **Mr. Barnes** said drug enforcement. **Chairman Walker** asked is that what you said. **Mr. Slaughter** said he meant/said Code Enforcement. **Chairman Walker** said Code Enforcement. Well, you said Code Enforcement is citing you for violations on this property. **Mr. Barnes** said yes, sir, because when I put my application in, I put natural growth for my pets to play. I have a few cats—cleanup the junk and trash. Altogether we hauled off 17 truckloads. The neighbors around it have been using it for a dumping yard up until I bought—since I moved into that neighborhood. I told Code Enforcement about the agreement, you know, with the city to clean it up, have some natural growth and to put a garden in and I've done everything but he just wants to write me over it and I'm tired of it.

Chairman Walker asked can you aluminate us again, Mr. Slaughter, on what the access is to this property if we were to acquire it. **Mr. Slaughter** said there are two alleys. We'll just call this one the east one. I actually drove out there this afternoon. The west one does go pretty much all the way through. **Mr. Barnes** said it does go all the way through. **Mr. Slaughter** said up here it's a little steep but in reflection to the property, there is easy access here, especially now that it's fall and some of the foliage is kind of starting to go down a little bit. I want to address when Mr. Barnes bought it, it was for a garden. He is correct. We didn't have an agreement about animals; we didn't have an agreement about anything else. If there was an agreement with Codes that was something between Mr. Barnes and Codes, not the Land Bank, the taxes have been paid on it. Other than this recent event with Code Enforcement, that to my knowledge is the only incidents he's had with Codes. I believe he purchased this property in 2010. **Mr. Barnes** said yes, something like that. I've had it like six years I think now. **Mr. Slaughter** said again to state he does also own 814 Tenny which sits right between these two houses, however, there is some fencing here. It's not a clean shot straight back. If there's limited access for whatever reason. Those aren't paved alleys. It's mostly dirt and rubble. There could be some problems getting back there. There would have to be some resources spent

to remove the garden that is existing there. Our means to get in there and get this maintained on a routine basis may be limited.

Commissioner McKiernan said, Mr. Barnes, you said you want to move away from this location. **Mr. Barnes** said I want to move clean out of the county because I just can't put up with these people around here anymore. **Commissioner McKiernan** said meaning your neighbors. **Mr. Barnes** said yes, I mean the first of July up at Tenny and N. Early at the intersection there was a drug related shooting and for 45 days, day and night anytime I was awake and around the house, sirens continuously. The crime in the neighborhood is bad. **Commissioner McKiernan** said so you're ultimately looking to sell the house you live in as well as this property. **Mr. Barnes** said no, I want to keep the houses in case I need to come back for medical treatment. **Commissioner McKiernan** said okay. **Mr. Barnes** said but the vacant lots are what I'm trying to get rid of right now. **Commissioner McKiernan** said it strikes me that this is a little bit different than some of the other cases we've had where people are bringing a very tax delinquent property and saying here, you can have it. This is tax current but it would add a burden on us to maintain this as a part of the Land Bank which is already a challenge with the lots we already have; a lot of which have a lot easier access than this one does. **Mr. Slaughter** said correct, there would definitely be some challenges to the upkeep. **Mr. Barnes** said sir, if you go down the east alley, its flat level, 10 ft. wide alley all the way right up in there, no problem at all. Now on the west alley there's a little bit of a drop, but on the east alley you can drive right up there, it's just as smooth as a table all the way up into the property. I'd go ahead and remove all my garden stuff. **Commissioner McKiernan** said you'll do that. **Mr. Barnes** said yes, I'll remove all of my fences, fence post, anything that I put in, the tomato vines, papers and stuff grow on. I'll pull all that because that's all worth keeping. **Commissioner McKiernan** said then there was a suggestion at one point, Mr. Slaughter, about—because this is an odd property. It's landlocked but there are adjoining property lines all the way around it that belong to probably 18 different owners and there was a suggestion that we investigate extending. Do we have a UG map?



