Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, March 2, 2020
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 Harold Johnson	☐
Commissioner James Walters	☐

I. **Call to Order/Roll Call**

II. **Revisions to March 2, 2020 Agenda**

III. **Approval of standing committee minutes from January 21, 2020.**

IV. **Committee Agenda**

Item No. 1 - ORDINANCE: AMEND VACANT PROPERTY REGISTRATION
Synopsis: An ordinance amending the vacant property registration that would require registration after a public notice of mortgage default is filed, submitted by Greg Talkin, Director of the Neighborhood Resource Center.
Tracking #: 2028

Item No. 2 - LAND BANK BUSINESS - APPLICATIONS
Synopsis: Request consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board and the Staff Advisory Team voted to approve.

Yard extension
715 H N. 7th St. - Joseph Woodbury
New construction
1714 Greeley Ave. - Bright Solutions, LLC (duplex)
2921 S. 53rd St. - Smart Solutions, LLC (single family)

Tracking #: 2029

Item No. 3 - LAND BANK BUSINESS - TRANSFERS FROM LAND BANK
Synopsis: Request consideration of the following transfers from the Land Bank, submitted by Chris Slaughter, Land Bank Manager.

808 Splitlog Ave.
233 N. 10th St.
907 Tenny Ave.
(These properties are in the hold area for the Greater Pentecostal Temple "42 in 24" project area. These properties will have single family houses built.)
Tracking #: 2030

Item No. 4 - LAND BANK REHAB PROGRAM - UPDATE
Synopsis: Update on the Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.

For information only.
Tracking #: 2031

V. **Public Agenda**

VI. **Adjourn**

NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, January 21, 2020

The meeting of the Neighborhood and Community Development Standing Committee was held on Tuesday, January 21, 2020, 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, Townsend, and Johnson. Commissioner Walters was absent. The following officials were also in attendance: Gordon Criswell, Melissa Sieben, Emerick Cross, and Alan Howze, Assistant County Administrators; Wendy Green, Assistant Counsel; Patrick Waters, Senior Attorney; Kathleen VonAchen, Chief Financial Officer; Chris Slaughter, Land Bank Manager; Katherine Carttar, Director of Economic Development; and Jay Doleshal, Sergeant-At-Arms.

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

Chairman McKiernan said on our agenda is revisions to our agenda. Ms. Tscher Manck was going to be here to bring public comment this afternoon at the end of the meeting. She contacted me just a little bit ago and said that she had something that was very important come up unexpectedly at the last minute, so she will not be here today.

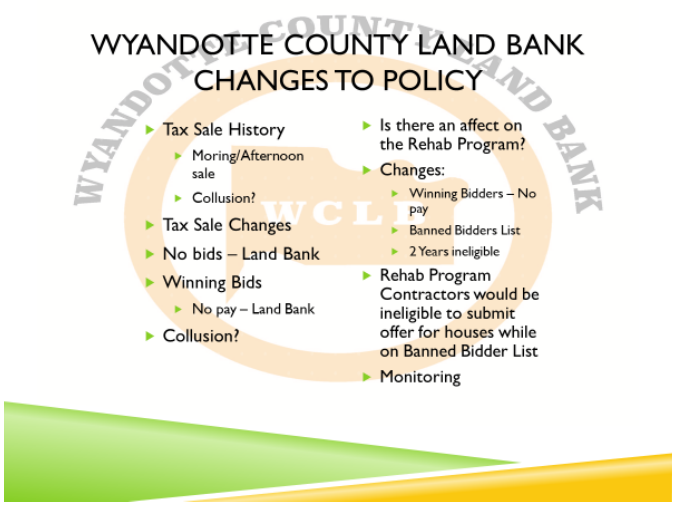
In terms of revision to the agenda, we're going to strike the public comment and that will be moved to a later meeting.

Approval of standing committee minutes from October 28, 2019. **On motion of Commissioner Burroughs, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:
Chairman McKiernan said our agenda tonight has a number of Land Bank items. At this time for Item No. 1, I'm going to turn it over to Mr. Chris Slaughter, who is our Land Bank Manager.

Item No. 1 – 1913…LAND BANK BUSINESS – POLICY CHANGES

Synopsis: Request approval to amend the language in the Land Bank Policy regarding the Rehab Program, submitted by Chris Slaughter, Land Bank Manager.

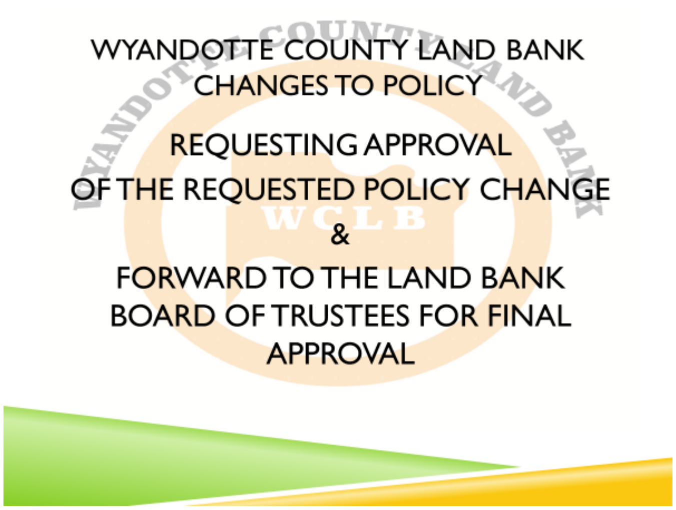


Chris Slaughter, Land Bank Manager, said the first item tonight is a change to our policy that was adopted last year. Just want to give you a little bit of history. This involves, this change involves tax sales. A couple of years ago, the way the tax sales used to take place was there was a morning session and then an afternoon sale. It kind of came to—it was discovered that a lot of people would come to the morning sale, bid up a property and not come and pay for it, and then come back to the afternoon sale and ask to have it put in the afternoon sale, and then that way if you had maybe 300 in the morning, now maybe you're only going up against 30 people. It stood them a better chance to get a property out of the tax sale. Through the Delinquent Real Estate Department, Legal, and our Administrator's Office, we did away with the afternoon sales.

Now, what happens what we're starting to discover is there's still the one sale, but people are still bidding these properties up and not bidding. As you guys are aware, any property that's not bid on or doesn't get paid for, eventually comes to the Land Bank and that does include houses. That's mainly what we're going to focus on in this change are the houses that come to us.

Again, if nobody pays, they're the winning bidder, it's going to come to the Land Bank anyway. Again, the question now arises is, are people using this as a way to circumvent all the bidders there to get the property in the Land Bank? If they're if the Rehab Program, how do we handle that?

What we're proposing tonight is if someone is a winning bidder and doesn't pay, Delinquent Real Estate puts them on a no-bid list for two years. They're basically banned from attending any tax sales. What we're proposing is that contractor, if they are on that list, would be ineligible to submit an offer on one of our houses. If they did submit an offer, we'll double-check the list. If they're on it, we just will not accept the offer.



That is, in brief, basically the request tonight to have you guys approve that so we can take it to the Board for final approval.

Commissioner Townsend asked, other than contractors who are approved for our Rehab Program, are you seeing any other groups that you can identify that may be doing the same type of thing? **Mr. Slaughter** said when this first came to my attention, I did check the list, the current banned list, before this last tax sale with our contractor list and I only found one name. That person has yet, since being in the program, to even submit an offer.

The bigger question for me comes up in the Land Bank is, and I'll give an example is, Commissioner Townsend's rehab company is an approved vendor, but I'm an associate of you and you send me to the sale to do the dirty work. It comes to the Land Bank, you make an offer, you get it, I have no way to determine whether I work for your company. I don't have time to come to the construction site every day and do an inventory of people and stuff. There's still some challenges and ways around it, but if Commissioner Townsend's rehab company is going to actually register as a bidder and not come back to pay for it, that'll send a red flag to us that we just won't accept an offer from you until you're off that list.

Commissioner Townsend asked, when someone submits a bid and they are the successful bidder, how long do they have to pay? **Mr. Slaughter** said it's my understanding, and Legal is here and can back up on this, but I believe they have until the end of that business day to come back with the money that they bid. **Commissioner Townsend** said I thought it was a very short time.

As you've laid this out, I don't see a problem with this. That would certainly be a way to cut out people who are trying to take advantage of the system and lowball us for these properties. **Mr. Slaughter** said I think the other thought is most of the time, there's multiple bids going up. In a way, if this winning bidder had no intention of coming to bid it, who's to say the other bidder there, would have shown up with a check, which would have meant revenue for the county.

Commissioner Townsend said one other question came to mind. Let' say you have this bid driven up. No one actually pays for it. The expectation for the ne'er-do-well entity is that it would go to our Land Bank and they can pick it up for little of nothing. The bid that was not paid drops so. If they bid it up so that it's unattracted to others there at the sale, if it goes to Land Bank because it was not successfully bid on and paid for, whatever was bid, that higher bid, that evaporates, so to speak. You're starting from ground zero again with the value of the house. Is that correct? **Mr. Slaughter** said the way our program works is the highest points, based on their offer submitted. If there's a tie, it's generally whoever offers us the highest amount, is who we negotiate with first. **Commissioner Townsend** asked would we set a floor though for the Land Bank?

