



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, December 2, 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

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- I. Call to Order/Roll Call**
- II. Revisions to December 2, 2019 Agenda**
- III. Approval of standing committee minutes from September 30, 2019.**
- IV. Committee Agenda**

Item No. 1 - LAND BANK BUSINESS - APPLICATION

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

Application
4011 S. Minnie St. - Pillar KC, LLC, new single family construction

Tracking #: 191067

Item No. 2 - LAND BANK BUSINESS - TRANSFER FROM LAND BANK

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

Transfer from Land Bank
950 R S. 25th St. - Kaw Valley Drainage District
(With the Kaw River Levee project, the District will be moving its maintenance building to adjacent location and this parcel will give them better access to the new building.)

Tracking #: 191069

Item No. 3 - LAND BANK BUSINESS - TRANSFER TO LAND BANK

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

Transfer to Land Bank

520 Everett Ave. - City of Kansas City, KS

(Land Bank has multiple option agreements for the eastern part of Turtle Hill for future housing. If approved, the Land Bank will enter into another option agreement with the existing developer.)

Tracking #: 191070

Item No. 4 - LAND BANK BUSINESS - DONATIONS TO LAND BANK

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

Donations to Land Bank

2831 N. 26th St. - Joan Baumann, vacant lot

(Out-of-state owner who inherited property and doesn't want or to take care of it.)

2418 N. 11th St. – Gwendolyn Sharpe, vacant lot

(Owner now lives in Wichita and doesn't want or take care of it.)

1302 S. 38th St. – C.R. Lee, Jr., vacant lot

(Out-of-state owner who lost job in KC and left city and doesn't want or take care of it.)

3520 Delavan Ave. – A. Porter Gaitan, improvement

(This house has had numerous citations for being unfit and not secured. Owners have tried to sell with no luck and have offered to donate to Habitat/Catholic Charities and they have indicated that the cost far exceeds the item.)

Tracking #: 191071

Item No. 5 - LAND BANK REHAB PROGRAM - UPDATE

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

For information only.

Tracking #: 191072

V. Public Agenda

Item No. 1 - APPEARANCE: KATHRYN ERWIN

Synopsis: Appearance of Kathryn Erwin regarding experience with contracts for deed in her neighborhood.

At the request of Ms. Erwin, her appearance was moved from October 28th to December 2nd.

Tracking #: 191018

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, September 30, 2019**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 30, 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, 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; Chris Slaughter, Land Bank Manager; Jud Knapp, Performance Management & Data Analyst in IT; 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.

Commissioner McKiernan said there were no revisions.

Approval of standing committee minutes from August 19, 2019. **On motion of Commissioner Burroughs, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

**Item No. 1 – 19940...NEIGHBORHOODSUP LAND BANK TOP 100 LOTS INITIATIVE:
UPDATE**

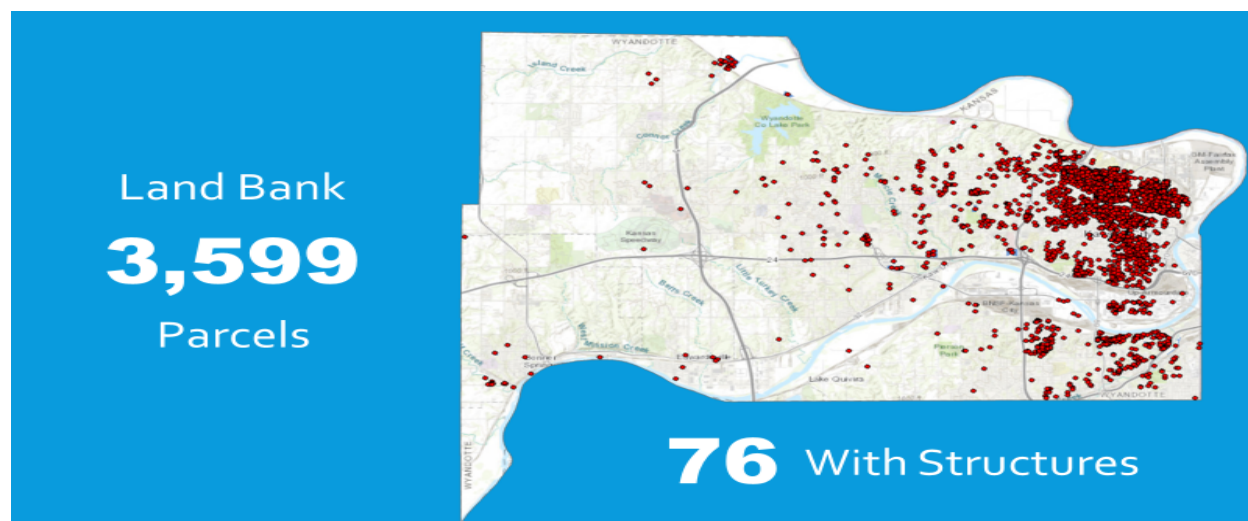
Synopsis: Update on the work being done through NeighborhoodsUp to identify and market Land Bank lots that would be most attractive to build new homes upon, submitted by Alan Howze, Assistant County Administrator, and Katherine Carttar, Director of Economic Development.

Chairman McKiernan said I'm going to turn this over to Assistant County Administrator, Alan Howze. **Alan Howze, Assistant County Administrator**, said we wanted to bring to you a presentation that I think builds on a lot of things, that this committee has looked at before over a

period of time from how we utilize Land Bank properties, how we move from thinking of them as things to be managed to assets, to be utilized for the benefit of the community. Really, building off of the work that SOAR has led on blighted structures and rehabs and overhauling how we think about a lot of the land use and property management in the city as well as the NeighborhoodUp Initiative, that is really looking at how do you bring additional vitality and revitalization into neighborhoods. How do you look at commercial development, how do you look at housing and infill housing. Sort of pulling a bunch of these threads together.

What we'll hear from tonight, is what we think is the next iteration of this conversation, which is on those Land Bank properties, that are in our inventory. How can we look at those and identify of those many properties, the ones that we think might be most right for infill Housing. Again, adding additional residents, adding tax base, adding all those benefits that we know accrue to having strong vital neighborhoods. With that, I'll hand it over to Katherine Cartter, Director of Economic Development, to my left, who will be joined by Jud Knapp, our UG Data Analyst for tonight's presentation.

Katherine Carttar, Director of Economic Development, said as Alan was saying, I think this really is kind of the next step we've gone through, the whole process of kind of revamping our Land Bank Policy. Now, we are you know in a good position with where we are policywise to actually start implementing some really proactive activities.

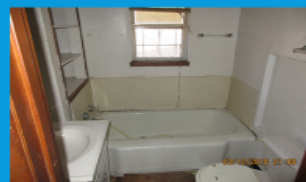


Just kind of, to put this all in perspective, we have just under 4,000 Land Bank parcels. Of those, 76 have structures.

Rehab Program



1338 Oakland Ave.
BEFORE

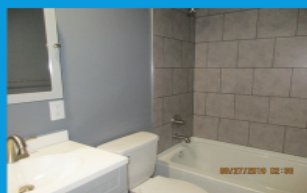
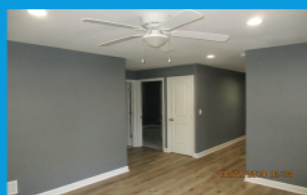


Appraised Value \$11,630

Rehab Program



1338 Oakland Ave.
AFTER



Property Listed \$108,900

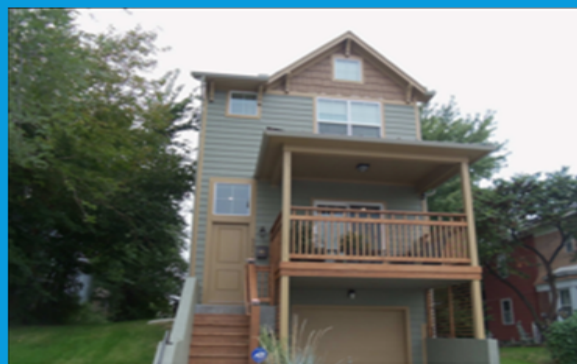
One of the things that we are obviously very proud of and has worked incredibly well, and we hope that will continue working very well, is our Rehab Program. Just kind of putting into the magnitude of what we're talking about, the number of structures versus the number of just vacant parcels that we have. Really, we're kind of feeling like, as you are all very aware, a lot of the stuff that we're doing with the rehab program side, is excellent and is creating those comps that we need for kind of the next step in terms of actually building new infill. The big question is, alright, now what do we do with the actual vacant lots and how do we kind of start to put a real proactive plan in place for those.

September 30, 2019



A big question that we started asking ourselves maybe six or nine months ago is, okay, well why, why is this lot vacant. Really start looking at this as okay, if I were a developer, an individual, someone who wants to live in a neighborhood that is strong, but there's this vacant lot; how would I even think of this as a possibility as a place where I could build house.

REMOVING BARRIERS AND INCREASING NEIGHBORHOOD VITALITY



BARRIERS, RISK, & UNCERTAINTY

- Zoning - what can be built
- Sewer Depth
- Demo year
- Historic district
- Soil type
- Financial Gap



Really, what we started looking at is okay, what are all those barriers. What are those things first that we can start removing or streamlining so that this becomes a really viable option for folks? These are just kind of a couple of examples of some of the items. You know, zoning and this is not so much, or we have a narrow lot line guidelines, but someone will look at this lot and you who probably lives on 5th St., you would probably drive right by and not even realize that that's a lot that a house once stood on.

Also, the demo year, something that we've run into a lot is, and we've had Land Bank lots returned to us because of this, is for many, many years a house would be demoed. It would all just go into the basement and they'd move on. Well that's a huge amount of site cost. I mean that's basically, you know, adding kind of a whole second demo to the lot just to remove some of that.

A big one that we've all been working on is the financial gap as well. One of the things that we've seen is the appraised value versus what it actually cost to build a house in these areas. There's a pretty sizeable gap. One of the things that we've been really working hard on is programs like the Rehab Program, which provides those comps and kind of prove to our banking community that people are willing to spend over \$100,000 on a house that has a 25 ft. frontage and is somewhat narrow and all of that.

Mr. Howze said I'll just add one point in this which is one of the other real benefits of the work we've done in SOAR and other places is, bringing different information together. We have actually most all of this information within the UG. We know our zoning code, we know the setbacks, we actually have maps, we know the sewer depth, know the demo year, we know the overlay of the historic districts, we know the soil types, but those all sort of live in different places.

What you'll see as we go through this is bringing that information together in a way that makes it a lot easier for developers or somebody who wants to build on this lot, to get that information in one place so that there's no landmine, so to speak, where they get part of the way through the process only to realize the sewer depth becomes a barrier, a cost prohibited barrier, or to get halfway through the process only to realize that because there's a historic district overlay they've got to do things in a different way. By bringing all this information together in one place, we're also trying to make it as easy as possible for whether it's a builder or somebody who wants to live in the neighborhood and build their own house, bring all that information together.

Ms. Carttar said really just trying to remove all that uncertainty. A couple—some of the goals that we've discussed, and this is not only for the Land Bank, but to kind of generally all infill is the increasing housing density, obviously, has realized that if we want to increase our property taxes, it is not about actually increasing the property tax, it's increasing the number of people who are here and paying those, streamlining the building process. Jud did an amazing job of kind of figuring out what the whole building process was, you know step by step, and figuring out where we could actually be a facilitator rather than kind of someone who kind of regulates and stops things and well did you think about this. Like, how do we actually move this very, kind of streamlined as possible. Obviously, broadening the tax base and putting all these Land Bank lots into productive use.

Mr. Howze said one other point in that tax base is that this is also helpful for the BPU, right? **Ms. Carttar** said yes. **Mr. Howze** said when we think about infill housing we're talking about putting back housing in places where we already have made the investment as a community for electric infrastructure, for sewer infrastructure, for water infrastructure and the connection point from that to the street as much lower than building new infrastructure into a new place. It really helps the BPU to build, broaden their customer base as well.

Ms. Carttar said as we've mentioned, kind of the target market, it's pretty wide ranged. I don't see likely a bunch of huge developers coming in, but really trying to have people look at this. You know if they can build 10 or 20 versus hundreds, obviously we'll take hundreds. Then also, we've heard a lot about people who are interested in having a house that they want a house, they want something that's near downtown, very accessible throughout the metro. I think we all think this is a pretty great location for a number of those reasons and so we're excited about the prospect of what that can mean. I'm going to turn it over to Jud, to talk about some of the data and how we've kind of brought this all together and hope to sell it to folks.

Jud Knapp, Performance Management & Data Analyst in IT, said how can we use data to remove all uncertainty with that vacant lot, so people feel comfortable that they want to build there. We have zoning, so we've removed everything under 25 ft. All lots demoed after 1998 is an undermined area, is it in a floodplain, so we took all those uncertainty things right off to select our top 100. The bank finance, like where will the bank finance a construction loan was the one that took a little more thought. We had to create like a matrix of where are all the new residential builds, where has there been a new house built in the last five years? Where's the home sales on \$135 sq. ft., because if they sell for \$135 sq. ft., we can build it for a \$135 sq. ft.