Mr. Slaughter said I think we may have a better one that kind of explains it. Again, you can kind of see the alley's here. Again, I didn't attempt this one. My car sits kind of low so I didn't really want to go in there and mess it up. **Commissioner McKiernan** said there had been a suggestion that we consider extending the property lines so there is one common property line in the middle of that 814R. Is that possible or not? **Mr. Slaughter** said well, again, when I drove up there today, at the 814 here, you got the houses there. There's definitely a barrier. There

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were cars parked, which I'm assuming are the two neighboring people that are using it as a driveway. I think just as much resource we would have to spend to keep 814 in a position; we are probably going to be dealing with 814R, both of them basically. Yes, they will bud up to each other and eventually just be one contiguous lot. I will say on 814 it's not really a grassy area. There's a large kind of sand, dirt, what I would call a driveway. There is some fencing. There's some stuff in behind the fence. It's not just an open path to a clear meadow.

Commissioner Townsend asked what is the current status of where you are with Code Enforcement with this property. Have you been cited? Are there any fines to be paid? **Mr. Barnes** said he took me to court because the people that have been threatening my life when I first bought the property has said that it looked like a jungle but they never complained for the last 30 years about it and I tried to get Code Enforcement to clean it up five years before I bought it and I complained all the time to him. I called up to Code Enforcement and asked him when he was going to clean it, see him out there and asked him when are you going to get it cleaned and finally I figured well, I'll clean it, use it for a garden. The first three years everything grew pretty good and now nothing is growing and I'm wanting to move out to the country. **Commissioner Townsend** asked how does it look now. Is it overgrown now? Is there a garden in place? Where are you with Code Enforcement? Do you have an outstanding fine to be paid? **Mr. Barnes** said we're going to court over it right now. I was under the understanding that when the paperwork was filled out that I put for natural growth for my animals but I did clean up, like I said 17 truckloads of trash, scrap metal, car tires where people demoed their houses and threw it back there. I mean just on and on. **Commissioner Townsend** asked are there animals, you mentioned some animals. **Mr. Barnes** said they are my pets. They like to go back there and play. **Commissioner Townsend** said you're talking about cats, just cats. Okay. **Mr. Barnes** said yes, ma'am. **Commissioner Townsend** said you mentioned that you tried to sell this. What methods did you use to publicize yourself? **Mr. Barnes** said well, I don't read and write that well so I don't get on the internet or that. I've been hunting for people interested in buying it. I've been told there's some developer going to come through. I've been trying to find somebody that knows something about him where I can go ahead and sell it because supposedly the developer is going to tear all the houses down and make new \$300,000, \$400,000 houses all through there. Which I mean, that ain't quite the neighborhood for it as it sits now but hey, I

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don't care. **Commissioner Townsend** asked did you post an ad anywhere, newspaper, *Thrifty Nickel*, or anything or was it just by word of mouth. **Mr. Barnes** said mainly by word of mouth because I don't even know where they even pass out *Thrifty Nickel's* any more. I mean twenty years ago, I'd went and got one, paid them with a debit card and said hey and let it roll. **Commissioner Townsend** asked when is your next court date. **Mr. Barnes** said the 18th of this month. **Commissioner Townsend** said of November, okay, alright.

Chairman Walker said, Mr. Slaughter, have you been in contact with Code Enforcement on this? **Mr. Slaughter** said yes and I actually had to testify at the first court hearing on this matter. Codes told me there were some issues. In driving there today, I'm not a Code Enforcement expert on what they tried to look for to cite but I thought the property was in order. The garden was tidy. My personal opinion, I don't see why he was being cited; now maybe this has also been a result of being cited. I don't know what the property would have looked like say two, three or four weeks ago. **Mr. Barnes** said if I may, it looked the same as it does now.