Chairman McKiernan said, Mr. Slaughter, if I could interject. In the old days before these properties came to Land Bank, anything that was bid up and not paid for at the morning session would then come back and it would start over at zero. We then took action so that it would no longer start over at zero, but instead, start off at some derivative of the ending bid from the morning. I'm going to recognize Wendy Green, who has come up here to the podium.

Wendy Green, Assistant Counsel, said that is correct. We did have a policy change. It came from the Administrator's Office that the second sale would start with the last bid from the first sale.

Chairman McKiernan said although there might be new players, this is certainly not a new strategy that we've encountered over time. **Ms. Green** said correct. **Chairman McKiernan** said it seems to me that the end result of this policy change is just to make sure that we are uniformly enforcing the rule that we can't bid up and then walk away. In this case, we're just including rehabbers in this pool. As you said, a lot of times we won't know if there's cooperation. **Mr. Slaughter** said correct. **Chairman McKiernan** said we're just trying to uniformly enforce our policy that if you bid it up and then don't redeem it, you lose your privilege to come back and participate in a future sale for two years. **Ms. Green** said that's correct.

If I may, what spawned this was actually our last sale. We had three different bidders that appeared to be sitting kind of together. They all bid and were the winning bidders on at least four houses each, and none of them came back and paid for any of those houses. We just thought that it was a little weird. We looked into the bidder's names. We looked into different people that have bid on this before. We looked into if we could figure out if they had some kind of a relationship with the current owner of the property, and we really couldn't make any kind of determination as to what their plan was by doing that. This is one of the things that we thought it could possibly be what their plan was, and at least this is something we could do a little bit of something about. That's how this came about.

Chairman McKiernan said so, we're really just asking people to come and be transparent and honest in their dealings during the tax sale process. **Ms. Green** said correct. **Commissioner Townsend** said but, again, so I'm clear, whether it's the one bid process, the one sale or the two sale, if no one comes forward and actually pays it, that driven up bid goes away? **Mr. Slaughter** said correct.

Commissioner Johnson said, Mr. Slaughter, I'm looking at Section 9-4 where I guess the new language is added into the policy. In that, it reflects any rehabber that meets the definition of Section 1–4F, so when I look at 1-4F and that speaks to currently being banned from the bidding of the tax sale. Is there somewhere in this policy that says if they fail to pay, then they will be banned? If so, then for how long? I'm sure I overlooked it. I just want to make sure it's covered in there somewhere.

Ms. Green said it is my understanding by referring to anybody that's banned from the tax sale, that is a two-year ban. We could possibly make a reference to our policy, our tax sale policy, but anytime that changes, we'd have to go back and change this one. If anything, we could just put a little bit of a definitional section within there to say that you will be banned from the tax sale if you do not pay for a property that you were the winning bidder on.

Commissioner Johnson said that's what I'm referencing. Is there something that says if you bid and do not pay, then you will be banned? **Ms. Green** said it is in the Delinquent Real

Estate procedures. It is there. I do also announce it at the sale so people are aware that if they don't come back and pay, they're going to be banned.

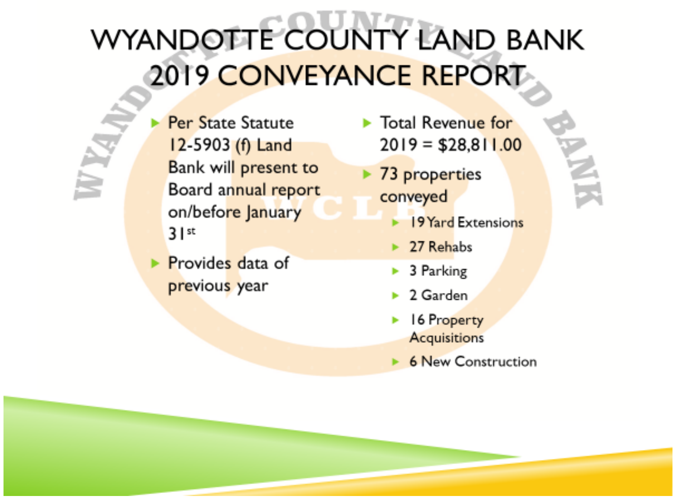
Commissioner Johnson asked, should it be in writing in here? Just a question. **Ms. Green** said I don't think it would hurt if we did. **Commissioner Johnson** said I would recommend that if nobody has a problem with that. **Mr. Slaughter** asked, would you like to see that change made and then brought back? **Commissioner Johnson** said I'm at the will of this committee. I'm too new. **Commissioner Johnson** said fair enough. **Mr. Slaughter** said the next tax sale isn't until April. We can always just resubmit this next month. **Commissioner Johnson** said I just want to make sure it's clear so that there's no place for people to say I didn't know that. If it's in writing in the policy—**Mr. Slaughter** said good point.

Chairman McKiernan said I'm going to take that as a motion from Commissioner Johnson to make the edit as requested and bring this back for next month's meeting.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Townsend, to make the edit as requested and bring this back for next month's meeting.** Roll call was taken and there were four "Ayes," Johnson, Townsend, Burroughs, McKiernan.

Item No. 2 – 1914…LAND BANK BUSINESS – 2019 CONVEYANCE REPORT

Synopsis: Request approval of the 2019 Land Bank Conveyance Report, submitted by Chris Slaughter, Land Bank Manager.



Chris Slaughter, Land Bank Manager, said it's time for our annual conveyance report. This is just kind of a quick recap of the activity from last year. As per the state statute, we must present this to the Board on or before the 31st and we will meet that deadline. Again, it's just some of the previous data from last year. The total revenue collected on Land Bank sales was $28,811. We conveyed 73 properties, 19 yard extensions, 7 completed rehabs, 3 lots went for parking, 2 were for gardens, 16 property acquisitions, and 6 that will eventually result in new construction. That's the report short and sweet. There's a little bit more data in your packet.

Action: Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve.

Chairman McKiernan said there's a motion and a second to approve the conveyance report as submitted. Any further discussion among the committee? Any comment from the public. (There were none.) Roll call, please.

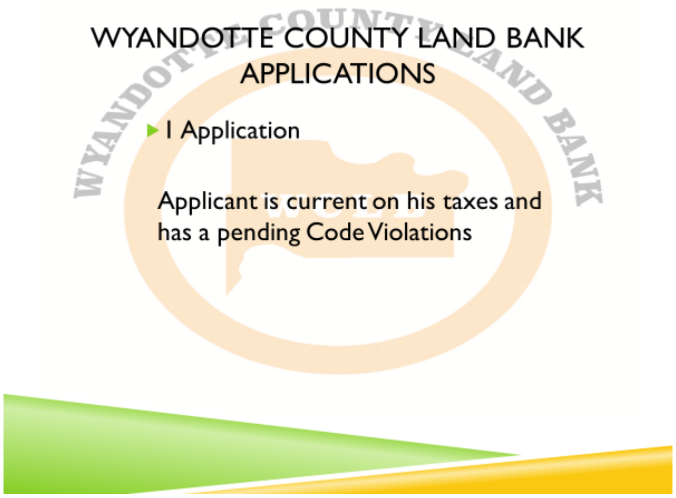
Roll call was taken on the motion and there were four "Ayes," Johnson, Townsend, Burroughs, McKiernan.

Item No. 3 – 1915…LAND BANK BUSINESS – LAND BANK APPLICATION

Synopsis: Request consideration of the following Land Bank application, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board had no comment.

Application

3741 N. 35th St. – Lorenzo Garcia



Chris Slaughter, Land Bank Manager, said we just have one application. The applicant is current on his taxes. He does have a pending code violation, which we'll discuss that relates to this application.

The applicant is Lorenzo Garcia and the property is 3741 N. 35th St. As you can see on the map, we have three Land Bank properties here. The one in question tonight is the southern one. These two here were approved by the Board on September 30. Again, you guys approved those in September, the two on the north. Also, everything in green is currently owned by the applicant.

This last property tonight wasn't until the August tax sale, but we didn't receive it until December of last year. What I relayed to the applicant was, let's wait and get this one in and then we'll go through this process. To save some filing fees, we can just deed all three over at the same time if this is approved as well.

This is kind of getting to the code violation. They have some animals and some outlying buildings. All of this property here is currently zoned residential. With the accumulation of the three Land Bank properties, they will then have the five plus acres that will be able to then reclassify to agriculture then the code case will go away.

They are working with Planning right now to also take care of the vacation that will be right in here.

The Advisory Board had no comment on this. The Staff Advisory Team was okay based on the fact that they are currently involved with the Planning Department. If there's any questions also, the applicant's niece Ms. Garcia is in the audience tonight. Our request is approval of this application and forward to the Board for final approval.

Chairman McKiernan asked, any comments or questions from the committee?

Commissioner Burroughs said, Mr. Slaughter, the question I have is, currently, they have code violations because they are zoned residential? **Mr. Slaughter** said correct. **Commissioner Burroughs** asked, once they go with the five acres or more, they can ask for a rezoning and become ag, which would then eliminate the code violation? **Mr. Slaughter** said correct. **Commissioner Burroughs** said but we still haven't addressed the issue of whatever the code violation is. It's one thing to say I've got a code violation of maybe an unpainted building, but if it's a chemical dump or cars or a danger to the community, I guess my question is, how do we address those situations in a scenario like that?