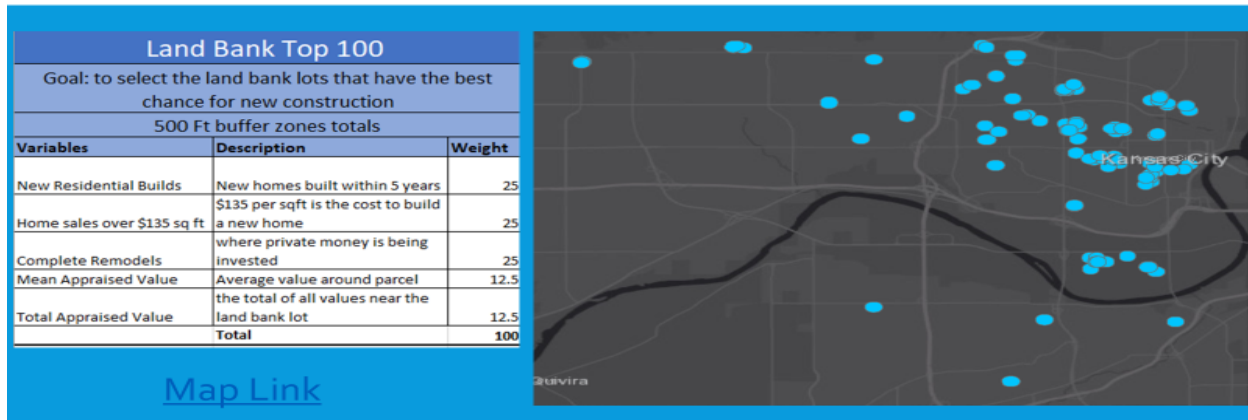
Where are all the completed remodels, where are all the areas where like private investment is coming in the area and completely rehabbing these homes. The mean appraised value, how much is the housing stock worth around the lot? The total appraised value is like how many houses are the housing stock that are around it, like it takes into account for how many vacant lots there are. I will actually go to the map.

Ms. Carttar said while Jud's pulling up the map, one thing not only is this great in terms of finding locations that are marketable and we think—we want to set people up for success so finding locations and lots where people, if they can get their money out of something that they're building. Also, this really helps to narrow down kind of where we want to kind of focus people a little bit. I don't know about you, but if you were interested in a vacant lot and Chris says, here are 4000, which one would you like. That's pretty overwhelming and so if there is a way for us to kind of narrow that down for them and kind of say, well these are the one that we would recommend and we have very, I think, strong reasons why those are areas and specific lots that we would do that. I think that will help kind of move people along and actually help them envision a future in one of these areas.

Mr. Howze said its worth saying to that we welcome your feedback. Essentially, we created a algorithm right, and then we ran these 4,000 lots through an algorithm, to kind of get a weighing and come up with different scoring criteria to get this list but there's nothing that says the waiting or the rankings that we've chosen couldn't be adjusted. In fact, in our research, I don't know that we've seen any other community that could've done this in this way. We're a little bit of sailing

into water that we haven't necessarily been into before and, again, welcome that kind of feedback on how we can make this even tighter as we go through it.

LAND BANK TOP 100 LOTS



Mr. Knapp said this our top 100 that we selected with our data. If we zoom in, this is the lot we've been looking at, the 509 N. 5th St. If we click on it, we can see that there's been six remodels in the area of 500 ft., buffer zone around that house. There's been two sales over \$135. There's been no new homes built. The appraised total mean, and it was demoed in 2012. It's not in an undermined area, it's not in the flood plain, it's not in a Historic District and the soil type that's there.

We could also click on the sewer that's right in front and we can see that it's in-between, it's 9 ft deep. There's a sewer in front of the house, the sewer is like right by the sidewalk. It's not in the middle of the street. I mean, that's a big cost factor there too.

Mr. Howze said the other thing that we found interesting as we did this was we didn't know, kind of the clustering where this would show up and it was interesting to see that there are these stop 100's or shows up in lots of different parts of the community and lots of different opportunities for sort of different neighborhoods where we think that there's viable infill housing lots that can be built on.



Mr. Knapp said we took that top one on our list and we kind of made these little cheat sheets, I guess you would call them, just putting all the data in one location. You can see that the parcel width is 25 ft., so we can build on it. You can see the topography of the lot. It kind of slopes up and away from the street. There's, again the six free models, the two home sales of \$135 a sq. ft., and the demo year 2012. We're pretty confident that we could build here.

The chart on the left is the frontage feet for our top 100 lots and all of all Land Bank lots totaled up. **Mr. Howze** said I think as we get into this, part of this is, you say, okay I'm going to do a house design, I'm going to an architect or have a house designed that's for a 30 ft. frontage or a 25 ft. frontage, and I use that, and I repeat that design in different places. This kind of gives us, again, a sense of how many lots do we have that are in that frontage space because that really shapes your ultimately your home design, in a lot of cases. Again, just to reiterate that this is all information that we have at our disposal and so begin putting it in one place, in a easy to see and easy to use format, we're trying to make it as user friendly as possible for builders or other folks who might see this and say yep, I want to do that.



Mr. Knapp said we dived into the zoning code and figured out what we can build at this 509 N 5th St. We broke it down to the max, you can build a 43,000 sq. ft. house. I did a quick search in our county and we only have 53 homes that are that big. It's a giant house, it's 19x92 ft., so you could park six cars inside of this house, nose to tail. It's two stories, it has a full basement, but the minimum you can build is 750 sq. ft. is one story and one car garage. There's a lot you can do, between the max and the minimum on that house.

Melissa Sieben, Assistant County Administrators, said the nice thing is you could do a tandem too, so you could get a two-car garage out of it or even a tandem to it, or three, depending on what you needed.

KEY PERFORMANCE METRICS



Ms. Carttar said I guess one of the things that we're—now that we have kind of the structure, we've got a lot of the data now compiled and now we're looking at kind of what are those next

steps to actually get this out there and how to actually use this information to encourage people to build on our Land Bank homes as well as all of our urban infill home lots. Some of the things that we're looking at doing, kind of been in next steps which we will get to in a second, are all kind of based around these key performance indicators. Raising the tax base, obviously in this scenario that means building new homes, getting new residence. Also, encouraging the housing market, trying to—right now we're proving that there's a rehab market. Now we're going to work to prove that there is a new home new construction market. Then just increasing the population, which with new roofs comes more retail and other commercial development which are the things that people ask for.

NEXT STEPS

- Jayhawk Consults – Marketing Plan
- Pre-Approved Home Designs
- Making the Top 100 Land Bank Lots map and information open to the public on Open Data

A few of the things that we're doing kind of next steps. There's a MBA masters level class at KU in the business school but that is looking at this for their semester project. They're going to help us come up with a marketing plan and some other things and financing ideas, as well as looking at preapproved housing designs. Working with local architects to see if we can up with a situation where we can have a few, kind of a book that are home designs that are preapproved through planning. We know they will fit on a certain lot that they're looking at. That's just another way to kind of reduce the cost and remove some of those barriers. I also think that this is just a way for people to kind of help visualize what's possible in these areas. Again, you look at a 25 ft. lot and sometimes it's hard to think what kind of house can fit there, but if you have five or six different options that kind of make it as easy building in a subdivision; alright, I like that one, lets do that and then kind of help people visualize what's possible.

Then, finally putting and I think this is already done, putting this as well as a lot of the other information that Jud has compiled, open now to the public on our open data portal. We'll be

coming forward with more iterations as we're moving forward but we want to make sure that we gave you an update on kind of some of the things that we're working on and the directions that we're going and look forward to your feedback.

Commissioner Murguia said I have a lot of questions. Have you all just been working on this internally or have you been looking at best practices across the country to see what other people are doing? **Ms. Carttar** said yes, we've been looking all across the country. It's shocking kind of how few cities have gotten too far so there are Portland, Chattanooga, have both done kind of preapproved home designs, are two good examples, that we've talked too. I think this is something that almost every large city is dealing with right now. There's a lot of interesting research. I think everyone's kind of trying not to reinvent the wheel, but no ones really gotten too, too far, so yes, we're looking all over.

Mr. Howze said I guess one point on that too, is different models. I was in Detroit last fall and looking at how they've attacked some of their neighborhoods. In some places, not just Detroit, where they are trying to—there's a gap, a subsidy gap, essentially between what the construction cost is and the sales cost. Some places that's getting filled with direct dollars from local government or from sort of loan funds that are set up. We're trying to do in identifying top 100 is, where are the conditions where we think the market has the most success of driving this kind of neighborhood renewal, where we can minimize any sort of public dollars that are at stake. One, because you are all aware, there's needs and challenges across the community and there's not a lot of dollars to go around. How can we use the information we have, and from a model perspective, set it up so that the private sector can build houses and make a profit and help to revitalize neighborhoods in infill housing versus other models that are being tried in other places where it's the government building houses or having more of direct subsidy role. That was one of the considerations as we looked at different models across the country.

Commissioner Murguia said if I use your formula that's up there, you've said that the building cost right now for residential construction, what you've found is about \$135 a sq. ft., and you've looked at houses all the way from 750 sq. ft. up to over 4,000 sq. ft. From what I'm understanding from your presentation is that you've identified some lots that they might be able to build these houses on based on those numbers, but as someone that has done that for a living for a long time, I would tell you there are a number of things besides the square footage per house, that's just to build the house. That doesn't put in the appropriate infrastructure that you've talked about.

The mandates from the city to put in sidewalk when you build a new house, or to repair sidewalk that isn't repaired on a vacant lot. It also doesn't take into consideration engineering fees or it doesn't take into consideration architectural fees.

Since I do this for a living, I haven't found anybody, anybody anywhere, that can build a house, a new house of any size for under \$175,000. When you add all those things plus with the narrow lot guidelines that the Unified Government established for 25 ft. front lots, the cost of the required landscaping, which I kind of think is ridiculous, because if that's all you can afford, you probably can't afford to take care of \$20,000 worth of landscaping, which is what's typically required on this size of a lot. You're looking at a house over \$200,000 which if you look at the median home value in Wyandotte County and you look at the median income, even if banks are willing to take a risk, that's not a risk, that's just not financially feasible to make that happen.

It's good that you're looking at ways to make the lots more desirable, but as someone that's built over 30 single-family homes in my district and done everything from single-family to multi-family, at the end of the day at the bottom line there is just a financial gap. Though I appreciate all the work that you did, in my mind it goes back to our priority base budgeting. It isn't really what we do. I know for a fact, I can't speak for other districts, maybe the other commissioners around here can, but there are two very large pieces of property in my district that are vacant. One of which that sits in the Land Bank right now that a developer has come forward and offered to build 23 single-family houses on. There's a \$500,000 gap on that \$3.5M project and the government was unwilling to do any kind of gap financing. In fact, it came it front of us three or four times and nobody wanted to do anything until the gap financing was in place.

I just get concerned that we're government people, well most of you are government people and not developers. When we try to understand what developers are doing, it's a whole new field. It's not what we—we don't build the houses and unless the government is going to start building these houses internally, which I personally would not recommend, I'm of the mindset that we stay in our own lane and let people do what they do.

The other thing you've made no mention of is there's a number of not-for-profits that are building single-family homes all over our county and that are making it work. I would just hope this would not turn into another tax credit project where everybody that wants to live there has to go through mountains of paperwork with the federal government in order to qualify. What I have witnessed in my 10 years of experience of residential development in an urban area is that people—I worked backwards, I looked at what people were paying and what they could afford and how much

they were paying every month and then I looked at how much house can you get for that. There was always a financial gap, no matter if you took out the landscaping requirements, you took out the other requirements. There are some things just for general public safety, like architectural plans and structural engineering that has to be done. Though I think this is great, I think what you're going to find for not-for-profits who have been doing this work for years, you might want to talk to them. They've been doing it for a long time, that at the end of the day there's still going to be a financial gap for these houses to be built. If you can prove me wrong, great, because I'll be the first to hire that builder that will build a house for a \$101,000 with no fee because the builder also wants to be paid as well. Unless like I said, the Unified Government is going to build that house themselves and not, again, do something where we're not getting any return at all.

I'm disappointed by the dots on the map especially south of the river because there's a number of places that have large tracks of land that you already have financial partners where the government would not be at risk that need that gap financing in order to make them happen. One of them was a senior development and it was the same gap and they were very small, single standing homes. They came with yard maintenance, sort of all-inclusive sort of living environment; slab on grade even, no basement in them, just hurricane and tornado shelters on the inside; and that by this Commission was denied. The 23 single-family home development was also denied because of the gap.

I would just tell you that this is great and it's a lot of great data, but I think infrastructure and trying to figure out ways around that are fine, but at the end of the day I've done this for over 10 years, you're still going to have a gap. Now that construction is through the roof, I mean, if you've tried to get a construction person out to do anything, its been almost impossible because they are so backed up on stuff. It took us a month to get someone to come out and repair some concrete steps in a multi-family unit that one of the not-for-profits in my district runs. So, its just very difficult to make that happen. I would, me personally, this is great but I'd rather see us spend our time on gap financing for projects. I do agree that we need to try to market those areas that show the greatest return in the urban core and then somehow earmark proceeds from that development to other harder to develop and harder to sell areas. There should be sort of a revolving fund and it could even be a revolving no interest loan fund where the money comes back into a pot of money that can be used in other areas as the land is done.

I will also tell you that your construction cost will go up dramatically when you're trying to do infill. Even if, especially, if you've never, I have a built a house on a 25 ft. lot. I will tell

you that the work and the effort and the amount of time and money it takes to try to build a house on a 25 ft. lot, drives your cost up as well. You're very close to the people next to you, it's very difficult. It requires other kind of special technical assistance. I think the Rehab Program has been great and that's been fantastic because they've come to the Land Bank at no cost and they've been able to turn them, but I just don't see how that's possible.

I think where our time would be better spent is, I will tell you one anecdotal story. I'm really not into anecdotal stories, but I hear them all the time, the same story. I have a lady that lives in my district in east Argentine and we were building two-story single-family houses with three and four bedrooms and a two car garage. We also know the sweet spot in my district is 1600 sq. ft. We know that that's the market, we know that they can—there is the low hanging fruit on the tree that can afford a house like that.