Chairman Walker asked well, does any commissioner have any motion on this that they'd like to make or suggest that we make. Clearly, I'm not convinced that the Unified Government ought to take it back but on the other hand we're going to ultimately end up with it if we don't take it back because that's how it seems to work. People don't—and if he's somewhere gone, but I'm not sure that we've got the resources to maintain it either. **Commissioner Walters** said Chris, do you have a recommendation? **Mr. Slaughter** said I would be fine with whatever decision you guys—**Commissioner Townsend** said you know I went back and looked at why we asked Mr. Barnes to come and he's given us some information we didn't have before. What I don't like is the idea that for some reason there are some threats involved here. I can see some personal issues here that I've never seen us have to deal with before. On the other hand, I would also like to see what the outcome of the court hearing is going to be. If there are going to be any fines, levy and if Mr. Barnes would pay those, I think I'd be inclined for us to take it back because if he stated he's moving for health reasons and be out of the area, you know as we mentioned the last time you know we'll still be in the same go around with Code Enforcement and all that. Those are my thoughts on it right now. I can see an argument being made for a particular circumstance and hardship but I would like to wait the outcome since it's so close.

There's another hearing on the 18th. **Mr. Slaughter** said if I can add. We did mention to Judge Brajkovic about this possible donation and I think part of the reason why the hearing got extended was to kind of basically see what decision you guys would make. We didn't have the meetings last month so I've told her that we're doing at this timeframe and stuff and she's still fine with all that, just wanted to state that one way or the other eventually we just got to make a decision. If you need me to make a recommendation for us to take it, I'd be willing to do that too. There are plenty of Land Bank properties that fit this kind of definition. It won't be the first and it probably won't be the last.

Commissioner McKiernan said I'm very familiar with this area of my district. What Mr. Barnes says is true; there are people who dump all sorts of things. I have personally helped pick up over 200 tires probably two blocks from this property, so I'm very familiar with what happens unfortunately in some of these areas. At this point and time if he chose to walk away from it, we'd end up with it. We'd end up with the oversight; we'd end up with the upkeep responsibility. We might as well own it if we're going to end up with the responsibility for it. I'd like for us to pursue down the road, extending all of the surrounding properties so that there is one common property line, so that each one of the neighbors takes some small share of the upkeep responsibility in exchange for having additional square footage, certainly not square acreage in that neighborhood, but square footage on to their own properties. I think that would be a wonderful thing if we can pull it off. In light of all that's been discussed, I would move that we accept the property.

Mr. Slaughter said we also have two others. **Commissioner McKiernan** said those are not Mr. Barnes properties. **Commissioner Murguia** said Chris, hold on. I'm sorry to interrupt you. I'm on the line so I should vote on that. This is Commissioner Murguia. **Commissioner McKiernan** said so we'll say 5:40.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Townsend, to accept the property.** Roll call was taken and there were five "Ayes," Walters, Townsend, Walker, McKiernan, Murguia.

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Mr. Slaughter said I also have, again, two additional donations. **Commissioner McKiernan** said but again I'm asking, these aren't Mr. Barnes' properties. **Mr. Slaughter** said no. **Commissioner McKiernan** said actually he's finished then. Correct? **Mr. Barnes** asked can I say one more thing really quick. I would also like for you guys to take 226. I mean you said you're my district man. You saw it when I asked you to help me get it. If you drive by there lately, it's a whole lot cleaner. I've cleaned out the garage. I've cleaned off the top surface. **Commissioner McKiernan** asked can we get an application on that. **Mr. Slaughter** said I will get with Mr. Barnes, get him the proper paperwork and it'll just have to come at one of the next upcoming meeting. **Chairman Walker** said yes, we can't do it without it being on the agenda. **Mr. Barnes** said that's fine.

Donations

3023 S. 23rd Cir.-Wells Fargo REO Community Development Program
14141 Minnesota Ave. - Weston Associates, LLC

Mr. Slaughter said again, we have two other donations. 3023 S. 23rd Cir. This is another house donated through the Wells Fargo program. We're currently talking with the Kansas City Kansas Community College Tech Center about a possible donation for their students, to get them some on hands training. 14141 Minnesota Ave. is another donation request. We have an individual that wants to take that property, put a storage unit on there. I've already been in talks with the City of Bonner. They seem to be onboard with it. Those are the other two donation requests.

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

Mr. Slaughter said we have two transfers from the Land Bank. They're for Habitat Humanity, 1035 and 1037 Freeman Ave. **Chairman Walker** asked does any commissioner have questions about this.