Mr. Slaughter said I feel the only way I can answer is, is based on the information that was given to me from Codes. It was strictly, again, based on residential zoned property that had some accessory buildings and the fact that they do have some animals. Again, they could go through the process to try to have everything rezoned, but if they don't have the five acres or more, it's my understanding that that's just not going to happen. This additional Land Bank property does give them over the five acres, which makes it easier for them to rezone as agriculture and then thus eliminate the code violation.

Patrick Waters, Senior Counsel, said I think it's most likely a Planning code violation is what Mr. Slaughter is referring to where residential property is only allowed one accessory structure. If the case is that they have two or more accessory structures, by rezoning as ag, they'd be allowed to keep those. Also, with animals, the five-acre figure plays into whether or not you need a special use permit for animals. I think that's probably what the issue is. **Commissioner Burroughs** said it's more of a Planning code violation than a violation by the property owner in reference to something that we need to address as a community.

Chairman McKiernan said, Commissioner Townsend, I know you have some background on this. Did you have a question or a comment? **Commissioner Townsend** said well, a comment. I think our counsel helped with the explanation about the nature of the violation. It's not, I understand, what Commissioner Burroughs is getting at. We usually don't appear to reward someone with a grant of property if they're in violation.

Mr. Garcia's application was part of a broader plan. I think it was back in late March or early April of last year. Mr. Garcia was one of any number of citizens out in that area, Bell Crossing, and others that we were trying to work with in a concerted way to alleviate these code violations. A lot of them stemmed from situations like this where they needed more land to be aggregated. We did have some who had the other type of code violations and we worked with that. This was part of the recommended solution so if they had enough property in the aggregate, then they would not be in violation any longer. I would support this.

Chairman McKiernan said I just had a question. As I look at Google Maps at this, it appears that there is a huge amount of trashy debris. Actually, it looks like it's on our Land Bank property. How did it get there would be my question. We are confident that it's a Planning violation, not a Municipal Code violation for structures or trash or anything else that needs to be remedied. Is that correct? **Mr. Slaughter** said the only correspondence I've had is with our Code Enforcement Office, not the Planning Code Enforcement. **Chairman McKiernan** said okay, but Code Enforcement and the Neighborhood Resource Center has said what? **Mr. Slaughter** said that they are fine to eliminate the code violation if they get the land and get it rezoned to agriculture. There's nothing in here about debris or anything like that.

Chairman McKiernan said I want to be really clear. Even if this property is transferred from the Land Bank, there is no guarantee of successful rezoning and there's no guarantee of vacation between those properties. Is that correct? It has to go successfully through the Planning and Zoning process for those things to happen. **Mr. Slaughter** said correct.

Commissioner Townsend said just so we are clear, we are holding property owners responsible for dumping trash and that type of thing. It was just the aggregation of the property through this process to take care of the accessory buildings and all that. No, we are not relaxing our rules or ordinance concerning dumping and that type of thing at all. **Chairman McKiernan** said fantastic.

Chairman McKiernan said, ma'am, I'll recognize you. If you wouldn't mind, just give us your name and then just your city of residence and any comments you have on this item.

Linda Garcia, Kansas City, KS, said I'm here on behalf of my father Lorenzo Garcia. We don't have any code violations on any of our properties regarding any debris or anything like that. I know one of the properties that the Land Bank has currently that we're trying to obtain was a dump site. That has been there way prior to us acquiring anything around there. We are actually the ones that kind of brought that to a stop and kind of reported it and things like that. Now, nobody can get by there. It used to be a dumping site way before we had the property. Our only code violations that we have is basically for having the animals and the accessory structures.

Chairman McKiernan said if they were to acquire this property, they would then be responsible for cleaning up the property and any debris that remains. You're clear on that, is that right? **Ms.**

Garcia said yes. **Chairman McKiernan** said okay. Fair enough. I get it that sometimes Google Maps satellites are not current, but that's a big pile of stuff right there.

Thank you so much for clarifying that.

Chairman McKiernan said that is the item then that is before us, is the application for this property at 3741 N. 35th St. as a prelude to the Planning and Zoning for rezoning process. Any other questions or comments from the committee? If not, does anyone on the committee have a motion?

Action: Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve for the reasons submitted.

Chairman McKiernan said there's a motion and a second to approve this application as submitted. Any further discussion among the committee? Any comment from the public? (There were none.) Hearing none, roll call, please.

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

Chairman McKiernan said the Land Bank piece of this has been completed, and you can check with Mr. Slaughter later to follow-up and see what next steps are. Thank you so much.

Item No. 4 – 1016…LAND BANK BUSINESS – TRANSFERS FROM LAND BANK

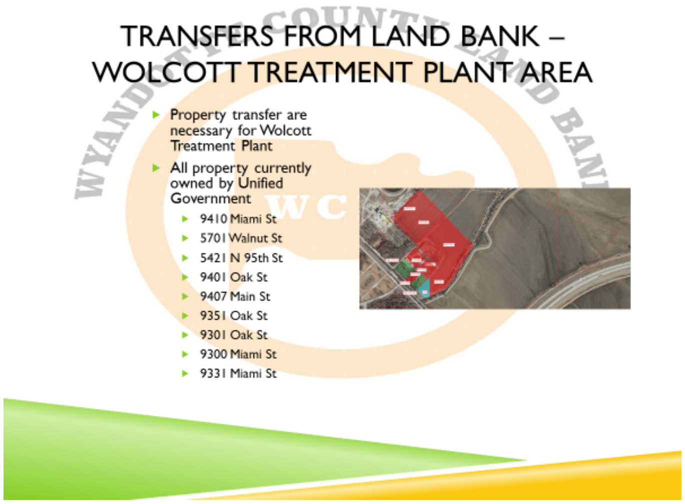
Synopsis: Request consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager.

Transfers from Land Bank to Unified Government
9410 Miami St.
5701 Walnut St.
5421 N. 95th St.
9401 Oak St.
9407 Main St.
9351 Oak St.
9301 Oak St.
9300 Miami St.
9331 Miami St.

(The properties are necessary for the expansion of the Wolcott Treatment Plant.)

Chris Slaughter, Land Bank Manager, said the transfers tonight are in relation to the Wolcott Treatment Plant area. Just as a little coordination, we have I-435 here. Everything in red is Land Bank. The green properties are currently in the name of the city of KCK. This one blue is in the Unified Government's name. Here is Wolcott Drive to the southwest. These properties are necessary for that project.

Chairman McKiernan asked, are we looking at west is up in this picture? **Mr. Slaughter** said we're kind of skewed a little bit. **Katherine Carttar, Director of Economic Development,** said its north. **Chairman McKiernan** said it's kind of north is up. Okay. Thank you. **Melissa Sieben, Assistant County Administrator,** said 435 really takes up a part where it jogs north of the river. **Chairman McKiernan** said all right. **Mr. Slaughter** said the river would be like up in this area here.



The addresses, which are also in your packet, are listed on the screen. Our ask is approval of this item to be forwarded to the Board for final approval.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Townsend, to approve.**

Chairman McKiernan said we have a motion and a second to approve these transfers as submitted. Any further discussion among the committee? Any comment from the public? Hearing none, roll call, please.

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

Item No. 5 – 1917…LAND BANK BUSINESS – DONATION TO LAND BANK

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

Donation to Land Bank
1710 N. 18th St.
(The bankruptcy has been deleted from the property; however back taxes are owed since 2008 in the amount of $1,508.04.)

Chris Slaughter, Land Bank Manager, said the donation tonight is 1710 N. 18th St. It is the parcel here in green. I did want to point out that this is one of our first rehab houses that got completed.

This donation request was originally submitted back in 2016, but when it was abstracted, there was a bankruptcy on the report. We sent them a letter saying there was nothing we could do at this point. That bankruptcy has been removed.

There are back taxes of a little over $1,500 since 2008.

This was presented to the LAM Team and they approved the request. That is our request tonight for approval to forward to the Board for final approval.

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

Chairman McKiernan said there's been a motion and a second. I'll just ask—I'm guessing that there's been no structure on this since 2008 or before. It only accrued that much in back taxes since—**Mr. Slaughter** said I would say 2008 is probably a good guess because that's probably where—being that that's when the taxes started accruing.

Chairman McKiernan said so, again, we always seem to have discussions about taking in properties that have back taxes owed. I'm guessing in the presence of a bankruptcy and the history of this property, suggest that our chances of collecting those back taxes are slim. In this case, it seems like the more prudent measure just to accept the fact that we will be foregoing those and take the property in and then we can do something productive with it. **Mr. Slaughter** said correct. **Chairman McKiernan** said fair enough.

Chairman McKiernan said there's been a motion and a second to accept the donation as submitted. Any further discussion among the committee?