There's a lady that lived a couple doors down and she lived in an old cinder block shotgun house, in bad condition, but she keeps it very tidy and clean. She happened to walk down the street and say, you know I'd love to move my family, my five family members who live in a two-bedroom shotgun home into a house like that. Just out of curiosity, I asked her what her mortgage was. She said its \$315 a month and I thought well, we'll never get close to that with new construction. You can just do the math, you can't buy a new house for that, but what was really shocking to me is that she paid a \$700 BPU bill because she has paper thin single-pane windows in these old houses that these people are trying to live in. She wasn't cooling and heating her house, she was heating and cooling the neighborhood. She didn't have any another option. What we discovered is in the new homes, so if you do the math on that, that's about 1,000 bucks a month she could be spending. We could get the price point of our 1,600 square foot home down to \$900 and this is with taxes, including mortgage insurance for her to \$900. We could lower her BPU bill in this house simply by building with builder grade, which we all know isn't top of the line leader, gold certified. We could get her BPU bill down to a little over \$300 which would have made it a lot more affordable. It would've been a stretch for her but more affordable.

We have moved a number of those people, upgraded their quality of life, improved their living conditions and in the end, they're paying almost the same amount of money that they were paying in an overcrowded shotgun bungalow. I would really encourage all of you, in all of the years I've been here and I've been a commissioner, we've built over 35 new single-family homes. They are all occupied. We have over 17 senior apartments. They are all occupied. We have a waiting list for those and because these other two developments were not considered by the

Commission for gap financing, I lost a number of residents to Piper because there is a handful of people that can afford those higher end houses. At the end of the day we can have all this data discussion but my frustration is, it comes down to money.

The government needs to decide to invest in our urban core, not just in my district, wherever else. I mean I would consult with the commissioners in their district, they are the people that are on the ground and in the trenches. They should know what's going on, so I just think that is a better way to get stuff done. We're approving entity that has made that happen for a number of families, their quality of life is dramatically better as a result of that. I think it would move things forward a lot faster to let developers develop and let government be government. Again, I just say what it comes down to is gap financing and money, but I do have to say this; I really do appreciate your work on this. I know you're trying and you're trying to better understand, but you really need to utilize people that have successful developments.

Our units are full and I am—to me it just seems like a lot of talk about, hey we're trying, but it never happens. Continually, people come forward from the urban core saying, well we want better housing. I can't tell you the number of people that move out of my district because they can't find the quality of housing that they want. I'm sitting on two deals with my partner, not-for-profit, and we can't move forward because government won't gap fund. My deal is for gap financing to wipe this off your plate. You have enough stuff to work on and to partner with people that do this for a living and let people do their job and do something for their urban core.

Ms. Sieben said I would love to jump in here on this one. This is actually part of, kind of a set of tandem projects that we're working on within staff right now. The other one that let out ahead of this but has taken more time because as you know the gap financing thing is a very complex issue. We have been working with local banks and Mutual of Omaha for about the last year trying to develop a tool or a mechanism for that gap, which we actually let out with, "The Gap Is Real", that's the title of our business plan.

What we're trying to do, working with appraisers, real estate agents and as well as I think Habitat, CHWC and a few others have participated over the last year, are not like ongoing, but in meetings with us is trying to identify what that gap funding should be for because what we've found is the banks aren't terribly interested in just kind of a \$25,000 check, which I mean that doesn't shock me at all either. What we figured out is the Federal Home Loan Bank out of Topeka offers a grant opportunity that we can go to; this only applies to low/mod. That's not good enough

for us, but we will be looking at a cocktail approach that we will be bringing forward to the banks that relates to this gap that pertains to very particular things like sewers, waters, basements, lead and roofs.

On these vacant lots that's a similar type of thing that we would try to find the gap for to start filling in. Money is limited, it's certainly not a fix all, but we're also looking at layering in that we want the banks themselves to put in some money because the federal home loans is just a reimbursement to them. They're not really doing anything. We want real game on their part and we're going to be asking them to match what Federal Home Loan would do, but we want to that to lead out with this so that our developers have something to tap into to get these folks into a home. On a new lot especially, would be great.

Commissioner Murguia said hopefully you can prove me wrong, but like I said, there are not-for-profits, I used to run one, I've been to all the same stops that you're talking about and they never come up with any money. Occasionally, we'll get a \$5,000 grant on three homes that we build. That's not going to fill gap on building housing in the urban core, and if we continue to use low/mod—**Ms. Sieben** said this would be much more money if I could let you know. We would be looking at about a \$25,000 grant. **Commissioner Murguia** asked per house. **Ms. Sieben** said per house is what we'd be looking at depending on the size of the house you're building and the amount of complexities because the 135 is a low number. I mean, I think all of us recognize that's a barebones home and probably not on a 25-foot lot. Realistically, we understand it's a standard subdivision lot and it's, you know, very based features in that home. What we're saying is that we need this gap to stabilize our markets and being strategic about it.

Commissioner Murguia said well there's a lot people that are in the grant writing business. I've been in it for a long time. I've knocked on every door and been to every bank, established great relationships and I will tell you if you make that happen, fantastic, then I guess I'll be wrong, but in all of the relationship building that I did over the last decade nobody's been able to come up with \$25,000 per house. It's still not going to close your gap with that amount of money per unit based on your square footage.

I'm just saying you don't have to listen to me, it won't be the first time no one's listened to me, but I'm telling you I've done this for a long time. There are two performas out there. For a million dollars it would build over 55-units of single-family and senior housing without putting

our residents at an affordable rate without running our residents through the cumbersome process of having to fill out financial paperwork that is usually an inch thick, going through a screening process, I'm telling you I've been there. If you really think about it, by the time we pay all of you for all the time that you spend on this and all of the other people on staff that are spending time on this when really our job really isn't to build housing, we've probably spent that much money. I just think its not very efficient. It doesn't really match up for me with our priority-based budgeting and how staff needs to be spending their time. Like I said, we need to let people do what they do and we found some really good partners in order to do that.

Ms. Sieben said I want to caution just the Commission; we're not suggesting we're going to be the builders. We're simply trying to show people that there is opportunity in a few areas to do this. The Gap funding that I'm looking at right now working with the banks on is actually mostly for existing housing that's not going to be in the Land Bank. We're going to be working on some of our vacant properties that are sitting there being an annoyance to neighbors, helping pair people up and start conversations so we can move those back into occupied houses—**Commissioner Murguia** said I have two sites that will allow you to build 23 units, its already been platted, it already has architectural plans. There's no cost there because its already been bared by the not-for-profit. They're ready to be developed and there is still a gap. Money's already been paid, so if you're looking for two sites to make a big splash and develop some momentum, there are two sites available, a builder is ready. He is the lowest price point I've been able to find in the Midwest. He's doing this same kind of development in rural Kansas. I mean I don't know what else to say. **Ms. Sieben** said okay, well we'll talk about it.

Commissioner Walters said just a couple of comments. I see on the agenda this is an update. Was there an initial presentation of this program or this is the initial presentation? **Someone** was inaudible. **Commissioner Walters** asked so this is the NeighborhoodUp initiative. That's what's on our Agenda, no? **Mr. Howze** said it's emerged out of SOAR and then the NeighborhoodsUp initiative so this is sort of like, we see this as the evolution as those to tackle. We've gone after the remodels, and the Land Bank properties that have come in and those have been rehabbed successfully, and now we're looking at the next piece which is those vacant lots.

Commissioner Walters said I know that in the past Land Bank has preserved or put a hold on certain properties because they thought, it was thought that there might be an opportunity for a bigger development than infill housing, right? Is that factored into your analysis and are

those properties not included in this recommendation? **Ms. Carttar** said you included all of them? **Mr. Knapp** said I'd say no, I didn't, like pull out big tracks of land with this, I didn't. **Ms. Carttar** said that's a good caveat that there are probably are taking an actual assembled area of multiple properties, this current iteration does not take that into account.

Commissioner Walters said I would encourage us to do that because I think there was an idea any way or a goal that we might have a higher and better use for some of this property than infill housing. **Ms. Carttar** said yes, that is still, yes that still remains the goal in certain locations and certain sites. **Commissioner Walter** said I didn't quite understand the introduction, Jud is it? **Mr. Knapp** said yes. **Commissioner Walter** said and you're a consultant? **Mr. Knapp** said no. **Commissioner Walter** said he works for you; he works for us. I'm sorry, Jud, I'm sorry, I don't believe I've met you before so I apologize for that. What is your role in this other than, are you pretty much the data gatherer, manager? **Mr. Howze** said Jud is on my staff as part of the Knowledge Department, he's the UG Data Analyst. **Commissioner Walter** said perfect. **Mr. Howze** said he leads our open data efforts, he led the UG's first data inventory several years back so he is the source of sort of all things, data source related. **Commissioner Walter** said I thought I heard you referenced as a consultant, so that confused me. **Mr. Knapp** said no. **Commissioner Walter** said I apologize, that's all I had.

Chairman McKiernan said just a couple of comments from my prospective. I think Commissioner Murguia makes a number of really good points that you should take into consideration. Certainly, the gap is real. One of the things that we have to struggle with as a local government is how much a local government can or should close that gap when it exists. That's something that we're going to continue to wrestle with as we wrestle with the availability of funds for provision of services in addition to funding gaps. I would highly recommend that you follow her suggestion that you meet with the—especially the not-for-profit developers who are currently making it happen. They're closing gaps right now and sometimes that's through private, raising of private funds, but they have as she pointed out, really established the relationships that allowed them to know all of the right partners to bring to the table to close gaps and get this done.

Would it fair to say that your algorithm might help developers identify the best lots if, and so we might be able to do some legwork for a developer who would otherwise build it and we can provide them with data that would help them make a better decision, a decision that's a better business case for them. A couple of other things that I would suggest that, and you may have

looked at this and I don't know, is who's the owner, current owner of the lot. Is that current owner responsive to communication? I'm sorry these are all Land Bank lots, okay, so we know that they're responsible. Then I'll add an overlay to that. One of the other problems that we have in a lot of our neighborhoods are lots that we do not own that might be even better than some of these in terms of development. We need to knock down the barriers to findings, so I guess that's where my head is going is, we have a lot of irresponsible owners who are not available and who don't play nice in their neighborhoods.

Ms. Sieben said, Commissioner McKiernan, that is certainly something that as we've gotten our vacancy registry up to some 600 registrations now that staff within the SOAR team, including Jud, who's working with us on some data mining right now are looking at how we confront those individuals who are owning property that is being assessed penalties, no one has been living there for some time. We can somehow track an owner and trying to figure out how we pair them up with some of our Land Bank rehab folks that are looking for more through put for their business. I think there's a lot of energy around the data we've been collecting. The information we've been able to discern about, sort of what is happening in the market, including the stuff that's been done here tonight. I know it's not the magic bullet that we all want it to be, but without this information, we can't be as responsive of a government towards what is needed to get out of the way. **Chairman McKiernan** said fantastic.

Mr. Howze said just to clarify too, we have been having conversations with other folks that are sort of in this space, if you want to speak to that in terms of who've done developments. We're trying to and we welcome sort of more feedback, and Commissioner, we appreciate your feedback. To again refine this, when we went out and looked at other communities this is not—this is a hard nut to crack and it's something that cities across the country are wrestling with. That's why we're starting with a modest number, we're not trying to say here's how we go after 4,000 lots, okay, lets start with a manageable number. Let's sort of iterate our way through this, lets learn as we go, let's get feedback, and understand what's useful to the market and what's not because we very much—we aren't and don't want to be in the position of going out and building houses. We want the market to do what the market does best and to help make sure that we're not hindrances of that and facilitate that however we can.

Commissioner Murguia said I just have a final comment. The data that you have is great, but I'll just again share a district story. Ten years ago, I requested a map of tax delinquent Land Bank property in my district and when I got it, I wanted to be able to take that and market it to developers, much of what they're talking about. What I discovered on that map is that you could request that KU Hospital and KU Medical Center, they are tax delinquent \$7,000, and that they can go into tax sale even though they don't pay taxes so our records were not accurate. There is a big red dot on KU Medical Center and KU Hospital. If I take that to a developer, they are going to say I'm putting KU Med and KU Hospital up for tax sale, even though they don't pay taxes and in 10 years we have not been able to figure out how to get the red dot off those two major entities in 10 years so that I can take the map to the developers and actually give them an accurate map. In addition to that, Vega Field, if anyone wants to but it, it's in the Land Bank. It does not have our blue stamp on it, so if a developer came forward and said I want to buy Vega Field and I want to turn it into housing, it's in our Land Bank. It does not show as a Unified Government park when you get the map.

Ruby Park has a major parcel right in the middle of it that if you want to build a house there, you can build a house, if you want too of course. A man came forward about eight years ago, purchased the property, we had to purchase it back from him for more money because our data was wrong. It's great to collect the data that we have, but I just know from my Land Bank map and 10 years later I still don't have a Land Bank map that gives me accurate, what is tax delinquent, what is in the Land Bank, what is Unified Government owned. I still don't have an accurate map so I don't know how we can market anything until that information is accurate. I was working on this 10 years ago when I first became a commissioner. I wanted to be able to take that map out and market it to a bunch of developers and say these are those areas that have potential development. Of course, there was always a snafu, somebody would say I want that, that, those parcels of ground. It was always, well there's a lien on the title or it's not really in Land Bank, it hasn't gone through tax sale yet. I just say I'm kind of skeptical of stuff until we actually have a map, or at least I have a map that really tells people what's available in my district and it really has handicapped me for a decade to be able to go out and market it to developers in my district. I can do that, I know that's not necessarily the role of a commissioner, but I do want to see development in my district. I just think that until that data is accurate, I can't. I've even had—so I serve on the Board of Regents and they—the other interesting thing is on the KU property, it shows that the Board of Regents owns KU Hospital and KU Medical Center. The Board of Regents

doesn't own that. The Board of Regents is tax delinquent and even with a letter from their Legal Department, to our Legal Department, the tax delinquencies remain on those maps for ten years. I'm very frustrated by that.