Transfers from Land Bank

1035 & 1037 Freeman Ave.-Heartland Habitat for Humanity
(Habitat is requesting to build a property on the land)

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

Mr. Slaughter said lastly on this item we have the next transfers, the Unified Government/City of KCK delinquent properties transferred in the Land Bank.

Transfers to Land Bank

1320 N. 5th St.-Unified Government
 1420 N. 5th St.-Unified Government
 1416 N. 5th St.-Unified Government
 1400 N. 5th St.-Unified Government
 2606 N. 5th St.-Unified Government
 2921 N. 5th St.-Unified Government
 2923 N. 5th St.-Unified Government
 2925 N. 5th St.-Unified Government
 1941 N. 6th St.-Unified Government
 1939 N. 6th St.-Unified Government
 1937 N. 6th St.-Unified Government
 1905 N. 6th St.-Unified Government
 1903 N. 6th St.-Unified Government
 1920 N. 6th St.-Unified Government
 1908 N. 6th St.-Unified Government
 1907 N. 7th St.-Unified Government
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 1904 N. 7th St.-Unified Government
 1900 N. 7th St.-Unified Government
 1906 N. 7th St.-Unified Government
 2836 S. 7th St.-Unified Government
 1526 S. 7th St.-City of KCK
 1525 S. 7th St.-City of KCK
 905 N. 7th St.-Unified Government
 907 N. 7th St.-City of KCK

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

Item No. 2 – 15197...DISCUSSION: LAND BANK APPLICATION USAGE(S)

Synopsis: Discussion on Land Bank application usage(s), submitted by Chris Slaughter, Land Bank Manager.

November 9, 2015

Chris Slaughter, Land Bank Manager, said last thing that we have is we wanted to have a discussion based on some comments made at the last full Commission meeting especially and in regard to the type of application usages and what's get presented from you. In respect of time, we'll go through this really quick and then maybe just have a short conversation.

Commission Issues

- Single Applicant – Multiple property applications
 - What is the plan?
 - Do they need to appear before Standing Committee?
- Applications Categories
- Criteria of applications for submission

Again, one of the main issues that came up at the meeting was we see multiple applications for the same individual, same group. Sometimes we don't really get a lot of information to state really what is their plan. Commissioner Walker, you brought up when is the appropriate time to have them come before standing committee and maybe when is it not the appropriate time.

Current Land Bank Usages

- Yard Extension
- Parking
- Garage
- Home Addition
- New Home Construction
- Commercial Construction
- Rehabilitation of existing structure
- **Other**

We'll go into it a little bit on the different types of categories and eventually, hopefully we—maybe start talking or have a discussion on what type of criteria gets us to those results. These

are the current Land Bank usages that are on the application, yard extension, parking, a garage, home addition, new home construction, commercial construction, rehabilitation of an existing structure and other.

Other

- Approved “Other” Application(s)
 - Development
 - Investment
 - Lot Improvement
 - Horse stable

Since I’ve been with the Land Bank, roughly since the beginning of 2009; these are the four others that have been approved by the board. Development, investment, lot improvement and one was for a horse stable. Just some perspective on those others, we’re only talking about 8% of approved applications since 2009.

Land Bank Sales (2009 to present)

- Land Bank has sold 900+ properties (% of sold)

– Yard Extensions	602	(66.8%)
– Construction	139	(15.4%)
– Gardens	55	(6.1%)
– Parking	32	(3.6%)
– Other	73	(8.1%)

We’ve sold over 900 properties, again, yard extension, construction whether those be donations to our nonprofit partners or just individuals wanting to build a house. Gardens are up there, we’ve had some parking as well. This category that I think is really what we’re getting down to

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here is a small percentage is what comes before you guys on a regular basis. I'm always open to any suggestion, any direction you guys have. My position is always to try to present as much information that I have access to you to help make your decisions. Ultimately it does come down to you guys decision to approve or deny applications. With that I'll open it up to any kind of conversation or comments. **Chairman Walker** said when the Land Bank was created the idea was we would have developers or there would be ideas generated to create opportunities in a given area and the Land Bank would be in a position to acquire properties that were delinquent in taxes. That's not exactly how it's worked out in the main and that's neither good nor bad. It was something new that we had not done. He had, I think, recalled the example of the individuals that seemed to be acquiring a lot of vacant lots whenever the opportunity presents in certain areas.