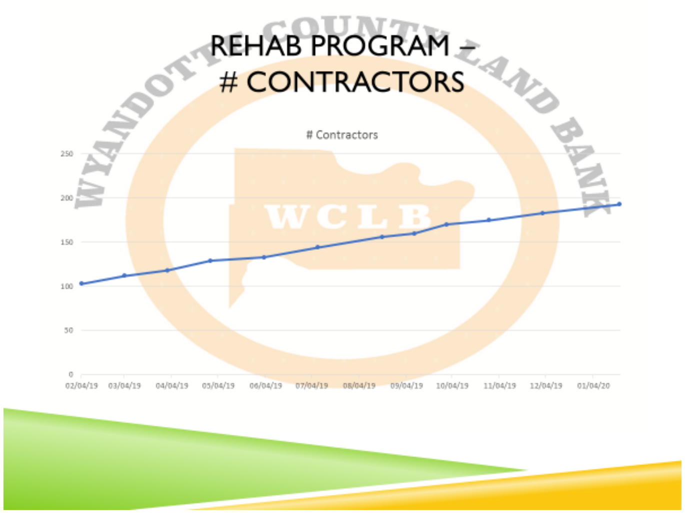
Commissioner Townsend said I think you hit the essence of the question that was in my mind. Back in 2016, we did not move forward on this because of the bankruptcy that's been cleared. Was there any other information about why this donation was being made? I see this is from a trust. Were the managers of the trust out-of-town? **Mr. Slaughter** said no. I did reach out to them and didn't receive a response. I think they're just probably trying to unload it. **Commissioner Townsend** said as Chairman McKiernan said, we've seen these before. It becomes a waste of our time administratively to do anything. Thank you.

Chairman McKiernan said there's been a motion and a second to accept this donation. Roll call, please.

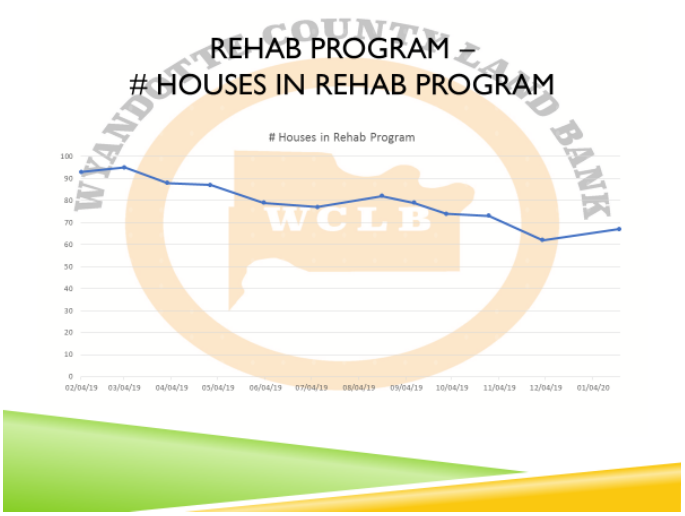
Roll call was taken on the motion and there were four "Ayes," Johnson, Townsend, Burroughs, McKiernan.

Item No. 6 – 1918…LAND BANK PROGRAM – UPDATE

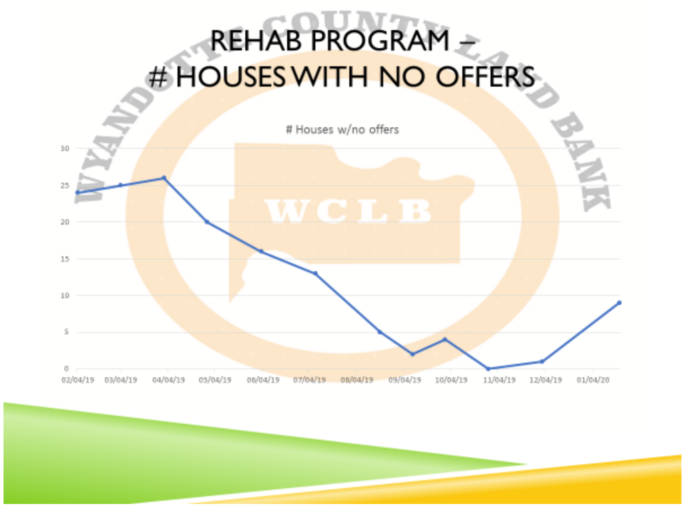
Synopsis: Update on the Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.



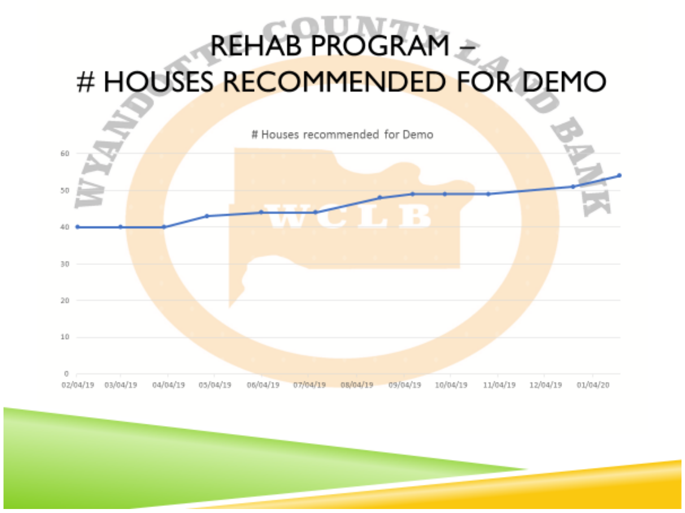
Chris Slaughter, Land Bank Manager, said our number of contractors continues to rise. We're sitting at about 193.



The number of houses in our Rehab Program is now down to 67. I have a final inspection tomorrow, so that will even drop as of tomorrow.

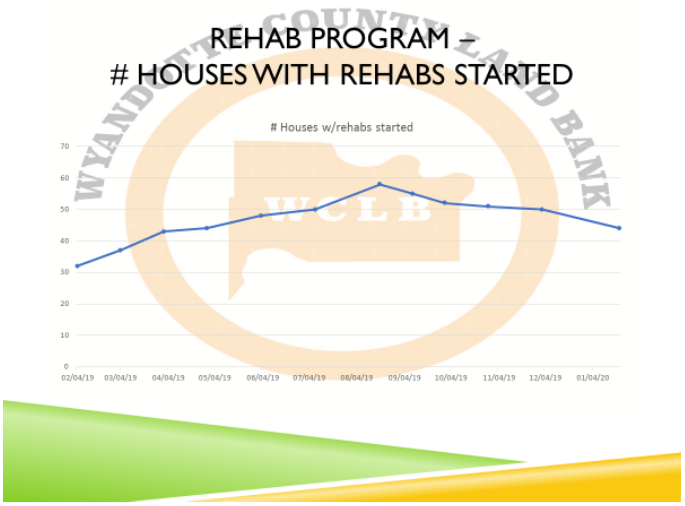


Houses with no offers, we stand at 9. Mainly the rise in that is because we did get the new houses deeded over to us from the December tax sale. We have offers due on them Thursday at noon. We anticipate that number will drop.

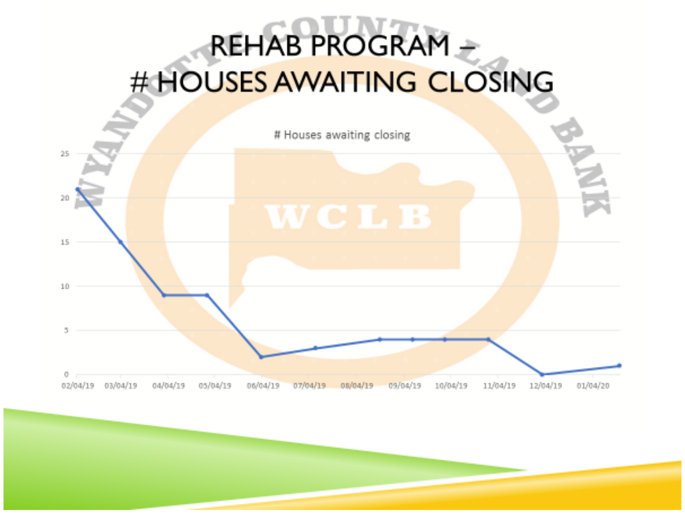


Houses recommended for demo; we're sitting at 54. This is, of course, over the course of the program, so roughly two and one-half years we've had the program. In that time, we've requested—**Chairman McKiernan** said I want to clarify that not all 54 of those are currently on the demo list. Some have already been demolished. **Mr. Slaughter** said some have been demoed and some are still in the process. **Chairman McKiernan** said that's one of the benefits of this program is that we've expedited moving them through the process and they are no longer a blight in the neighborhood. **Mr. Slaughter** said correct. **Chairman McKiernan** said thank you.

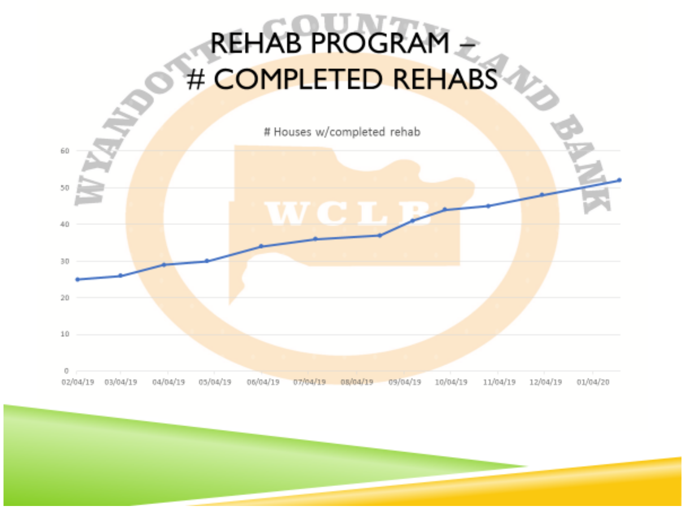
Mr. Slaughter said I will add, we also had no contractors that expressed any interest for them.