Chairman McKiernan said I think that's something though that all of you absolutely know is that one of our continuing challenges is just to make sure that our data integrity is good and that our records are an accurate reflection of our properties. **Ms. Sieben** said, Commissioner, in response to this, again everything is a process and a continuum that we're working on since we started SOAR. We've recognized these issues existed and we've had to work through a series of things to get to the point where we were able to start work.

In January of this year, we started a Land Asset Management Team. Some of you have heard us talk about that in a couple of our presentations in the last while. That Land Asset Management Team has been working through a variety of things. One of them that it's starting to tackle right now is these properties, such as Commissioner Murguia's KU property, which currently I have two staff members, one in Legal, one in Delinquent Real Estate working to solve. These are not hard to solve but they're time-consuming. We know what we have to do to fix them. There's a cost behind some of this because there are fees that have to be paid, cost that have to be worked through, but we have identified the first 200 we are going to work on. There are more.

There are issues, as you have noted, throughout our Land Management System that we have to fix to go forward. I want you to understand we recognize that and we have a crew of people working. People sitting here include, Jud, Katherine and Chris, who are on this Land Asset Management Team. We have a strong desire to move through these projects. I apologize for however we got where we're at but know that going forward we're trying to clean these up. We're also trying to get things out of the Land Bank, as you had an intern working on that don't belong in there, simply don't belong in there. **Commissioner Murguia** said highway easements. **Ms. Sieben** said highway easements, yes. **Commissioner Murguia** said Cliffs, the houses could fall. **Ms. Sieben** said that happened, there was a reason behind it, I'm not really sure of it at the time it happened. What I can tell you is we're working to identify where those belong which is tedious, there are thousands of them. We're working through that and we will update you as we solve these because you need to know that they've been solved and that we have the procedures in place. Going forward, I think we aren't adding to that problem; these are historic problems that occurred in the last—prior to the last five years, but we've got to go back and fix those historic problems. I

apologize for where we're at, but we are working to clean that up and we recognize it as a significant issue, just as you do.

Commissioner Murguia said I also recognize that all of you I think are new in the last 10 years. It's totally different now than what it was. I'm still just saying it's been 10 years. I'm not blaming it on any of you. I know that you're working very hard on it, be very clear. Your making progress but lifetimes, families lives change in a decade, and the needs are not the same anymore and we're missing all those families every day that goes by. The culture of government does not necessarily have a sense of urgency. The whole drive of the fair market world is the sense of urgency they have because, unlike government, if they do not perform—the fair market doesn't perform—they don't get paid. They have to perform and so they have that drive. With all the consultants—I can't count the number of master plans, consultants, and all of the people we hired under previous administration and put plans on shelves and we didn't even have correct data.

I guess, I would say time better spent for all of you would have been to hire a consultant to figure this out. A team of people, that that was their focus while you were more focused on specific government related functions which has massively improved with things like mowing lots that are in our Land Bank, which I've seen a massive improvement on, but still needs work. We all know that. Not a criticism, it's made a lot of progress but we need to make more. Personally, as a commissioner I'd rather see your time spent on things like that and I'd rather have us outsource the sorts of issue that are tedious that could be handled better maybe by someone with a different skill set.

Chairman McKiernan said any other comments or questions from the Commission. This item was for information only. Is there any public comment on this item? If you'd state your name and address for the record, you'll have three minutes for comments.

Faith Rivera, 908 Hagemann St., said some of my concerns about what is being talked about here is, just like Commissioner Ann Murguia was saying, we as a community are finding out talking to each other is that people are leaving our community because we can't afford to live here. You want to make houses that are more expensive, which is kind of concerning to me because I want to keep my family here, I want to keep our people here, I want to keep my grandkids here. I want to keep my children here, but we're finding out that you guys want to build these houses and stuff like that, that makes it unattainable for us to live here. Again, like Ann said, we have 163

million people here in our community and our, thousand sorry, thousand and our income base is \$42,783.00. You guys don't struggle like we struggle. You guys have iPhone watches, you guys have the best phones, you're not struggling like us. We can't afford these homes.

We as a community have got together and have discussed this. We need more housing that it is affordable for us. So please, think about this when you guys are doing these wonderful things that you are doing, but think about us as the community that was here fighting, that have been here. I'm third generation Rosedaleion, think about my kids are going to be fourth generation. My kids want to stay here, but they can't if they can't afford to live here.

Then when you're talking, there was nothing about the community. I haven't been reached out about this community information that you guys have out, I don't think Cee Cee has or Ms. Ford. There's no information out there for us and we are, or Ms. Jackson, I'm sorry, Ms. Jackson. We are out here being diligent and fighting and trying to find out what we can do and what you guys are doing for us. It's scary, this is scaring me, for my community and my retired fellow neighbors. Please think about the community when you are thinking about stuff like that. Thank you, Ann. Just want to say that it is very sad to see that you guys don't even know about the, like Ann was saying, about KU and stuff like that, I mean that is horrible, that's five years. Come on, you guys can do better. We as the UG, you guys really need to do better for us.

Chairman McKiernan said thank you very much, appreciate you comment. Alright, that wraps up our first item our Agenda this evening, thank you very much to staff for making this presentation.

Action: Information only.

Chairman McKiernan said now I can actually turn it to Mr. Slaughter for Item No. 2 and that is Land Bank Business a transfer from the Land Bank.

Item No. 2 – 19967... LAND BANK BUSINESS: TRANSFER FROM LAND BANK

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

1342 Oakland Ave. to Vega Homes, Inc.

(Recipient recently completed the rehab of 1338 Oakland Ave. through the Rehab Program.)

TRANSFERS FROM LAND BANK
1342 OAKLAND AVE – VEGA HOMES, INC



TRANSFERS FROM LAND BANK
1342 OAKLAND AVE – VEGA HOMES, INC



Chris Slaughter, Land Bank Manager, said we have one item here, it's just a simple transfer, 1342 Oakland Ave. Last month we presented the rehab of 1342 so this request is just for the lot to the west to go to the rehabber. We brought items like this to you guys before.

September 30, 2019

WYANDOTTE COUNTY LAND BANK
 TRANSFERS TO LAND BANK
 REQUESTING APPROVAL
 OF THE TRANSFER REQUEST
 &
 FORWARD TO THE LAND BANK
 BOARD OF TRUSTEES FOR FINAL
 APPROVAL

Tonight, that's the request, is to approve the transfer request so we can forward for the final.

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

Commissioner Burroughs said I do have a question; it was brought up about the landscaping on these homes. I noticed there was very little landscaping done on this rehab. Are we requiring landscaping of any type on the rehabs? **Mr. Slaughter** said no. I mean, they have to go through all the city processes and they have to pass inspection so we pretty much feel that they understand what needs to be done to pass from a city standpoint. **Commissioner Burroughs** asked can we go back to the picture. **Mr. Slaughter** said sure. **Commissioner Burroughs** said just have a little bit better presence, with even some grass, or possibly. **Commissioner Murguia** said the grass will be laid, won't it? **Mr. Slaughter** said this picture was taken pretty much a month ago so a lot of our rehabs have had new sod laid. We trust they know what they're doing to put it on the market and sell it. **Commissioner Burroughs** said is there a certain amount of money? I know the message a minute ago was \$20,000, I believe the number that was presented, but do we have a percentage that we mandate goes into landscaping, like 10% of the finished product? Anything along those lines to ensure that we get some greenery. **Mr. Slaughter** said no, we're just happy the house is in better shape. **Commissioner Murguia** said new construction.

Commissioner Murguia said so I'm pretty sure to help with Commissioner Burroughs question, the TND, which is for those that don't know, there's a Traditional Neighborhood Design which is for these small 25-foot lot house that they're talking about. They require an enormous

amount of landscaping. I just can think of a house that we did about three or four years ago where the landscaping was \$20,000.

We moved in a resident; we made the house very affordable for this family to move into a brand-new house. You know, people that don't have a lot of money usually are working, maybe one or two jobs and they're just trying to pay for their house. To maintenance, landscaping and then the kind of landscaping that was required took a lot of effort. Now, that the city is gone, most of that landscaping is gone. The house still looks beautiful and there's still a couple of trees which is great, but I guess I just don't get the landscaping requirement because what ends up usually, what I've seen usually happen, is it ends up being a disaster and it looks worse than if it was just grass. What we have discovered is that some foundation shrubbery coverage and rosebush, or a tree has been sufficient which is nowhere near what the requirements are for TND on new construction. If you would like to see every line item detail of what this one house cost us after landscaping, it was unbelievable.

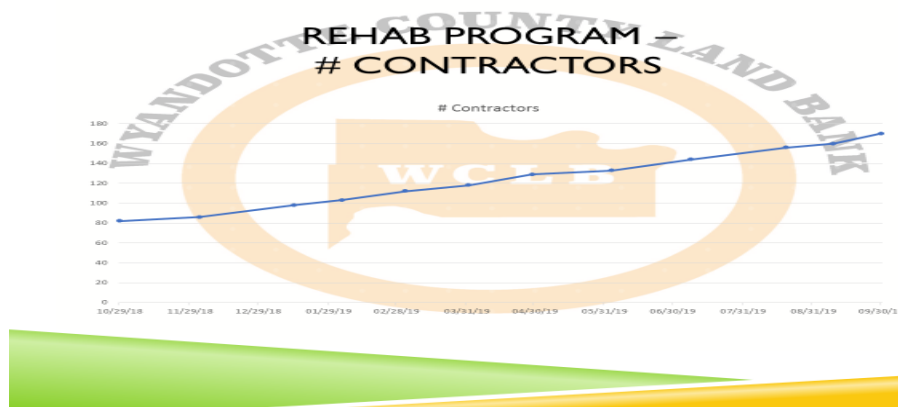
As a not-for-profit developer we sell those houses at cost. If you're a for profit developer, you need to make some money, but as a not-for-profit developer you can sell them at cost as long as you can cash flow. We usually bare the burden of the bank loan, that's the other thing that I heard nothing about. The program that we run is, if this house is \$100,000 and maybe the owner doesn't have any credit, not necessarily bad credit, we can allow them to move in, the not-for-profit carries the loan and their payment is just passed through the not-for-profit because they're not able to get the loan for that house. Then, at the end of five years we're able to go back to our banking partner and say hey, this is the person that's been making the loan; this is their credit, we're giving them A1 credit, they've made their payments every month, now it's time for them to graduate to having their own mortgage. The difficulty we've had the only difficulty we've had, is no one wants to leave us. Once we're their landlord and they trust us and we establish that banking relationship with them, they don't want to leave which is fine, but it just impedes their ability to develop credit on their own, so for all it's worth.

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

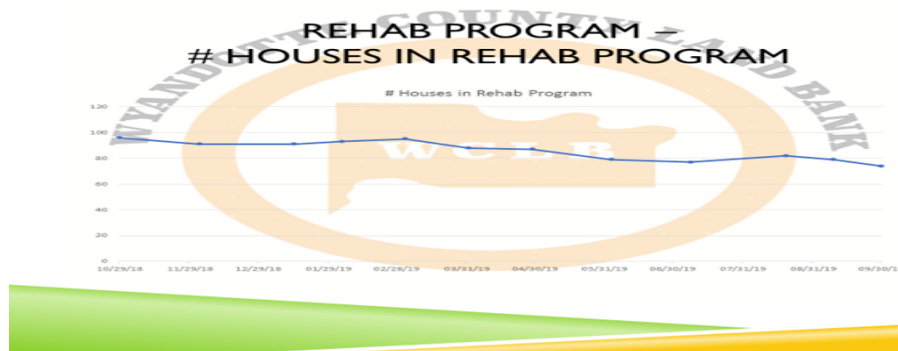
Item No. 3 – 19966... LAND BANK REHAB PROGRAM: UPDATE

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

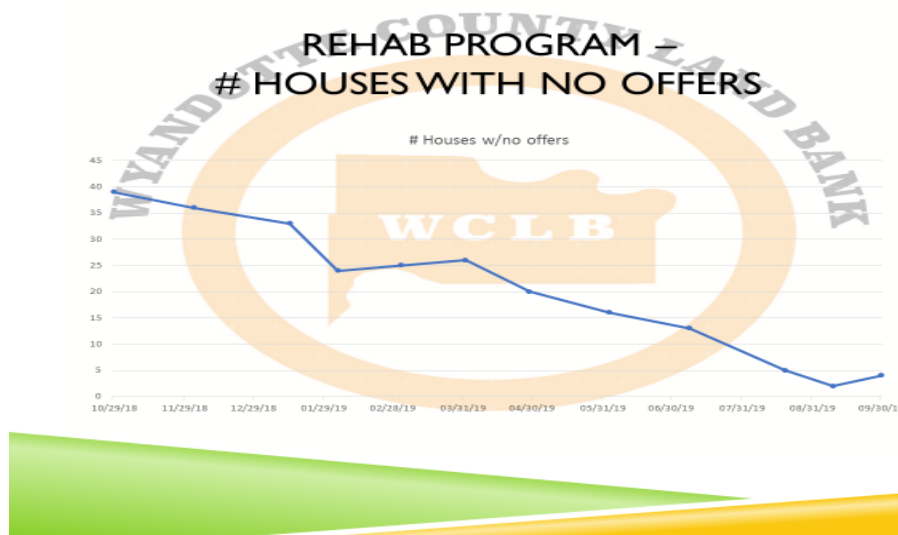
September 30, 2019



Chris Slaughter, Land Bank Manager, said our contractor number continues to grow. We're sitting at 170 contractors.



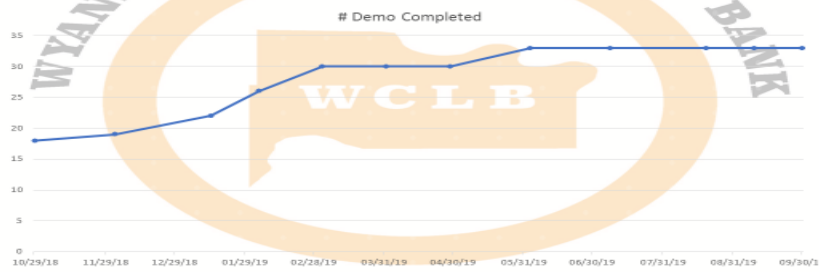
Our houses, our inventory, we're down to 74.