I'm glad that people are taking the property, paying the taxes, keeping the grass cut and the weeds down. I don't want to discourage that but at the same time there's a point at which you begin to wonder, they are not doing this for yard extensions. They're not doing it for—well you don't know what' they're doing it for and I don't know what the tipping point is. Clearly, the example we had last month, great they can have all the property that they want to. I just don't want that to be some tacit approval of some plan they may have that we don't know anything about.

I guess my point is at some point it's appropriate that we ask and that we make a proper investigation as to what's going on. Maybe they have no plans; maybe they really don't have any intention to do anything other than what they've stated, but I think due diligence requires us to at least at some point recognize that hey, this particular person has acquired or this entity has acquired a lot of property in a certain area, what's going on. I think that's what I was getting at, not necessarily that we stop conveying property to them or that we you know take some other Draconian Measure to—at the same time I think you're on the frontline of it and you get a sense of this before we do. I think it's appropriate that we make due inquiry and really nothing more than that was on my mind. I think that pretty well says it.

Commissioner Townsend said I agree. I think this would be an appropriate forum at some point. I don't know what that point is, if an individual acquires X or over X just to have them come and state if they have a plan you know what it is. I think that's appropriate. That made me

think about would we also want to see corporations or commercial entities do the same things under certain circumstances and you're right, it's a due diligence issue. Mr. Slaughter, if you'd be so kind, would you put up that slide again. I just want to see again what was under the other category. So under the other category if someone's checking those, it need not be because the property that they're interested in obtaining is actually next to their property they already own or a residence. **Mr. Slaughter** said correct. If I get an application and somebody says I want to improve the lot and it is actually next to their house, you know I'll basically direct them to say why don't you apply for this as a yard extension because it's easier as long as everything lines up, it's easier to get approved that way. You know the other, from my perspective of this discussion; I think it goes back to the hold areas.

We have areas that we deem a little bit more valuable because maybe there is a little more prone to have a development happen there. We have some property that quite frankly is just kind of scattered around that came through a tax sale, maybe 10 years ago that is still in our inventory. That's sometimes is why if you get an application that hey, we just want to improve this lot because it across the street from us and I'm tired of looking at a lot that the city doesn't come and mow. I figure why not present that to you. If that's not the direction you guys want to go, you guys can always deny that application and I'll respond the proper way but I agree with you, Commissioner, there's not really a true set right or wrong way to do this and again, hopefully I'm giving you all the information I can provide and if there is more I need then you guys have always been good about explaining that.

Commissioner Townsend asked are we looking to propose a number, whatever the X factor would be. I can see in a situation where they're individuals if they've acquired maybe that 6th property. After five, not that we denied them but they'd be put on notice to come and talk about the types of questions you want to ask. **Chairman Walker** said well at least if not us I would certainly think that staff would be in a position to say hey, the commissioners before they can approve any more property they may want to know what your intentions are in a general sense. Economic Development, a strip shopping center, a church, whatever it might be. Yes, it's arbitrary and I realize that but maybe that's a good number until proven otherwise that we need a higher or lower number. **Commissioner Townsend** said let's say that they marked one of the others. You would want them to come before or give more information than just the checkmarks

so we can give some guidance. What are we talking about in terms of additional information, having them come or—**Mr. Slaughter** said you know I can also see a scenario where we invite them to come and maybe there's just not a lot of information provided and maybe that's grounds enough for you guys to either hold it until more is submitted or to deny it or maybe just go ahead and approve it. I think we just maybe see how—I'll step it up on my end and try to get even more information for you and if we're doing it too much then we can scale it back I guess, if not we'll keep ratcheting it up but you know, again, in respect of time I wanted to at least address because there was some good comments and points made at the commission meeting and I thought this would be a good time to at least start that conversation. **Chairman Walker** said I think we've discussed that enough for tonight. If there's no further comment, I'll adjourn this committee hearing.

Adjourn

Chairman Walker adjourned the meeting at 5:53 p.m.

tpl