Number of rehabs started. This has dropped. We are now down to, I believe, 40; well, I think we'll be around 43 after tomorrow's final inspection. That's also just due to the lack of inventory we had pretty much last year when we were only averaging really about 3 to 5 houses per tax sale. It will go up.



Houses waiting for close. We're just sitting on one. This is the property over around 11th and Orville. It had a trailer that was removed; believed it was an old service station. We had some tanks remediated by the state late last year. We're just waiting on the clock to tick before they go out and do their final testing to make sure that the soil is good. I do have someone waiting to rehab. **Chairman McKiernan** asked, southwest corner, right? **Mr. Slaughter** said correct. **Chairman McKiernan** said okay.



Number of completed rehabs. We are up to 52. I think that's an incredible number that will just continue to rise.

We have three tonight that had just recently been completed.

844 Freeman Avenue. We've got some before pics.

844 FREEMAN AVE


844 FREEMAN AVE


844 FREEMAN AVE


Now the completed rehab outside.

This is a picture of the inside. The first one is kind of facing the front door. Then I just kind of pivoted and got the kitchen.

There's a better picture of the kitchen; the downstairs bathroom.

This is another bedroom. They did add a bathroom upstairs.

That’s the second bathroom.

They did some great work down in the basement; all new mechanical.

This property was in Tax Sale 338. The minimum bid at that time was $6,300. It took 17 months to complete. When we received the property, it was appraised at $13,000. It's currently being listed for $154,950.

The next house is 2513 N. 22nd. I'll ask you to pay attention to the little porch on the side. This is right across, I believe, from Klamm Park.

Again, there's the porch. Remember that.

Some pictures of the inside.

Not one of our worst looking houses when we did the open house.

As you can see, there were some issues down in the basement.

This is the completed project.

Again, just spacious rooms inside.

A picture of the kitchen.

A bathroom. You remember that upstairs. There was kind of a wall that went right down the middle. It would be a good little kid's bedroom; maybe an office area.

It's just amazing what they do in these basements and stuff, but all new mechanicals.

Updated breaker box. Then there's another picture of that porch. I mean, that porch alone, I think, is just incredible.

This property was in Tax Sale 340. It was a little bit over $8,800. It took 9 months. Appraised value when we got it was just shy of $25,000. It's currently being listed for just a little bit under $110,000.

The last one tonight is 1957 N. 28th St.

Again, we're used to seeing these types of conditions.

This is the picture, I apologize. This is Friday when we had the storm and ice, so it's kind of overcast. Some of these are going to be a little bit darker.

There's the living room and kind of dining room area, which are just right next to each other.

A galley kitchen.

Improved bathrooms; the whole space.

Laundry and another bath.

Again, I apologize for the darkness, but they really did a great job down in the basement.

Tax Sale 338. A little bit over $13,000 was the minimum bid. It took 17.5 months for this one. It was just about almost $6,500 when we received it. It's currently being listed for just a little bit under $125,000.

Those are the houses and the rehab update for tonight.

Commissioner Johnson said I think all of these are in my district, so thank you for increasing the property value of District 4, first of all, or for the contractors. How long does it generally take—how long are these properties generally on the market before we sell? **Mr. Slaughter** said if it's in good condition, once we do the open house and the initial offers, it will be gobbled up.

Then, what we started doing once we introduced the Tier 2 Program, which basically makes it open to anybody, those are the ones—like the ones I have to do Thursday. If we have a house that doesn't get an offer, then we'll rebroadcast the available list and we'll make those available as low as $1.00. We would rather get these rehabbed and turned into these beautiful gems than trying to make a buck or two on our part. I would say most times, if they're in decent shape, they get gobbled up right away.

Commissioner Townsend said, again, fantastic job with all these contractors and the transformations. Again, how many contractors do you say that we have? **Mr. Slaughter** said I think we have 193. **Commissioner Townsend** said 193. Of those 193, an estimate, just give me an estimate on how many we see over and over with these. I'm just curious as to we've got that many registered, but are there primarily 5, 10, 20 that we continue to see do this work? **Mr. Slaughter** said I take pride showing you how that number grows, but I will say that it's maybe 25 - 30% that actually are involved with the program. Out of that, there's maybe a couple of dozen that have done multiple houses, attend these and maybe they just don't get the winning offer.

We continue to grow it. I appreciate the comments but, again, all I do is open the houses and email out some paperwork. Everything that's done with these are done by these great rehabbers. They're the ones that we really need to thank for the job they do.

Commissioner Townsend said just by the quick math, it looks like we've got 48 – 50 who are really in this really continually. **Mr. Slaughter** said but, again, as we go back—I can go back to the graph. I mean that number is steadily growing. We're probably adding 10 – 15 a month. Again, that's just still probably word of mouth. We run the little commercial snippet on the UG channel, but I think that's something we'll work on how to really get the program out there and known to more people so we can get good, better quality offers and continue to have these types of results.

Ms. Carttar said I would like to just add, there are some situations. For example, one person who is now one of our contractors, and is actually in the process of rehabbing his first house, started out working for another contractor on a couple of houses and doing some floors and some things like that. This has been a great kind of way for not only skilled craftsmen to kind of work on their skills so that they can then take on a larger project and become a contractor.

We've also seen in a couple of situations where someone who started out as a contractor on this program and is now doing new construction; build from the ground up. We do see this as kind of an incubating kind of pool and try to come up with new and interesting ways to get these folks some great opportunities.

Commissioner Townsend said that's great. As the houses are turned over, job skills are increased and you're spawning new contractors. It sounds like you have enough for us to try to get on TV, I mean, like with a reality show. Congratulations, again. **Mr. Slaughter** said if we could just get Sauer Castle, I think we can line up a great TV series for that.

Chairman McKiernan said fantastic. That wraps up that item.

Action: For information only.

Public Agenda

Item No. 1 – 191072…APPEARANCE: TSCHER MANCK

Synopsis: Appearance of Tscher Manck regarding:

- Northeast Master Plan
- Parks & Recreation items

Action: Previously removed from the agenda.

Chairman McKiernan said since we did have our public appearance delayed until a future meeting, we have no other items of business. This meeting is adjourned.

We'll allow just a moment for BPU Board Member Bryant to make his way to the table and then we will convene Economic Development and Finance.

Adjourn

Chairman McKiernan adjourned the meeting at 5:43 p.m.

tk/cg

Staff Request for Commission Action

Tracking No. 2028

Full Commission Meeting Date:

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 3/2/20 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
2/19/2020	Greg Talkin	x8628	gtalkin@wycokck.org	Neighborhood Resource Center

Item Description:

An amendment to the Vacant Property Registration ordinances that would require registration after a public notice of mortgage default is filed, such as a foreclosure filing in court, rather than upon default by the mortgagor. We have been notified that some mortgagees believe this is an undue burden as the default can be cured prior to a public notice of mortgage default being issued, Greg Talkin, Director of NRC. This eliminates any potential litigation on behalf of the mortgagees.

Action Requested:

To approve the ordinance.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Property Registration Statement_8-481 Amendment_redlined, Property Registration Statement_8-481 Amendment_clean

Published: ________________________

ORDINANCE NO. ______________________________

AN ORDINANCE relating to Chapter 8, Buildings and Building Regulations, amending Section 8-481 of the Unified Government Code.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That Chapter 8 Buildings and Building Regulations, Section 8-481, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

Sec. 8-481. - Mortgage Default Registration.

When an owner of a building, structure or vacant parcel has been determined to be in default of a mortgage, the mortgagee or lienor shall inspect the mortgaged property to determine whether such property is vacant or occupied. Within ten days of an inspection, the mortgagee or lienor shall register the property in the manner required regardless of whether it's vacant or occupied.

(a) Definitions.

1) **Default** - shall mean that the mortgagor has not complied with the terms of the mortgage on the property, or the promissory note, or other evidence of the debt, referred to in the mortgage.

2) **Foreclosure -** shall mean the legal process by which a mortgagee, or other lien holder, terminates a property owner's equitable right of redemption to obtain legal and equitable title to the real property pledged as security for a debt or the real property subject to the lien. This definition shall include, but is not limited to, public notice of default, a deed-in-lieu of foreclosure, sale to the mortgagee or lien holder, certificate of title and all other processes, activities and actions, by whatever name, associated with the described process. The process is not concluded until the property obtained by the mortgagee, lien holder, or their designee, by certificate of title, or any other means, is sold to a non-related bona fide purchaser in an arm's length transaction to satisfy the debt or lien

3) **Mortgagee -** means the creditor, including but not limited to, trustees; mortgage servicing companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement.

4) **Registrable Property** – means, any real property located in the corporate limits of the city, whether vacant or occupied, that is ~~encumbered by a mortgage in default,~~ is subject to an ongoing foreclosure action by the Mortgagee or Trustee,

has been the subject of a foreclosure action by a Mortgagee or Trustee and a Judgement has been entered, or has been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. The designation of a “default/foreclosure” property as “registrable” shall remain in place until such time as the property is sold to a non-related bona fide purchaser in an arm’s length transaction or the foreclosure action has been dismissed. ~~and any default on the mortgage has been cured~~

(b) Registration of Defaulted Mortgaged Real Property.