The houses with no offers, we have four.

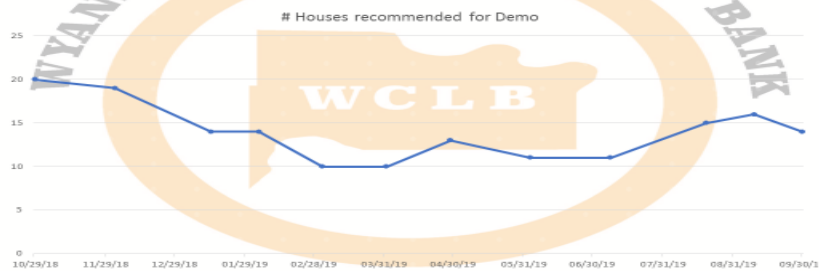
September 30, 2019

REHAB PROGRAM – # DEMOS COMPLETED



Our demos are still steady at 33.

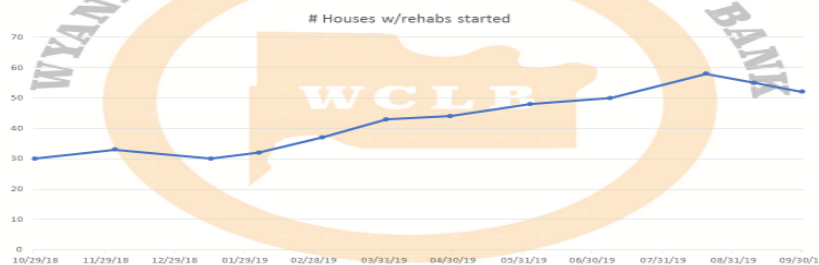
REHAB PROGRAM – # HOUSES RECOMMENDED FOR DEMO



We are down to 14 houses recommended for demo.

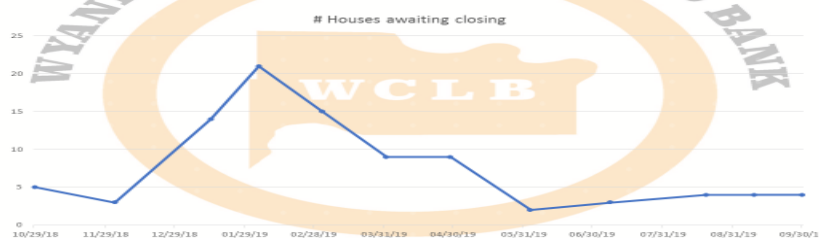
September 30, 2019

REHAB PROGRAM - # HOUSES WITH REHABS STARTED



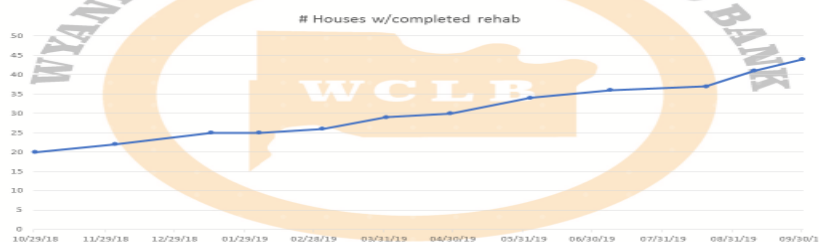
We have started, we are at 52.

REHAB PROGRAM - # HOUSES AWAITING CLOSING



Just to wait closing, is we're sitting at four.

REHAB PROGRAM - # COMPLETED REHABS



Our completed rehab is now up to 44. I'm going to share a couple of those tonight.

September 30, 2019

1220 GEORGIA AVE



1220 GEORGIA AVE



1220 GEORGIA AVE



September 30, 2019

1220 GEORGIA AVE



1220 GEORGIA AVE



1220 GEORGIA AVE



September 30, 2019

1220 GEORGIA AVE



1220 GEORGIA AVE



1220 GEORGIA AVE



September 30, 2019

1220 GEORGIA AVE



1220 GEORGIA AVE

- ▶ Property in Tax Sale 337
- \$9,179.32 (Apr '17)
- ▶ Rehab time – 7 months
- ▶ Appraised Value
\$3,420.00
- ▶ Property is currently
listed for \$89,500.00



The completed rehab. We received this property from tax sale 337. It was a little bit over \$9,000 as a minimum due. The rehabber took seven months. When we received the property, it was almost a little bit over \$3,400 and it's currently listed for \$89,500.

3906 WASHINGTON AVE



3906 WASHINGTON AVE



3906 WASHINGTON AVE



The last one tonight 3906 Washington Ave. I'd ask to pay attention to the old garage there.

September 30, 2019

3906 WASHINGTON AVE



With just some interior pics.

3906 WASHINGTON AVE



3906 WASHINGTON AVE



September 30, 2019

3906 WASHINGTON AVE



3906 WASHINGTON AVE



3906 WASHINGTON AVE

- ▶ Property in Tax Sale 336
- \$9,064.39 (Dec '16)
- ▶ Rehab time – 11 months
- ▶ Appraised Value
\$11,997.66
- ▶ Property is currently
listed for \$114,900.00



Now the picture of the finished rehab. We'll add, you can notice the new sod that's out there. The property was purchased from tax sale 336, again about \$9,000. It took roughly 11 months.

September 30, 2019

Appraised value was just a little bit under \$12,000 and currently the property is listed for about \$115,000. That's the rehab update for tonight.

Commissioner Murguia said, Chris, I just want to say, I love that program and I think you're doing a great job. We just need to, like Commissioner Walters and I were discussing, we just need to make that a bigger program. I do think there're some ways to advance it like it said. There can be different financing options that we might want to explore for the home buyer.

Chairman McKiernan said thank you very much, appreciate it, appreciate your work. Thank you all for your presentation tonight.

Action: For information only.

Chairman McKiernan said that's the last item on our committee agenda and we have one more item on the Public Agenda, Item No. 1 is an appearance by Ms. Tscher Manck, she is asking to address the committee regarding the lack of development in the northeast. If you would state your name and your address for the record, you'll have up to five minutes to make your comment. I'll go ahead and keep timer and I'll let you know when you have a minute remaining.

Item No. – 19968... APPEARANCE: TSCHER MANCK

Synopsis: Appearance of Tscher Manck to address the lack of development in the Northeast area.

Tscher Manck, 212 N. 38th St., I came here because we don't have a grocery store on the northeast side. Growing up here in Wyandotte County it was at least like six of them. It was one at 42nd & Parallel, 42nd & State, 38th & State, 29th & State, and one on 7th St., several on Quindaro; now we have zero. There's no laundromat, only on like 34th & State, but nothing past that. Everybody from Bell Crossing over has to at least go there or all the way up to Speedway, I think is the closest one from that side. They call it a food desert over there. I call it redlining. There's nothing to make that area viable, there's no grocery store. People can't survive without going to the grocery store. A lot of people don't have cars. You can't carry your groceries on the bus.

Again, Ms. Murguia said something about affordable housing. No one on Quindaro or in that area, my mom actually stays a couple of houses down from the house you guys got up for

\$89,000. Nobody wants to buy a house in that area for \$89,000, at least I wouldn't want to spend my money in that area, not \$89,000 and I can't even go to the grocery store. I see, by all means I'm glad that you guys are building houses in that area, but again, how are you going to build houses where there's no grocery store. The closest one would probably be Wild Woodys on 51st & Leavenworth Rd., or the one on the southeast side, of which would be Sun Fresh. Nobody wants to buy their meat at Aldi's or Sav-A-lot. She lives on the northeast side, she wanted to say what she wanted on the northeast side.

Chairman McKiernan said okay ma'am. This public appearance is for you. If you would continue with your statement please. **Ms. Manck** said and then Ms. Murguia also brought of the fact of BPU and that fact that we can't really afford our BPU bills on the northeast side as well or anywhere in Wyandotte County for that matter whether your house has been weatherized or not. BPU is out of control with their prices and even the UG side of it has went up. I mean, we just have a whole lot of lack of development, lack of care, lack of empathy or sympathy for the people living on the northeast side of town.

Chairman McKiernan said ma'am, thank you very much for your appearance this evening.

Commissioner Murguia said I just have one question. Ms. Manck; were you referring to a laundromat like a dry cleaner or were you referring to a laundromat where you go and wash. **Ms. Manck** said a laundromat where you go and wash and dry your clothes. Like there's no laundromat pass State. **Commissioner Murguia** said thank you very much.

Chairman McKiernan said thank you very much for your appearance this evening. There is no other items before this committee, we are adjourned. There is not Economic Development and Finance Committee meeting this evening so that is the end of tonight's meetings.

Action: No recommendations from the Commission to take any action.

Adjourn

Chairman McKiernan adjourned the meeting at 6:16 p.m.

mbb

September 30, 2019



Staff Request for Commission Action

Tracking No. 191067

Full Commission Meeting Date: 12/12/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 12/2/19

(If none, please explain):

Publication Required: No

<u>Date:</u> 11/20/2019	<u>Contact Name:</u> Chris Slaughter	<u>Contact Phone:</u> x8977	<u>Contact Email:</u> CSlaughter@wycokck.org	<u>Department/Division:</u> Land Bank
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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
Pillar KC, LLC	Olathe, KS	4011 S Minnie St	New Construction - Single Family	
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.

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.

 Date: 10/14/2019
Sign here

Rogelio Avalos
Print Name

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: 4011 S Minnie St

Parcel ID Number: 133003

Applicant and Contractor Information (Please Print)

Buyer Information

Name: Rogelio Avalos

Company/Organization: Pillar KC LLC

Mailing Address: 1904 South Stagecoach Drive, Olathe, KS 66062

Phone Number(s): [REDACTED]

E-mail(s): [REDACTED]

Contractor

Name: _____

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.

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 _____

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
_____ Two-family Residential
_____ Multi-family Residential
_____ Commercial, Type: _____
2. What is your anticipated completion timeframe?
_____ 0 to 6 months
 X 6 to 12 months
_____ 12 + months
3. What is your estimated construction budget per square foot? \$ 70.00

Residential Projects:

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

Commercial Projects:

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
 X No, I (we) will seek to sell the building

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.

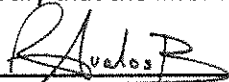
Proof of Funds

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.


Sign here

Date 10/14/2019

Print Name

Required Attachments

Please initial all of the following attached to this application:

RA List of additional contractors
RA Information on Wyandotte County properties owned by applicant 3
RA Construction Plan
 RA Project Narrative and Evidence of Experience
 RA Project Budget
RA Proof of funds

RETURN TO:

Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

LIST OF ADDITIONAL CONTRACTORS

AVIK ELECTRIC - 913.235.1163

CIRI GILDO'S REMODELING - 913.579.1703

INFORMATION ON WYANDOTTE COUNTY PROPERTIES OWNED BY APPLICANT

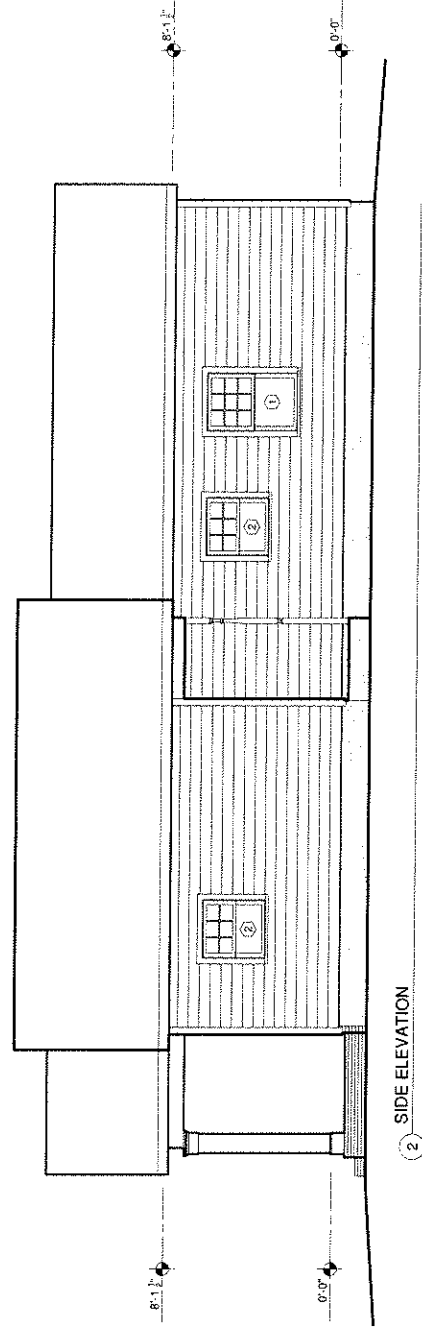
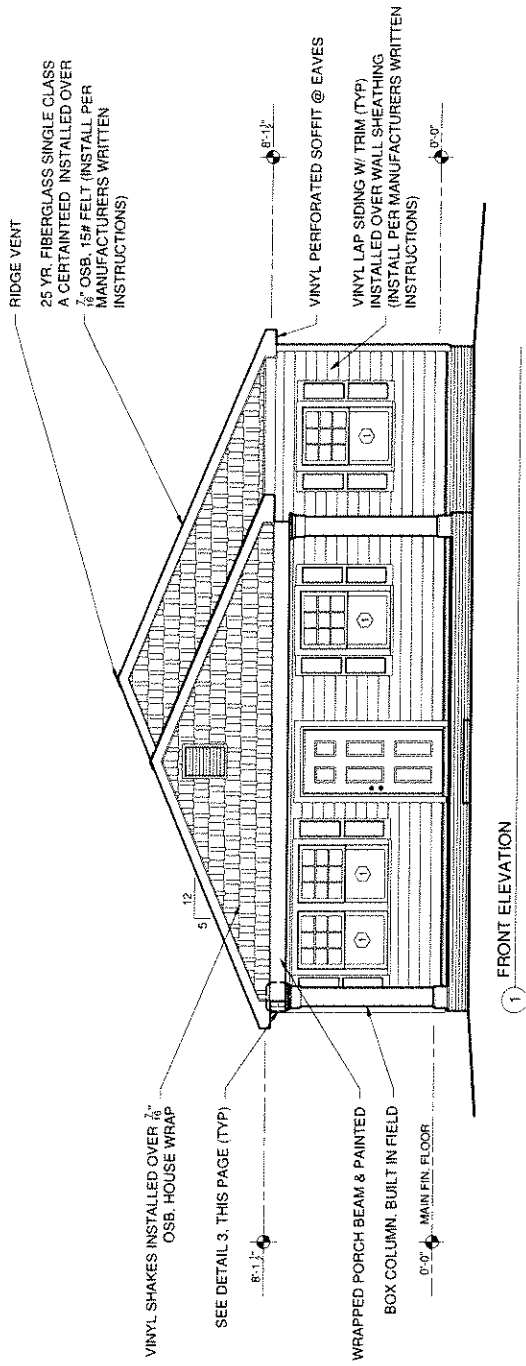
PARCEL 157562 - 1220 GEORGIA AVENUE

