

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

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 9, 2019, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Walters, Murguia (via phone), Bynum on behalf of Townsend, and Burroughs. Commissioner Townsend was absent. The following officials were also in attendance: Emerick Cross, Alan Howze, and Melissa Sieben, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Chris Slaughter, Land Bank Manager; Angie Lawson; Deputy Chief Counsel; Katherine Carttar, Director of Economic Development; and Jay Doleshal, Sergeant-At-Arms.

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

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

Commissioner McKiernan said there were no revisions.

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

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



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

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

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

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

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

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

Committee Agenda:

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

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

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

WYANDOTTE COUNTY LAND BANK APPLICATIONS

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

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

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

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



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

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



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

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



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

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



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

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



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



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

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

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

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

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

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

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

TRANSFERS FROM LAND BANK

► 641 Parallel Ave – Edrus, LLC



TRANSFERS FROM LAND BANK

641 PARALLELAVE



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

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

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

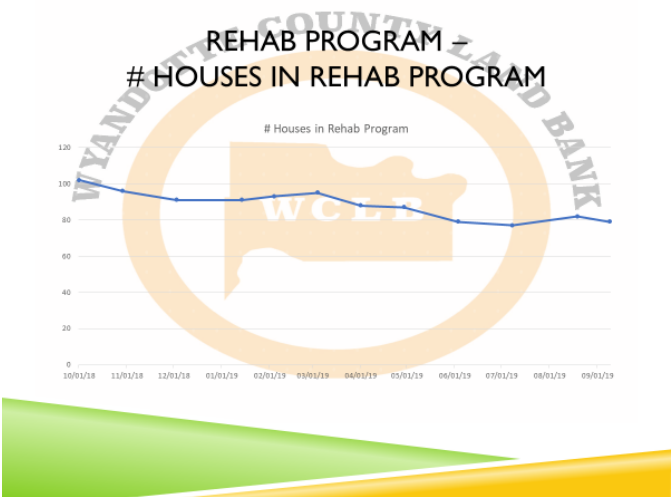
Action: **Commissioner Walters made a motion, seconded by Commissioner Burroughs, to approve.** Roll call was taken and there were four "Ayes," Walters, Murguia, Bynum, Burroughs, McKiernan.

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

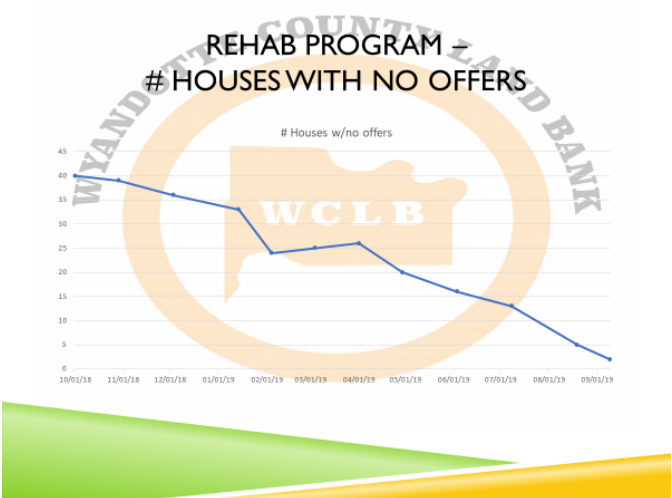
Synopsis: Update on the Wyandotte County Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager. For information only.



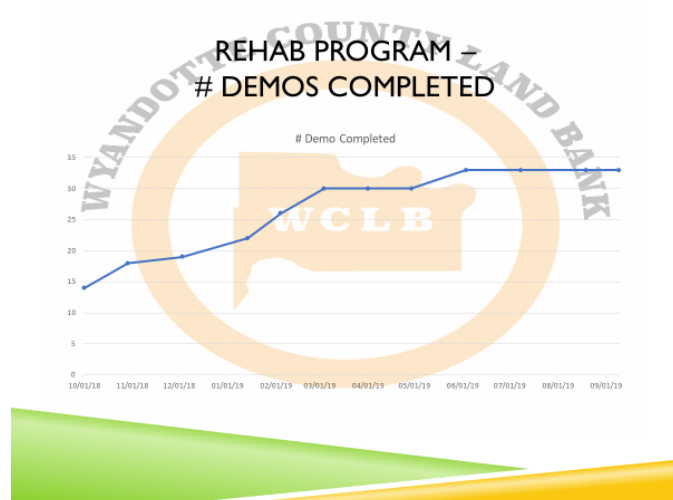
Mr. Slaughter said it's time for our monthly update on our Rehab Program. First, the number of contractors, we are up to 160.