1) Any Mortgagee who holds a mortgage on real property located within the corporate limits of the city shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor as evidenced by a foreclosure filing. The Mortgagee shall, within ten (10) days of the inspection, register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.
2) Registration pursuant to this section shall contain the name, direct mailing address, a direct contact name, telephone number, and e-mail address for the Mortgagee/Trustee, and the Mortgage Servicer, and the name and twenty-four (24) hour contact phone number of the local property management company responsible for the security and maintenance of the property who has the authority to make decisions concerning the abatement of nuisance conditions at the property, as well as any expenditure in connection therewith.
3) Mortgagees who have existing registrable property on the effective date of this ordinance have 30 calendar days from the effective date to register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is vacant or occupied.
4) If the mortgage on a registrable property is sold or transferred, the new Mortgagee is subject to all the terms of this Article. Any previous unpaid registration fees are the responsibility of the new Mortgagee or Trustee and are due and payable with their initial registration. Except if it is determined that the transferee is exempt from paying fees then the previous mortgagee will not be released from the responsibility of paying all previous unpaid fees and fines, regardless of who the mortgagee was at the time when registration was required, including but not limited to unregistered periods during the foreclosure process. The provisions of this section are cumulative with and in addition to other available remedies. Moreover, the Code Enforcement Department is authorized and empowered to refer the previous mortgagee’s non-payment of previous fees and fines to the Code Enforcement Special Magistrate or a court of competent jurisdiction for disposition.

5) If the servicing rights for a mortgage on a registrable property are sold or transferred, the registration must be updated to include all the new Servicer information within 10 days of the servicing transfer.
6) If the Mortgagee owner of a foreclosed real property sells or transfers the property to a non-arm's length related person or entity, the transferee is subject to all the terms of this Article and within 5 days of the transfer update the property. Any previous unpaid registration fees are the responsibility of the new Registrable property owner and are due and payable with their initial registration. Except if it is determined that the transferee is exempt from paying fees then the previous mortgagee will not be released from the responsibility of paying all previous unpaid fees and fines, regardless of who the mortgagee was at the time when registration was required, including but not limited to unregistered periods during the foreclosure process. The provisions of this section are cumulative with and in addition to other available remedies. Moreover, the Code Enforcement Department is authorized and empowered to refer the previous mortgagee's non-payment of previous fees and fines to the Code Enforcement Special Magistrate or a court of competent jurisdiction for disposition.
7) As long as the property is Registrable it shall be inspected by the Mortgagee, or designee, monthly. If an inspection shows a change in the property's occupancy status the mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the property registration
8) A non-refundable annual registration fee of $200.00 shall accompany each registration pursuant to this section
9) If the Foreclosing or Foreclosed Property is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, the property is not registered and shall be due and payable with the registration. ~~If a lis pendens, deed-in-lieu of foreclosure, or other public notice of foreclosure is filed on a property and the property was not registered and the registration fee paid at least 30 days prior to the filing date, a late fee shall be charged. The late fee shall be the equivalent to 10% of the registration fee and shall be charged for every thirty-day period (30), or portion thereof, the property is not registered and shall be due and payable with the registration. This section shall apply to the initial registration and 30-day delinquent registration renewals. Registrations delinquent greater than 30 days are also subject to additional fines as described herein~~
10) Properties subject to this section shall remain under the semi-annual registration requirement, and the inspection, security and maintenance standards of this section as long as they are registrable.
11) Until the mortgage or lien on the property in question is satisfied, or legally discharged, the desire to no longer pursue foreclosure, the filing of a dismissal of lis pendens and/or summary of final judgment and/or certificate of title, voluntary or otherwise, does not exempt any Mortgagee holding the ~~defaulted~~

mortgage, from all the requirements of this article as long as the borrower is in ~~default~~foreclosure.

12) Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within ten (10) days of the change
13) Failure of the Mortgagee to properly register or to modify the registration information from time to time to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement and any resulting monetary penalties and/or property liens
14) Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Unified Government may take the necessary action to ensure compliance with and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance.
15) Properties registered as a result of this section are not required to be registered in the Vacant Property or Rental Property registries

(Code 1988, § 8-387; Ord. No. 65152, § 1(21-61), 5-28-1987; Ord. No. O-12-17 , § 5, 6-29-2017)

Section 2. This ordinance and resolution shall take effect and be in full force from and after its passage, approval, and publication in the official Unified Government newspaper.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF _____ 2020

____

David Alvey, Mayor/CEO

Attest:

____

Unified Government Clerk

Approved as to Form:

____

Wendy M. Green, Assistant Counsel

Published: ________________________

ORDINANCE NO. ______________________________

AN ORDINANCE relating to Chapter 8, Buildings and Building Regulations, amending Section 8-481 of the Unified Government Code.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That Chapter 8 Buildings and Building Regulations, Section 8-481, of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

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3) **Mortgagee -** means the creditor, including but not limited to, trustees; mortgage servicing companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement.

4) **Registrable Property** – means, any real property located in the corporate limits of the city, whether vacant or occupied, that is is subject to an ongoing foreclosure action by the Mortgagee or Trustee, has been the subject of a

foreclosure action by a Mortgagee or Trustee and a Judgement has been entered, or has been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. The designation of a "default/foreclosure" property as "registrable" shall remain in place until such time as the property is sold to a non-related bona fide purchaser in an arm's length transaction or the foreclosure action has been dismissed.

(b) Registration of Defaulted Mortgaged Real Property.

1) Any Mortgagee who holds a mortgage on real property located within the corporate limits of the city shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor as evidenced by a foreclosure filing. The Mortgagee shall, within ten (10) days of the inspection, register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.
2) Registration pursuant to this section shall contain the name, direct mailing address, a direct contact name, telephone number, and e-mail address for the Mortgagee/Trustee, and the Mortgage Servicer, and the name and twenty-four (24) hour contact phone number of the local property management company responsible for the security and maintenance of the property who has the authority to make decisions concerning the abatement of nuisance conditions at the property, as well as any expenditure in connection therewith.
3) Mortgagees who have existing registrable property on the effective date of this ordinance have 30 calendar days from the effective date to register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is vacant or occupied.
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10) Properties subject to this section shall remain under the semi-annual registration requirement, and the inspection, security and maintenance standards of this section as long as they are registrable.
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12) Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within ten (10) days of the change
13) Failure of the Mortgagee to properly register or to modify the registration information from time to time to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement and any resulting monetary penalties and/or property liens

14) Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the Unified Government may take the necessary action to ensure compliance with and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance.
15) Properties registered as a result of this section are not required to be registered in the Vacant Property or Rental Property registries

(Code 1988, § 8-387; Ord. No. 65152, § 1(21-61), 5-28-1987; Ord. No. O-12-17 , § 5, 6-29-2017)

Section 2. This ordinance and resolution shall take effect and be in full force from and after its passage, approval, and publication in the official Unified Government newspaper.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF _____ 2020

David Alvey, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

Wendy M. Green, Assistant Counsel

Staff Request for Commission Action

Tracking No. 2029

Full Commission Meeting Date: March 12, 2020
Committee: Neighborhood & Community Development

Date of Standing Committee Action: March 2, 2020
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
2/19/2020	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 - Applications (3)

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:
Memo to Standing Committee - Applications

Wyandotte County Land Bank

Economic Development Department

Chris Slaughter, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-8977
Fax: (913) 573-5745
Email: cslaughter@wycokck.org

MEMORANDUM

TO: Neighborhood & Community Development Standing Committee

FROM: Chris Slaughter, Land Bank Manager

DATE: February 18, 2020

SUBJECT: Applications for consideration

The following application(s) are being presented at the March 2, 2020 meeting:

Yard Extension

- 715 H N 7th St – Joseph Woodbury

This property was received from Tax Sale 343 and it is a wooded ravine that drops several hundred feet. The applicant has agreed to the maintenance of the lot that includes removing some debris.

New Construction

- 1714 Greeley Ave – Bright Solutions, LLC (Duplex)
- 2921 S 53rd St – Smart Solutions, LLC (Single Family)

The Greeley property is currently zoned R-2 and will support the planned build.

The S 53rd property is currently zoned R-1 and will support the planned build.

The applicants are current on their property taxes and have no Code violations.

The Land Bank Advisory Board had no comment on application and voted to approve.

The Staff Advisory Team had no comment on application and voted to approve.

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INTENTIONALLY

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other 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.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is 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 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 agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*
I have read and understand the information provided above and contained in this application.

______________________ Date 01/31/2020
Sign here

JOSEPH WOODBURY
Print Name

RECEIVED
FEB 10 2020
LAND BANK
WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 715 N 7th St., Edwardsville, KS 66111

Parcel ID Number: 186121

Applicant Information *(Please Print)*

Name: Joseph Woodbury

Company/Organization: ______

Mailing Address: 717 N 7th St., Edwardsville, KS 66111

Phone Number(s): [redacted]

E-mail(s): [redacted]

Address of the adjacent structure you own: 717 N 7th St., Edwardsville, KS 66111

Do you live in the adjacent structure above? Yes X No ___

Please Respond to the Following Questions:

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

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

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

______ Date 01/31/2020
Sign here

Joseph Woodbury
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other 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.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is 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 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 agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature *(Required)*
I have read and understand the information provided above and contained in this application.