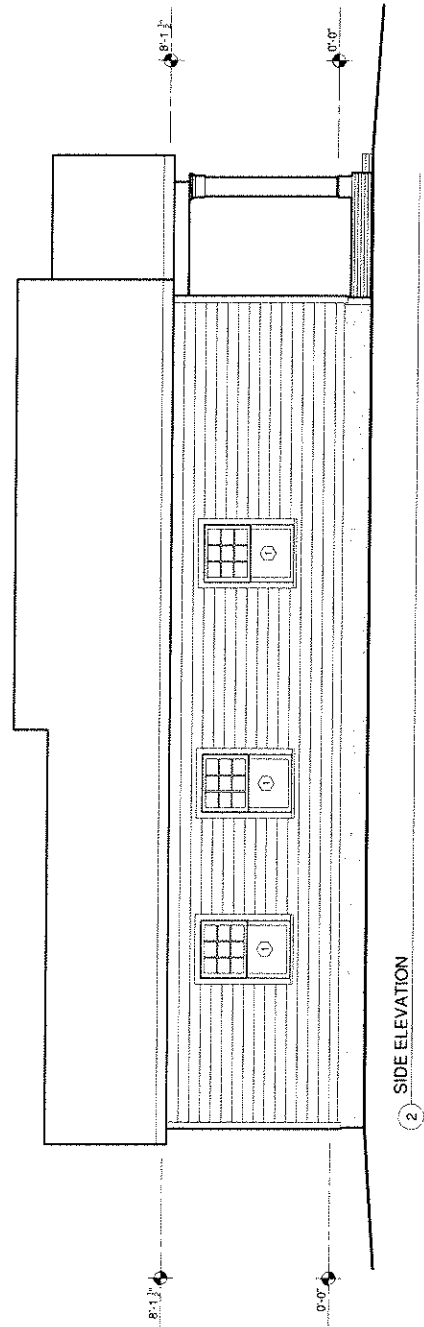
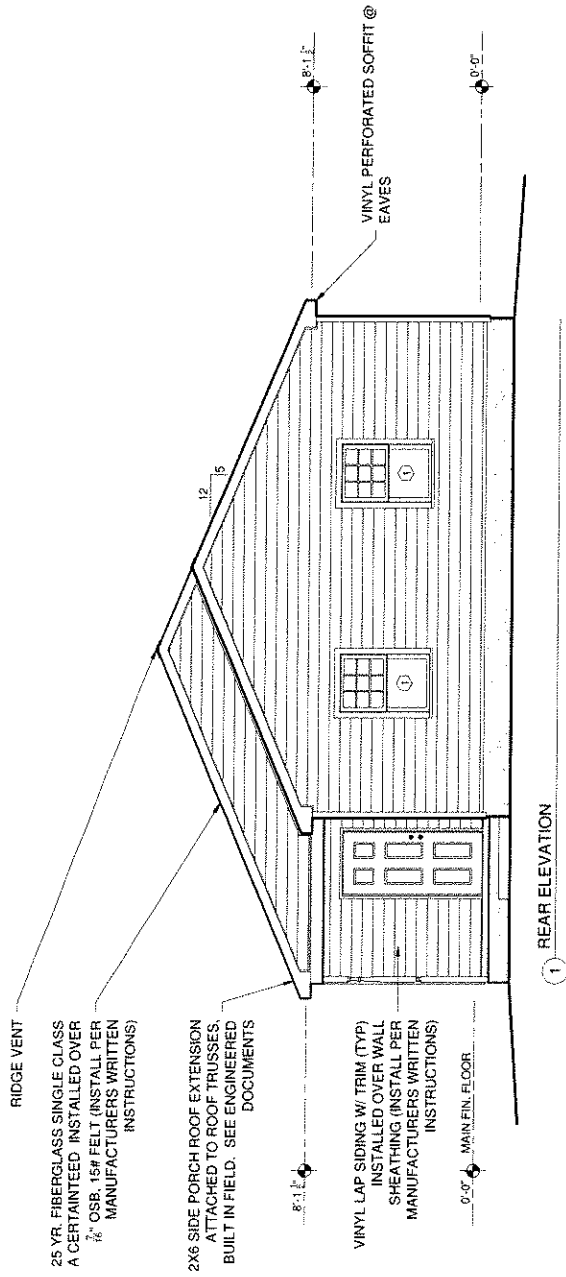
PARCEL 077408 - 1314 N 29TH STREET

PARCEL 080924 - 1232 ANN AVENUE



TOTAL SQUARE FOOTAGE = 1,080 SF





PILLAR KC, LLC

1904 S. Stagecoach Dr. Olathe, KS 66062



PROOF OF FUNDS

Date: 11/14/19

Project: 4011 South Minnie Street
Kansas City, KS 66103

Buyer: Pillar KC LLC
1904 South Stagecoach Drive
Olathe, KS 66062

Pillar KC, LLC will finance this project and use available lines of credit if necessary. The owner Rogelio Avalos will use personal funds to complete the project if required.

Below please find the sources of funds by Pillar KC LLC for this project;

1. Pillar KC LLC – US Bank Business Checking Account	\$70,866.95
2. <u>Rogelio Avalos – US Bank Personal Accounts</u>	<u>\$68,504.61</u>
Total Funds	\$139,371.56

PILLAR KC, LLC

1904 S. Stagecoach Dr. Olathe, KS 66062



PROJECT NARRATIVE

Date: 10/14/19

Project: 4011 S Minnie Street
Kansas City, KS 66103

Buyer: Pillar KC LLC
1904 South Stagecoach Drive
Olathe, KS 66062

Renovation Team: RA Engineering Corp.
750 Armstrong Avenue
Kansas City, KS 66101

Pillar KC LLC
1904 South Stagecoach Drive
Olathe, KS 66062

R&R Concrete Inc
1835 E 152nd Street
Olathe, KS 66062

Team Experience

RA Engineering Corp consists of a team of architects and engineers with a combined experience of more than 80 years. In addition, RA Engineering Corp has worked in more than 100 projects in Kansas City, KS.

Pillar KC LLC has worked in many residential and commercial projects in the Kansas City Metro area. The projects ranged from design drawings to renovations and new construction. Pillar KC LLC has worked with the Landbank and has successfully completed 9 renovation projects and is currently working on 1 renovation projects.

R&R Concrete Inc has over 20 years of experience in site development and foundation installation.

Project Narrative - RA Engineering will perform all the design necessary to obtain building permits. Pillar KC LLC and R&R Concrete Inc. will be in charge of the construction of new residence.



Mission Rd

W 40th Ave

S Thompson St

S Minnie St

Lloyd St

Rosedale Park Rd

Rosedale Park

Rosedale Park Rd

W 40th Ter

Mission Rd

4005

4006

3985

3995

4001

4101

4115

2927

2934

2932

2930

2928

2926

2924

2910

2906

2900

3833

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4000

4001

4007

4011

4015

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4123

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Staff Request for Commission Action

Tracking No. 191069

Full Commission Meeting Date: 12/12/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 12/2/19

(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>
11/20/2019	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) - Transfers from Land Bank (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:

Transfer from LB

TRANSFERS FROM LAND BANK

Recipient	Property Address	Parcel	Comments	Standing Committee Recommendation
Kaw Valley Drainage District	950 R S 25th St	132421	With the Kaw River Levee project the District will be moving its maintenance building to adjacent location and this parcel will give them better access to the new building.	





Staff Request for Commission Action

Tracking No. 191070

Full Commission Meeting Date: 12/12/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 12/2/19

(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>
11/20/2019	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) - Transfers to Land Bank (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:

Transfer to LB

TRANSFERS TO LAND BANK

Owner	Property Address	Parcel	Comments	Standing Committee Recommendation
City of Kansas City, KS	520 Everett Ave	081806	Land Bank has multiple option agreements for the Eastern part of Turtle Hill for future housing. If approved, the Land Bank will enter into another option agreement with the existing developer.	

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Staff Request for Commission Action

Tracking No. 191071

Full Commission Meeting Date: 12/12/19

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 12/2/19

(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>
11/20/2019	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) - Donations To Land Bank (4)

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):

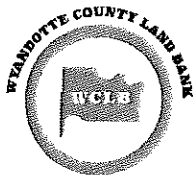
Attachments List:

Donations

DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	Property Type	Comments	STANDING COMMITTEE RECOMMENDATION
Joan Baumann	163357	2831 N 26th St	Vacant Lot	Out of State owner who inherited property and doesn't want or to take care of it.	
Gwendolyn Sharpe	157087	2418 N 11th St	Vacant Lot	Owner now lives in Wichita and doesn't want or to take care of it.	
C. R. Lee, Jr.	170703	1302 S 38th St	Vacant Lot	Out of State owner who lost job in KC and left city and doesn't want or to take care of it.	
A. Porter Gaitan	167300	3520 Delavan Ave	Improvement	This house has had numerous citations for being unfit and not secured. Owners have tried to sell with no luck and have offered to donate to Habitat/Catholic Charities and they have indicated that the cost far exceeds the repairs.	

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WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: JOAN H. BAUMANN
 Mailing address: 19132 TRAILVIEW
 City: SAN ANTONIO State: TX Zip: 78258
 Daytime Phone #: 210.243-7230 Alternate Phone #: 210.777-0210
 Email address: jbaum3@att.net

DONATED PROPERTY INFORMATION

Property address: 2831 N. 26TH STA K.C. 66104-4516 Parcel ID#: 163357
 Structure or vacant lot: VACANT
 Why are you requesting to donate your property? I inherited this property &
I live in TEXAS AND HAVE NO NEED FOR THIS

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Joan H. Baumann Date: 19 AUGUST '19

Please return to:
 Wyandotte County Land Bank
 701 N 7th St, Suite 421
 Kansas City, KS 66101





Board of County
Commissoners

OWNERSHIP AND ENCUMBRANCE REPORT

Address of Property:

2831 North 26th Street A Kansas City, Kansas 66104

The record owner as obtained from the Office of the Register of Deeds of Wyandotte County, Kansas, or the office of the Clerk of the District Court of said County and State of the property hereinafter described, are as follows:

Joan Baumann

Legal Description of the property herein described is:

Lot 16, Block 5, KENWOOD, an addition in Kansas City, Wyandotte County, Kansas.

There are no Mortgages or Assignments of the same appearing of record in the Office of said Register of Deeds affecting the above-described property, which was recorded within the last 20 years prior to the date hereof, except the following:

None

There are no financing Statements of Security Agreements appearing of record in the office of said Register of Deeds affecting the above-described property, which was recorded within the last 5 years prior to the date hereof, except the following:

None

There are no Judgment, Attorney Fees, Court Costs, State Tax Liens, Mechanics' Liens, Transcript Judgments, Bankruptcies or pending suits in the office of the Clerk of the District Court of said County, State and of Federal Court of the above named grantees, except the following:

None

(Continued)

Page 2 of Ownership and Encumbrance Report

There are no Federal Tax Liens filed in the office of said Register of Deeds against the above named grantees, except the following:

None

There are no proceedings of record in the office of the Probate Court of said County and State pertaining to the above named grantees, except the following:

None

Real Estate Taxes for the year 2015 and all prior years are paid in full as shown in the office of the County Treasurer of said County and State.

GENERAL TAXES (INCLUDING INTEREST AND PENALTIES) FOR THE FOLLOWING YEARS ARE DUE AND PAYABLE:

2016-\$6.80 2017-NONE 2018-NONE

NO SPECIAL ASSESSMENTS ARE NOW DUE AND PAYABLE.

NAME ID #BAUM00005 10

PARCEL #163357

DISCLAIMER:

Since no search has been made to obtain the validity of the above-mentioned conveyance, this report cannot be relied upon to a guarantee ownership.

This report is dated this 28th day of August, 2019.

By: _____
Lori Flack



PHOTO NOT AVAILABLE

PARCEL INFORMATION

Parcel: 163357
KUPN: 019320202101700001
Status:
Tax Unit: 10
Volume: 10
TD: 1
Book: 4C
Reference: 0583
Map: 098
Map Section: C32

PROPERTY DESCRIPTION

Property Address: 2831 N 26TH ST KANSAS CITY KS 66104
Subdivision: KENWOOD
Assessed With Parcel:
Assessed Here Parcel:
Sec-Twp-Range: 00-00-00
Description: B5 L16
Book Page: 2016R-16206

Frontage: 40.00	Left: 158.00	Right: 159.00	Rear: 40.00
Deeded	Mapped	Mapped	
Acres:	Acres: 0.146	SQFT: 6347.612	

NAME & ADDRESS

Owner Name: BAUMANN, JOAN
Mailing Address: 19132 TRAILVIEW SAN ANTONIO TX 78258
Lender:

APPRAISAL SUMMARY *VALUES UNDER APPEAL ARE SUBJECT TO CHANGE*

YEAR	APPRAISED TOTAL	ASSESSED TOTAL
2019	\$130	\$16
2018	\$390	\$47
2017	\$330	\$40
2016	\$330	\$40
2015	\$330	\$40
2014	\$440	\$53
2013	\$440	\$53
2012	\$460	\$55
2011	\$460	\$55
2010	\$540	\$65

2009	\$800	\$96
2008	\$800	\$96
2007	\$800	\$96
2006	\$800	\$96
2005	\$800	\$96
2004	\$800	\$96
2003	\$800	\$96

TAX ROLL

TAX YEAR	TD RATE	GENERAL TAXES	SPECIAL TAXES	FEES DUE	TOTAL DUE
2018	166.699688	\$7.84	\$0.00	\$0.00	\$0.00
2017	168.192888	\$6.74	\$0.00	\$0.00	\$0.00
2016	169.818000	\$6.80	\$0.00	\$17.89	\$24.69
2015	171.818000	\$6.88	\$0.00	\$0.00	\$0.00
2014	167.645000	\$8.90	\$0.00	\$0.00	\$0.00
2013	178.750373	\$9.48	\$0.00	\$0.00	\$0.00
2012	175.344670	\$9.64	\$0.00	\$0.00	\$0.00
2011	174.960000	\$9.62	\$0.00	\$0.00	\$0.00
2010	167.745000	\$10.90	\$0.00	\$0.00	\$0.00
2009	164.663000	\$15.82	\$0.00	\$0.00	\$0.00
2008	152.702000	\$14.66	\$0.00	\$0.00	\$0.00
2007	155.599000	\$14.94	\$0.00	\$0.00	\$0.00
2006	158.510000	\$15.22	\$0.00	\$0.00	\$0.00
2005	159.221000	\$15.29	\$0.00	\$0.00	\$0.00
2004	158.911000	\$15.26	\$0.00	\$0.00	\$0.00
2003	158.343000	\$15.20	\$0.00	\$0.00	\$0.00
			TOTAL:	\$17.89	\$24.69

LOCATION

Census Tract: 40400
Census Block: 2004
School District: 500
City/Ward/Precinct: 1-10-2

POLITICAL DISTRICTS

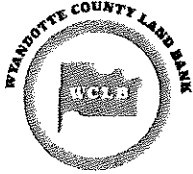
UG District: 4
At Large District: 1
Drainage District:
BPU:
Congressional: 3
Representative: 35
Senatorial: 4
Polling Place Address: 1240 TROUP AVE -
 KANSAS CITY, KS
 66104-5866

APPRAISER INFORMATION

Class: V

Use: Residential highest and best use
Style:
ExtWall:
Roofing:
Basement:
Foundation:
HVAC:
Rooms:
Bedrooms:
Full Baths:
Half Baths:
Total Fixtures:
Living Area:
Built:
Phys. Condition:
Land Size: 6534

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WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: Gwendolyn Sharpe
 Mailing address: 8538 E. Greenbriar
 City: Wichita State: Ks Zip: 67226
 Daytime Phone #: 316 516 9772 Alternate Phone #: SAME
 Email address: ~~None~~

DONATED PROPERTY INFORMATION

Property address: 2418 N. 11th St KCKS 66104 Parcel ID#: 157087
 Structure or vacant lot: ✓ Vacant lot
 Why are you requesting to donate your property? I no longer live in the area,
~~to donation~~ as I live in another city.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Gwendolyn Sharpe Date: 8-19-19

Please return to:
 Wyandotte County Land Bank
 701 N 7th St, Suite 421
 Kansas City, KS 66101





Cleveland Ave

N 11th St

2500

2418

2416

2412

2410

2406

2404

1057

1055

1053

1049

1047

1043

1039

2407

1050

1048

1127

1125

1121

1117

1111

1124

1122

1118

1114

1112

OWNERSHIP AND ENCUMBRANCE REPORT

Address of Property:

2418 North 11th Street Kansas City, Kansas 66104

The record owner as obtained from the Office of the Register of Deeds of Wyandotte County, Kansas, or the office of the Clerk of the District Court of said County and State of the property hereinafter described, are as follows:

Gwendolyn Parker

Legal Description of the property herein described is:

The North 33 1/3 feet of Lot 1, Block 9, FIRST ADDITION TO WESTERN HIGHLANDS, an addition now in and a part of Kansas City, Wyandotte County, Kansas.

There are no Mortgages or Assignments of the same appearing of record in the Office of said Register of Deeds affecting the above-described property, which was recorded within the last 20 years prior to the date hereof, except the following:

None

There are no financing Statements of Security Agreements appearing of record in the office of said Register of Deeds affecting the above-described property, which was recorded within the last 5 years prior to the date hereof, except the following:

None

There are no Judgment, Attorney Fees, Court Costs, State Tax Liens, Mechanics' Liens, Transcript Judgments, Bankruptcies or pending suits in the office of the Clerk of the District Court of said County, State and of Federal Court of the above named grantees, except the following:

None

(Continued)

Page 2 of Ownership and Encumbrance Report

There are no Federal Tax Liens filed in the office of said Register of Deeds against the above named grantees, except the following:

None

There are no proceedings of record in the office of the Probate Court of said County and State pertaining to the above named grantees, except the following:

None

Real Estate Taxes for the year 2018 and all prior years are paid in full as shown in the office of the County Treasurer of said County and State.

GENERAL TAXES (INCLUDING INTEREST AND PENALTIES) FOR THE FOLLOWING YEARS ARE DUE AND PAYABLE:

NONE

NO SPECIAL ASSESSMENTS ARE NOW DUE AND PAYABLE.

NAME ID #PARK00139 10

PARCEL #157087

DISCLAIMER:

Since no search has been made to obtain the validity of the above-mentioned conveyance, this report cannot be relied upon to a guarantee ownership.

This report is dated this 13th day of September, 2019.

By: _____
Lori Flack

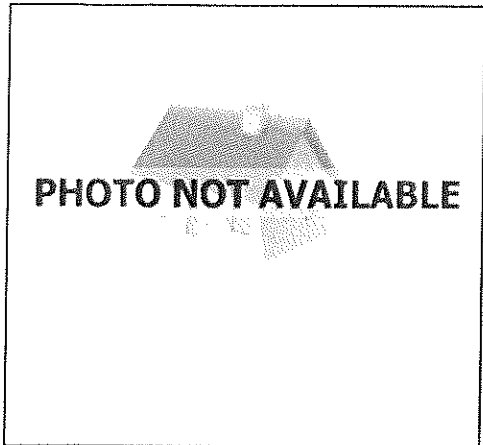


PHOTO NOT AVAILABLE

PARCEL INFORMATION

Parcel: 157087
KUPN: 018330301000100001
Status:
Tax Unit: 10
Volume: 09
TD: 1
Book: 4B
Reference: 0746
Map: 065
Map Section: C33

PROPERTY DESCRIPTION

Property Address: 2418 N 11TH ST KANSAS CITY KS 66104
Subdivision: WESTERN HIGHLANDS 1ST ADD
Assessed With Parcel:
Assessed Here Parcel:
Sec-Twp-Range: 00-00-00
Description: B9 N 33.33FT L1
Book Page: 2887-0075

Frontage: 33.33	Left: 125.00	Right: 125.00	Rear: 33.33
Deeded Acres:	Mapped Acres: 0.094	Mapped SQFT: 4098.453	

NAME & ADDRESS

Owner Name: PARKER, GWENDOLYN
Mailing Address: 8538 GREENBRIAR LANE WICHITA KS 67226
Billing Name: SHARPE, GWENDOLYN
Lender:

APPRAISAL SUMMARY *VALUES UNDER APPEAL ARE SUBJECT TO CHANGE*

YEAR	APPRAISED TOTAL	ASSESSED TOTAL
2019	\$230	\$28
2018	\$170	\$20
2017	\$190	\$23
2016	\$190	\$23
2015	\$190	\$23
2014	\$180	\$22
2013	\$180	\$22
2012	\$190	\$23
2011	\$210	\$25

2010	\$270	\$32
2009	\$300	\$36
2008	\$300	\$36
2007	\$300	\$36
2006	\$300	\$36
2005	\$300	\$36
2004	\$300	\$36
2003	\$500	\$60

TAX ROLL

TAX YEAR	TD RATE	GENERAL TAXES	SPECIAL TAXES	FEE DUE	TOTAL DUE
2018	166.699688	\$3.34	\$0.00	\$0.00	\$0.00
2017	168.192888	\$3.88	\$0.00	\$0.00	\$0.00
2016	169.818000	\$3.92	\$0.00	\$0.00	\$0.00
2015	171.818000	\$3.96	\$0.00	\$0.00	\$0.00
2014	167.645000	\$3.70	\$0.00	\$0.00	\$0.00
2013	178.750373	\$3.94	\$0.00	\$0.00	\$0.00
2012	175.344670	\$4.04	\$0.00	\$0.00	\$0.00
2011	174.960000	\$4.38	\$0.00	\$0.00	\$0.00
2010	167.745000	\$5.38	\$0.00	\$0.00	\$0.00
2009	164.663000	\$5.94	\$0.00	\$0.00	\$0.00
2008	152.702000	\$5.50	\$0.00	\$0.00	\$0.00
2007	155.599000	\$5.60	\$0.00	\$0.00	\$0.00
2006	158.510000	\$5.71	\$0.00	\$0.00	\$0.00
2005	159.221000	\$5.73	\$150.00	\$0.00	\$0.00
2004	158.911000	\$5.72	\$0.00	\$0.00	\$0.00
2003	158.343000	\$9.50	\$0.00	\$0.00	\$0.00
			TOTAL:	\$0.00	\$0.00

LOCATION

Census Tract: 40700
Census Block: 2008
School District: 500
City/Ward/Precinct: 1-3 -1

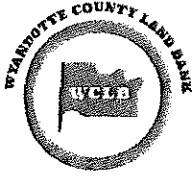
POLITICAL DISTRICTS

UG District: 1
At Large District: 1
Drainage District:
BPU:
Congressional: 3
Representative: 35
Senatorial: 4
Polling Place Address: 2804 HIAWATHA ST -
 KANSAS CITY, KS
 66104-5406

APPRAISER INFORMATION

Class: V
Use: Residential highest and best use
Style:
ExtWall:
Roofing:
Basement:
Foundation:
HVAC:
Rooms:
Bedrooms:
Full Baths:
Half Baths:
Total Fixtures:
Living Area:
Built:
Phys. Condition:
Land Size: 3920

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WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may only be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will NOT accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: C. R. Lee, Jr.
 Mailing address: 773 Chambers Dr.
 City: Mo. AlesTer State: OK Zip: 74501
 Daytime Phone #: 918-429-5050 Alternate Phone #: —
 Email address: —

DONATED PROPERTY INFORMATION

Property address: 1302 S. 38TH ST. K.C. KS. Parcel ID#: 170703

Structure or vacant lot: VACANT LOTS

Why are you requesting to donate your property? LOST JOB IN K.C.

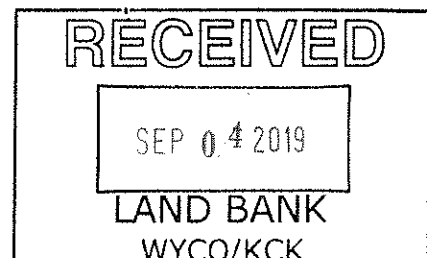
I will never get back to K.C.

I can't use them, so let some one else use them

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: C. R. Lee, Jr. Date: 8-27-19

Please return to:
 Wyandotte County Land Bank
 701 N 7th St, Suite 421
 Kansas City, KS 66101





OWNERSHIP AND ENCUMBRANCE REPORT

Address of Property:

1302 South 38th Street Kansas City, Kansas 66106

The record owner as obtained from the Office of the Register of Deeds of Wyandotte County, Kansas, or the office of the Clerk of the District Court of said County and State of the property hereinafter described, are as follows:

C. R. Lee, Jr. and the marital interest of Billie W. Lee, spouse of C. R. Lee, Jr., also the Heirs and/or Devisees of C. R. Lee, Jr. (Adding heirs and/or devisees due to the fact that LexisNexis is showing that C. R. Lee, Jr. may be deceased (dod 2-23-2006) however I cannot locate a death certificate or probate case to prove this.)

Legal Description of the property herein described is:

Lots 1, 2, 3 and 4, in Block 13, WEST END ADDITION to Argentine, now in and a part of Kansas City, Wyandotte County, Kansas.

There are no Mortgages or Assignments of the same appearing of record in the Office of said Register of Deeds affecting the above-described property, which was recorded within the last 20 years prior to the date hereof, except the following:

None

There are no financing Statements of Security Agreements appearing of record in the office of said Register of Deeds affecting the above-described property, which was recorded within the last 5 years prior to the date hereof, except the following:

None

There are no Judgment, Attorney Fees, Court Costs, State Tax Liens, Mechanics' Liens, Transcript Judgments, Bankruptcies or pending suits in the office of the Clerk of the District Court of said County, State and of Federal Court of the above named grantees, except the following:

None

(Continued)

Page 2 of Ownership and Encumbrance Report

There are no Federal Tax Liens filed in the office of said Register of Deeds against the above named grantees, except the following:

None

There are no proceedings of record in the office of the Probate Court of said County and State pertaining to the above named grantees, except the following:

None

Real Estate Taxes for the year 2018 and all prior years are paid in full as shown in the office of the County Treasurer of said County and State.