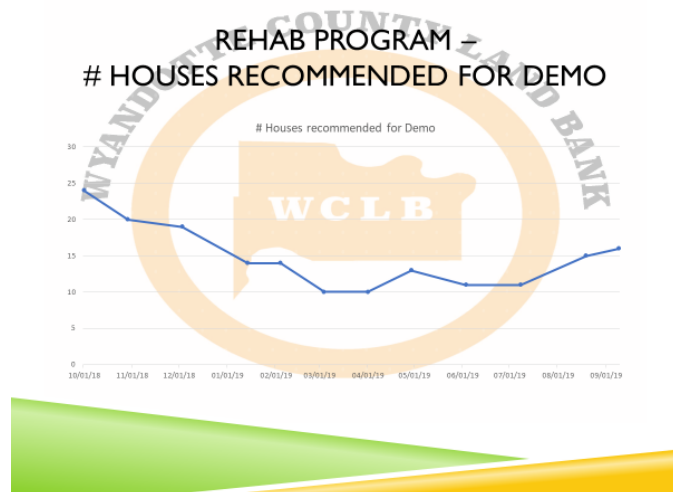
The houses slowly continue to fall. We're down to, I believe, 79.



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

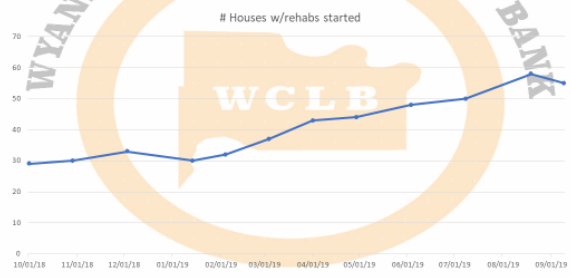


The demos completed, we're still at 33, but from my understanding and in conversations with Erin, we're pretty close to having a couple of those completed. Hopefully, we'll have a new number next month.



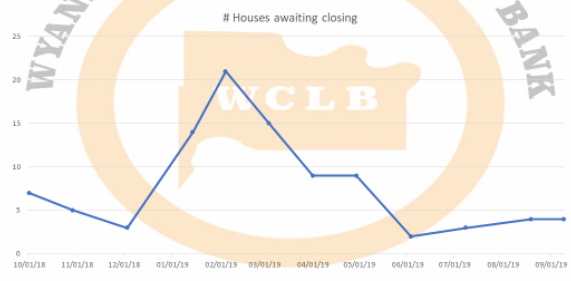
Houses recommended has risen, a couple of the houses we got out of the last tax sale batch were in pretty rough shape, and we did not receive any offers on those.

REHAB PROGRAM –
HOUSES WITH REHABS STARTED



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

REHAB PROGRAM –
HOUSES AWAITING CLOSING



The ones awaiting closing are four.



Houses complete, we're up to 41.



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

639 PARALLEL AVE



639 PARALLEL AVE



639 PARALLEL AVE



Some of the before pics.

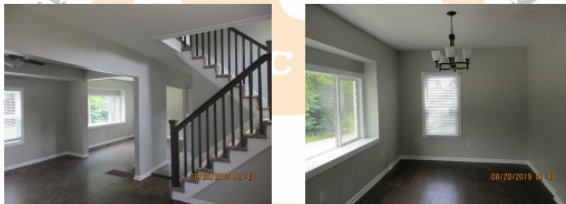
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639 PARALLEL AVE



This is the finished house.

639 PARALLEL AVE



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639 PARALLEL AVE



Updated kitchen.

639 PARALLEL AVE



639 PARALLEL AVE



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Updated baths.

639 PARALLEL AVE



Mechanicals.

639 PARALLEL AVE



Some reinforcement to the house and the foundation.

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639 PARALLEL AVE

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



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

3532 OHIO AVE



3532 OHIO AVE



3532 OHIO AVE



3532 OHIO AVE



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3532 OHIO AVE



Some of the interior pictures.

3532 OHIO AVE



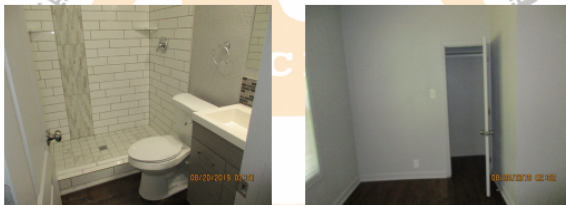
Now the completed pic.

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3532 OHIO AVE



3532 OHIO AVE



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

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3532 OHIO AVE



Some of the improvements down to the basement.

3532 OHIO AVE

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



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

1338 OAKLAND AVE



Next house is 1338 Oakland

1338 OAKLAND AVE



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1338 OAKLAND AVE



1338 OAKLAND AVE



1338 OAKLAND AVE



Before downstairs

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1338 OAKLAND AVE



This is a picture of the finished house.

1338 OAKLAND AVE



Very nice job done here.

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1338 OAKLAND AVE



It's a very small house.

1338 OAKLAND AVE



Some foundation work as well as the new mechanicals.

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1338 OAKLAND AVE

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



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

1525 N 51ST ST



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

1525 N 51ST ST



1525 N 51ST ST



1525 N 51ST ST



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You can see some remnants of the old residents.



This is the new look.



Redid the kitchen. Nice little island bar there.

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A couple of the bedrooms.



Updated bath.



Updated mechanicals in the basement.



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

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

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

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

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

Action: Information only.

Adjourn

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

tk