Sign here ______________________ Date 01/31/2020

JOSEPH WOODBURY
Print Name

RECEIVED
FEB 1 0 2020
LAND BANK
WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 715 N 7th St., Edwardsville, KS 66111

Parcel ID Number: 186121

Applicant Information *(Please Print)*

Name: Joseph Woodbury

Company/Organization: ______

Mailing Address: 717 N 7th St., Edwardsville, KS 66111

Phone Number(s): [redacted]

E-mail(s): [redacted]

Address of the adjacent structure you own: 717 N 7th St., Edwardsville, KS 66111

Do you live in the adjacent structure above? Yes X No ___

Please Respond to the Following Questions:

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

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

Signature *(Required)*

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

______ Date 01/31/2020
Sign here

Joseph Woodbury
Print Name

RECEIVED
FEB 1 0 2020
LAND BANK
WYCO/KCK

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.

Oscar Guzmán ______ Date: 02/03/2020

Sign here

Oscar Ceron Guzmán

Print Name

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: 1741 Greeley Ave Parcel ID Number: 115983

Applicant and Contractor Information (Please Print)

Buyer Information

Name: Oscar Ceron Guzman

Company/Organization: Bright Solutions LLC

Mailing Address: 4420 Garfield Ave KCK 66102

Phone Number(s): [redacted]

E-mail(s): [redacted]

Contractor

Name: Oscar Ceron Guzman

Company/Organization: Bright solutions LLC

Mailing Address: 4420 Garfield Ave KCK 66102

Phone Number(s): [redacted]

E-mail(s): [redacted]

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 __X__

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

Project Information

1. What is the intended use upon completion:
   _______ Single-family Residential
   __X__ 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 __X__
5. If the applicant will not occupy the structure, what is the intended use?
   __X__ Rental property
   _______ 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
   _______ 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.

Oscar Guzmán ______________ Date 02/03/2020

Sign here

Oscar Caron Guzman ______________

Print Name

Required Attachments

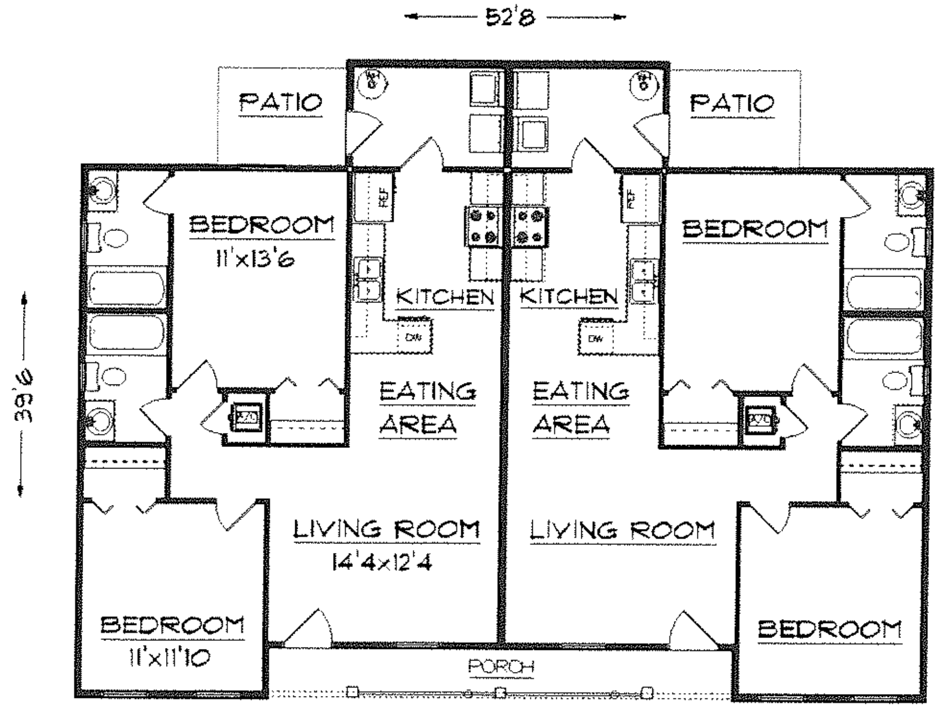
Please initial all of the following attached to this application:

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

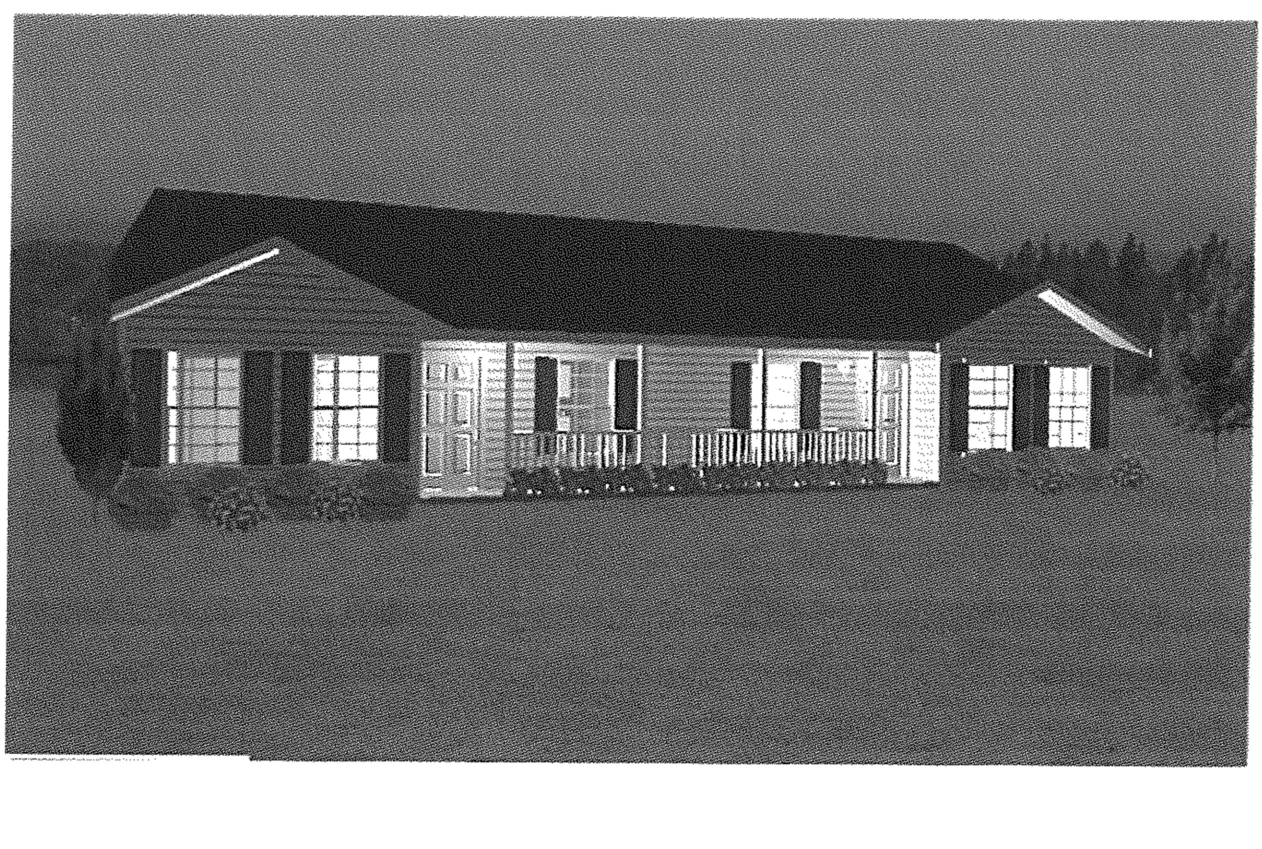
RETURN TO:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

Floor plan

1,874 SF



Exterior view



Estimated Construction Cost - Duplex

Cost of Construction ------------------------ $70.00/sf

Square Feet ------------------------------------ $1,874 sf

Total Cost ------------------------------------- $137,739.00

Available Funds

Merrill Lynch ---------------------------------- $140,000.00

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.

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    - fails to meet their development plan,
    - fails meet the timelines agreed to in this application, or
    - violates the other restrictions described in the contract

RECEIVED
AUG 2 0 2019
LAND BANK
WYCO/KCK

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

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- 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.
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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.

Victor R. Mansilla Date: 08/19/19

Sign here

Victor Mansilla

Print Name

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: 2921 S. 53rd St KC, KS 66106 Parcel ID Number: 028397

Applicant and Contractor Information (Please Print)

Buyer Information

Name: Victor Roberto Mansilla

Company/Organization:

Mailing Address: 9440 Knox Drive, Overland Park KS 66212

Phone Number(s): [redacted]

E-mail(s): [redacted]

Contractor

Name:

Company/Organization: Smart Solutions LLC.

Mailing Address: 2036 E. Santa Fe st. Olathe KS 66062

Phone Number(s): [redacted]

E-mail(s): [redacted]

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 __X__

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

Project Information

1. What is the intended use upon completion:
   __X__ Single-family Residential
   _____ 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? $ 100.