GENERAL TAXES (INCLUDING INTEREST AND PENALTIES) FOR THE FOLLOWING YEARS ARE DUE AND PAYABLE:

NONE

NO SPECIAL ASSESSMENTS ARE NOW DUE AND PAYABLE.

NAME ID #LEEC00013 80

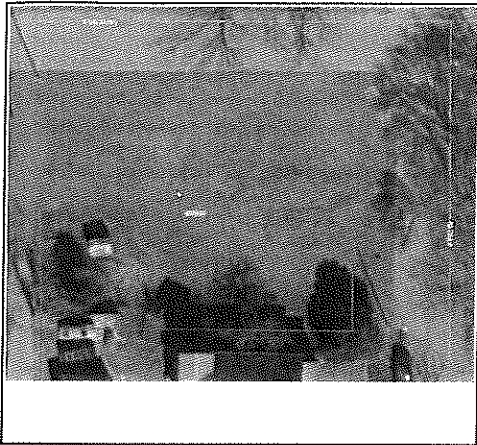
PARCEL #170703

DISCLAIMER:

Since no search has been made to obtain the validity of the above-mentioned conveyance, this report cannot be relied upon to a guarantee ownership.

This report is dated this 13th day of September, 2019.

By: _____
Lori Flack



PARCEL INFORMATION

Parcel: 170703
KUPN: 064190401900100001
Status:
Tax Unit: 80
Volume: 12
TD: 1
Book: 5A
Reference: 0176
Map: 123
Map Section: F19

PROPERTY DESCRIPTION

Property Address: 1302 S 38TH ST KANSAS CITY KS 66106
Subdivision: WEST END ADD B5-16
Assessed With Parcel:
Assessed Here Parcel:
Sec-Twp-Range: 00-00-00
Description: B13 L1 TO L4
Book Page: 3385-0346

Frontage: 100.00	Left: 120.00	Right: 120.00	Rear: 100.00
Deeded Acres:	Mapped Acres: 0.278	Mapped SQFT: 12089.504	

NAME & ADDRESS

Owner Name: LEE, C R JR
Mailing Address: 773 CHAMBERS DR MCALESTER OK 74501
Lender:

 APPRAISAL SUMMARY *VALUES UNDER APPEAL ARE SUBJECT TO CHANGE*

YEAR	APPRAISED TOTAL	ASSESSED TOTAL
2019	\$1,170	\$140
2018	\$2,600	\$312
2017	\$2,600	\$312
2016	\$2,600	\$312
2015	\$2,600	\$312
2014	\$4,630	\$556
2013	\$4,630	\$556
2012	\$16,560	\$1,987
2011	\$16,560	\$1,987
2010	\$16,560	\$1,987

2009	\$16,600	\$1,992
2008	\$16,600	\$1,992
2007	\$16,600	\$1,992
2006	\$16,600	\$1,992
2005	\$13,800	\$1,656
2004	\$13,800	\$1,656
2003	\$16,200	\$1,944

TAX ROLL

TAX YEAR	TD RATE	GENERAL TAXES	SPECIAL TAXES	FEES DUE	TOTAL DUE
2018	181.502199	\$56.64	\$0.00	\$0.00	\$0.00
2017	184.398477	\$57.54	\$0.00	\$0.00	\$0.00
2016	185.482384	\$57.88	\$0.00	\$0.00	\$0.00
2015	188.196000	\$58.72	\$0.00	\$0.00	\$0.00
2014	182.471000	\$101.46	\$0.00	\$0.00	\$0.00
2013	192.112714	\$106.82	\$0.00	\$0.00	\$0.00
2012	188.563620	\$374.68	\$0.00	\$0.00	\$0.00
2011	188.170000	\$373.90	\$0.00	\$0.00	\$0.00
2010	181.173000	\$360.00	\$0.00	\$0.00	\$0.00
2009	164.663000	\$328.02	\$22.85	\$0.00	\$0.00
2008	152.702000	\$304.18	\$22.48	\$0.00	\$0.00
2007	155.599000	\$309.95	\$22.45	\$0.00	\$0.00
2006	158.510000	\$315.75	\$20.05	\$0.00	\$0.00
2005	159.221000	\$263.67	\$17.65	\$0.00	\$0.00
2004	158.911000	\$263.16	\$20.89	\$0.00	\$0.00
2003	158.343000	\$307.82	\$25.81	\$0.00	\$0.00
			TOTAL:	\$0.00	\$0.00

LOCATION

Census Tract: 42700
Census Block: 1022
School District: 500
City/Ward/Precinct: 1-7 -8

POLITICAL DISTRICTS

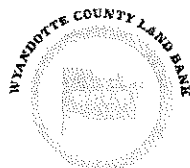
UG District: 6
At Large District: 2
Drainage District:
BPU:
Congressional: 3
Representative: 37
Senatorial: 6
Polling Place Address: 5301 METROPOLITAN AVE - KANSAS CITY, KS 66106-0000

APPRAISER INFORMATION

Class: V

Use: Residential highest and best use
Style:
ExtWall:
Roofing:
Basement:
Foundation:
HVAC:
Rooms:
Bedrooms:
Full Baths:
Half Baths:
Total Fixtures:
Living Area:
Built:
Phys. Condition:
Land Size: 12197

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WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION
Owners Name: A. Porter Gaitan and Roxie
Mailing address: 4114 Independence Blvd.
City: Kansas City, State: Kansas Zip: 66109
Daytime Phone #: 913 721-3743 Alternate Phone #: _____
Email address: apgaitan@aol.com

DONATED PROPERTY INFORMATION
Property address: 3520 Delavan Ave. 66104 Parcel ID#: 167300
Structure or vacant lot: Structure
Why are you requesting to donate your property? (See att.)

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: A. Porter Gaitan Date: 8.26.19
Roxie Gaitan

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



OWNERSHIP AND ENCUMBRANCE REPORT

Address of Property:

3520 Delavan Avenue Kansas City, Kansas 66104

The record owner as obtained from the Office of the Register of Deeds of Wyandotte County, Kansas, or the office of the Clerk of the District Court of said County and State of the property hereinafter described, are as follows:

A. Porter Gaitan, A/K/A Adam Porter Gaitan and the Spouse of A. Porter Gaitan, A/K/A Adam Porter Gaitan

Legal Description of the property herein described is:

Lots 17, 18, 19 & 20, in SORTORS 2ND SUBDIVISION, in Kansas City, Wyandotte County, Kansas, less 6100 square feet for highway.

There are no Mortgages or Assignments of the same appearing of record in the Office of said Register of Deeds affecting the above-described property, which was recorded within the last 20 years prior to the date hereof, except the following:

None

There are no financing Statements of Security Agreements appearing of record in the office of said Register of Deeds affecting the above-described property, which was recorded within the last 5 years prior to the date hereof, except the following:

None

There are no Judgment, Attorney Fees, Court Costs, State Tax Liens, Mechanics' Liens, Transcript Judgments, Bankruptcies or pending suits in the office of the Clerk of the District Court of said County, State and of Federal Court of the above named grantees, except the following:

None

(Continued)

Page 2 of Ownership and Encumbrance Report

There are no Federal Tax Liens filed in the office of said Register of Deeds against the above named grantees, except the following:

None

There are no proceedings of record in the office of the Probate Court of said County and State pertaining to the above named grantees, except the following:

None

Real Estate Taxes for the year 2018 and all prior years are paid in full as shown in the office of the County Treasurer of said County and State.

GENERAL TAXES (INCLUDING INTEREST AND PENALTIES) FOR THE FOLLOWING YEARS ARE DUE AND PAYABLE:

NONE

NO SPECIAL ASSESSMENTS ARE NOW DUE AND PAYABLE.

NAME ID #GAIT00001 10

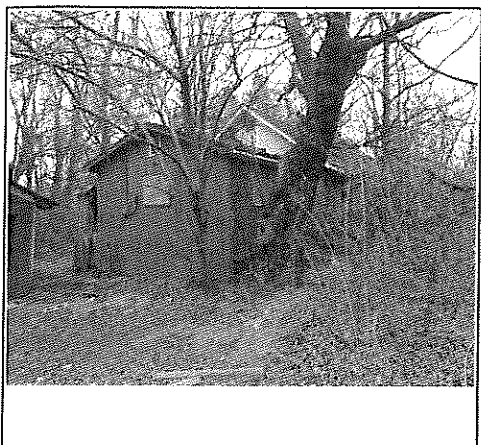
PARCEL #167300

DISCLAIMER:

Since no search has been made to obtain the validity of the above-mentioned conveyance, this report cannot be relied upon to a guarantee ownership.

This report is dated this 27th day of August, 2019.

By: _____
Lori Flack

**PARCEL INFORMATION**

Parcel: 167300
KUPN: 019300300700200001
Status:
Tax Unit: 10
Volume: 11
TD: 1
Book: 4CA
Reference: 3337
Map: 133
Map Section: C30

PROPERTY DESCRIPTION

Property Address: 3520 DELAVAN AVE KANSAS CITY KS 66104
Subdivision: SORTORS 2ND SUB
Assessed With Parcel:
Assessed Here Parcel:
Sec-Twp-Range: 00-00-00
Description: L17 TO L20, LS 6100 SQ FT FOR HWY
Book Page: 4832-0584

Frontage: 0.00	Left: 228.50	Right: 143.50	Rear: 100.00
Deeded Acres:	Mapped Acres: 0.437	Mapped SQFT: 19028.524	

NAME & ADDRESS

Owner Name: GAITAN, A PORTER
 GAITAN, ROXIE
Mailing Address: 4114 INDEPENDENCE BLVD KANSAS CITY KS 66109
Lender:

APPRaisal SUMMARY *VALUES UNDER APPEAL ARE SUBJECT TO CHANGE*

YEAR	APPRAISED TOTAL	ASSESSED TOTAL
2019	\$14,910	\$1,715
2018	\$11,310	\$1,301
2017	\$11,370	\$1,307
2016	\$9,650	\$1,110
2015	\$10,850	\$1,248
2014	\$7,850	\$903
2013	\$8,720	\$1,003
2012	\$8,720	\$1,003
2011	\$9,080	\$1,044

2010	\$11,870	\$1,366
2009	\$7,300	\$840
2008	\$7,800	\$898
2007	\$7,800	\$898
2006	\$9,100	\$1,047
2005	\$16,200	\$1,864
2004	\$16,200	\$1,862
2003	\$24,000	\$2,760

TAX ROLL

TAX YEAR	TD RATE	GENERAL TAXES	SPECIAL TAXES	FEES DUE	TOTAL DUE
2018	166.699688	\$190.86	\$0.00	\$0.00	\$0.00
2017	168.192888	\$193.68	\$0.00	\$0.00	\$0.00
2016	169.818000	\$166.30	\$0.00	\$0.00	\$0.00
2015	171.818000	\$189.48	\$0.00	\$0.00	\$0.00
2014	167.645000	\$133.32	\$0.00	\$0.00	\$0.00
2013	178.750373	\$159.24	\$0.00	\$0.00	\$0.00
2012	175.344670	\$155.82	\$0.00	\$0.00	\$0.00
2011	174.960000	\$161.78	\$0.00	\$0.00	\$0.00
2010	167.745000	\$201.82	\$0.00	\$0.00	\$0.00
2009	164.663000	\$121.52	\$0.00	\$0.00	\$0.00
2008	152.702000	\$118.92	\$0.00	\$0.00	\$0.00
2007	155.599000	\$121.52	\$0.00	\$0.00	\$0.00
2006	158.510000	\$144.88	\$0.00	\$0.00	\$0.00
2005	159.221000	\$259.25	\$0.00	\$0.00	\$0.00
2004	158.911000	\$258.67	\$0.00	\$0.00	\$0.00
2003	158.343000	\$391.03	\$0.00	\$0.00	\$0.00
			TOTAL:	\$0.00	\$0.00

LOCATION

Census Tract: 44500
Census Block: 3017
School District: 500
City/Ward/Precinct: 1-13-1

POLITICAL DISTRICTS

UG District: 1
At Large District: 1
Drainage District:
BPU:
Congressional: 3
Representative: 35
Senatorial: 4
Polling Place Address: 2726 BROWN AVE -
 KANSAS CITY, KS
 66104-3916

APPRAISER INFORMATION

Class:	R
Use:	Single family residence (detached)
Style:	Bungalow
ExtWall:	Frame, Plywood
Roofing:	Composition Shingle
Basement:	Slab
Foundation:	None
HVAC:	Wall Furnace
Rooms:	6
Bedrooms:	4
Full Baths:	0
Half Baths:	
Total Fixtures:	
Living Area:	1052
Built:	1930
Phys. Condition:	UN
Land Size:	18731

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Staff Request for Commission Action

Tracking No. 191072

Full Commission Meeting Date: NA

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 12/2/19
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(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>
11/20/2019	Chris Slaughter	x8977	CSlaughter@wycokck.org	Land Bank

Item Description:

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

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 *RDC*
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 23, 2019

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

Ms. Erwin:

Your request to appear before a standing committee regarding contract to deed in your neighborhood, has been moved from October 28 to December 2, per your request. The meeting details are noted below.

COMMITTEE: Neighborhood and Community Development Standing Committee

DATE: Monday, December 2, 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 573-5263.

Sincerely,

Carol Godsil
Deputy UG Clerk

c: Ken Moore, Chief Legal Counsel



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

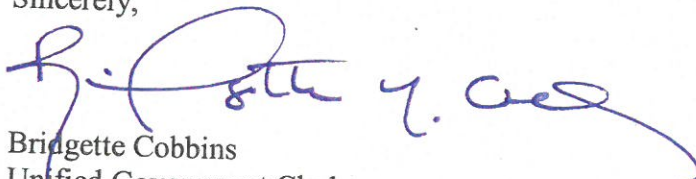
TIME: 5:00 p.m.

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