Residential Projects:

4. Following construction, will the applicant occupy the building?
   Yes ________ No __X__
5. If the applicant will not occupy the structure, what is the intended use?
   _____ 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.

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- 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.
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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.

Victor R. Mawilla Date 03/19/19

Sign here

Victor. R. Mawilla

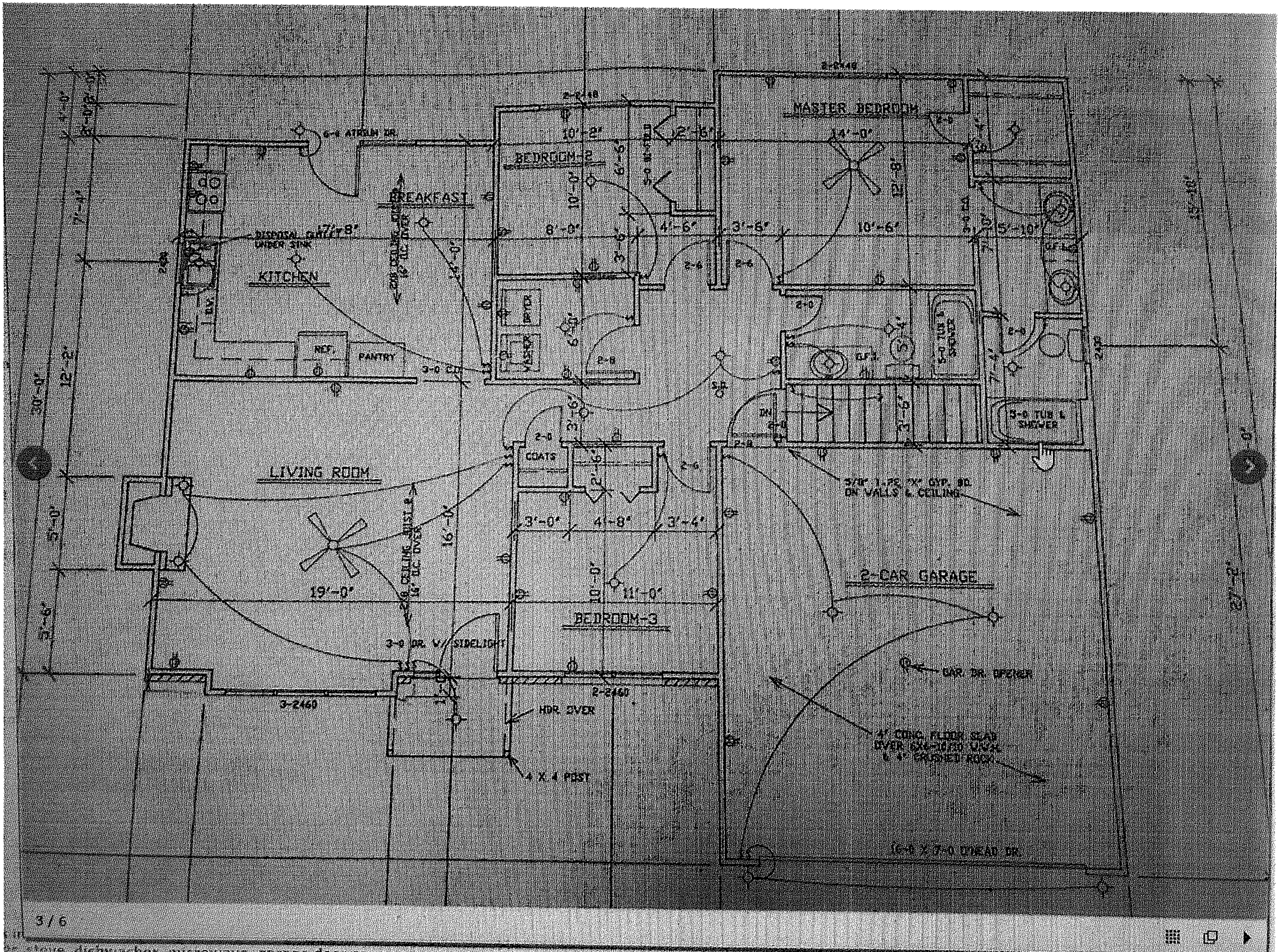
Print Name

Required Attachments

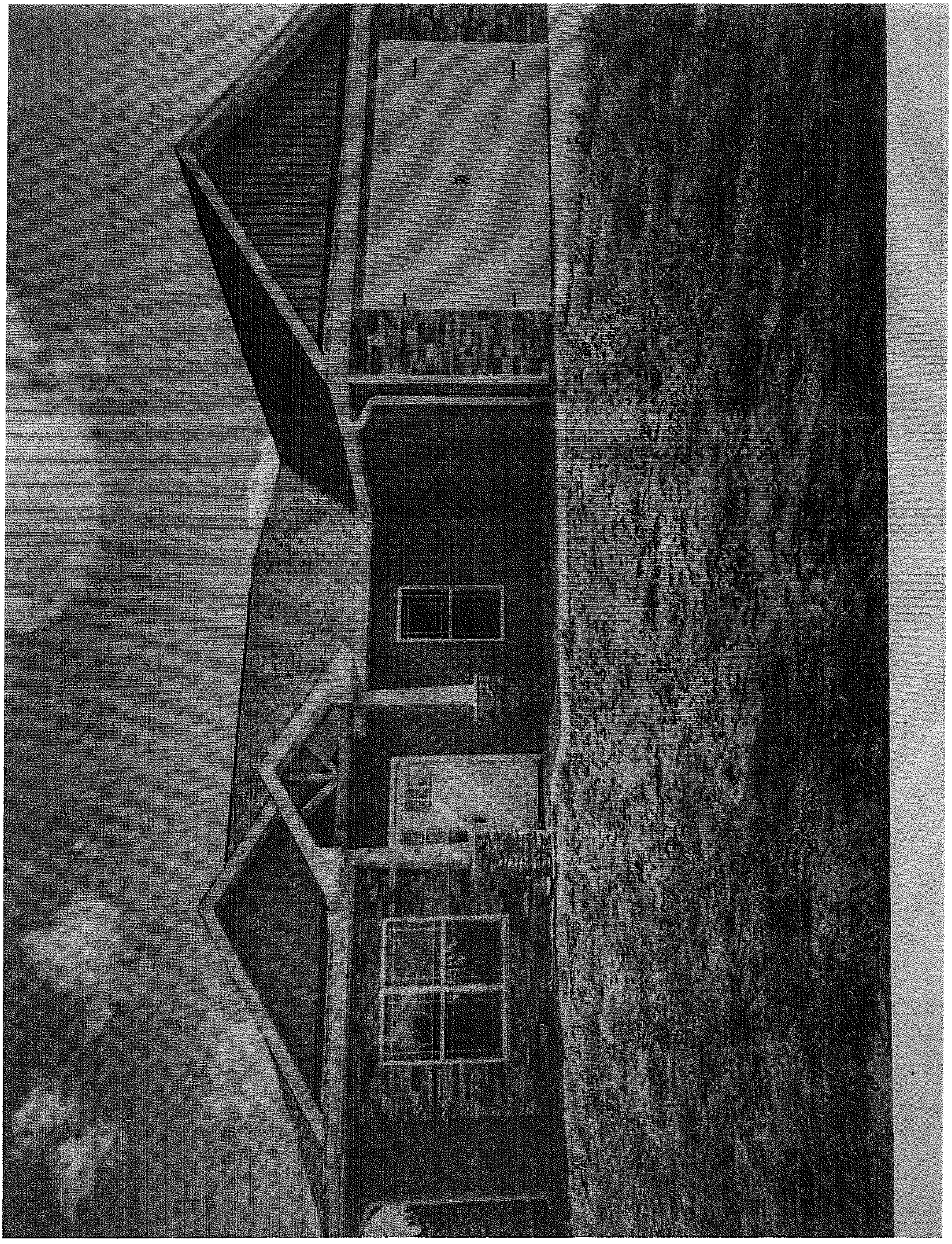
Please initial all of the following attached to this application:

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

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



stove, dishwasher, microwave, garage door opener



Staff Request for Commission Action

Tracking No. 2030

Full Commission Meeting Date: March 12, 2020
Committee: Neighborhood & Community Development

Date of Standing Committee Action: March 2, 2020
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
2/19/2020	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 - Transfers from Land Bank (3)

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:
Memo to Standing Committee - Transfers from

Wyandotte County Land Bank

Economic Development Department

Chris Slaughter, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-8977
Fax: (913) 573-5745
Email: cslaughter@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Chris Slaughter, Land Bank Manager

DATE: February 19, 2020

SUBJECT: Transfers from the Land Bank for consideration

The following transfer(s) from the Land Bank are being presented at the March 2, 2020 meeting:

- 808 Splitlog Ave
- 233 N 10th St
- 907 Tenny Ave

These properties are in the hold area for the Greater Pentecostal Temple "42 in 24" project area. These properties will have Single Family houses built.

Enclosed are maps identifying the properties.

Ella Ave
Splitlog Ave
N 8th St
N Coy St
Splitlog Park
335
855
853
851
847
839
835
831
823
819
809
807
338
336
334
332
347
739
331
864
836
834
830
824
818
814
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Staff Request for Commission Action

Tracking No. 2031

Full Commission Meeting Date: NA

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 3/2/20 (If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
2/19/2020	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: