

**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.

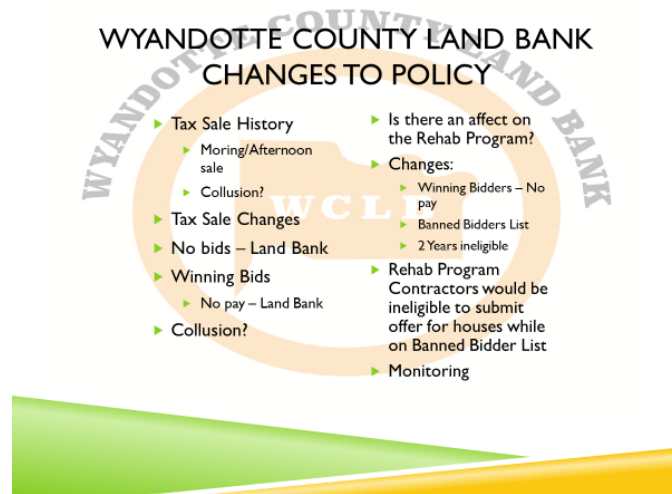
Approval of standing committee minutes from October 28, 2019. **On motion of Commissioner Burroughs, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

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.

WYANDOTTE COUNTY LAND BANK
CHANGES TO POLICY
REQUESTING APPROVAL
OF THE REQUESTED POLICY CHANGE
&
FORWARD TO THE LAND BANK
BOARD OF TRUSTEES FOR FINAL
APPROVAL



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's 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.

WYANDOTTE COUNTY LAND BANK 2019 CONVEYANCE REPORT

- ▶ Per State Statute 12-5903 (f) Land Bank will present to Board annual report on/before January 31st
- ▶ Provides data of previous year
- ▶ Total Revenue for 2019 = \$28,811.00
- ▶ 73 properties conveyed
 - ▶ 19 Yard Extensions
 - ▶ 27 Rehabs
 - ▶ 3 Parking
 - ▶ 2 Garden
 - ▶ 16 Property Acquisitions
 - ▶ 6 New Construction

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

WYANDOTTE COUNTY LAND BANK APPLICATIONS

► 1 Application

Applicant is current on his taxes and
has a pending Code Violations



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.

APPLICATION – 3741 N 35TH ST LORENZO GARCIA



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.

January 21, 2020

**APPLICATION – 3741 N 35TH ST
LORENZO GARCIA**

- ▶ Board approved two properties to North (Sept '19)
- ▶ Property was in Tax Sale 344 (Aug '19)
- ▶ Applicant is trying to accumulate 5+ acres to zone Agriculture
- ▶ Working w/Planning, includes vacating land between property
- ▶ Current Code Violation can be corrected w/acquisition of all Land Bank property
- ▶ Advisory Board – no comment
- ▶ SAT – ok w/approval because on involvement w/Planning



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.)

TRANSFERS FROM LAND BANK – WOLCOTT TREATMENT PLANT AREA



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.

TRANSFERS FROM LAND BANK – WOLCOTT TREATMENT PLANT AREA

- ▶ Property transfer are necessary for Wolcott Treatment Plant
- ▶ All property currently owned by 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 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.)

DONATION REQUESTS – 1710 N 18TH ST
DOROTHY J RICH TRUST



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.

DONATION REQUESTS – 1710 N 18TH ST
DOROTHY J RICH TRUST

- ▶ Originally submitted in 2016
- ▶ O/E Report showed a Bankruptcy
- ▶ Bankruptcy has been removed
- ▶ Owes back taxes - \$1,508.04 since 2008
- ▶ LAM Team approves



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?

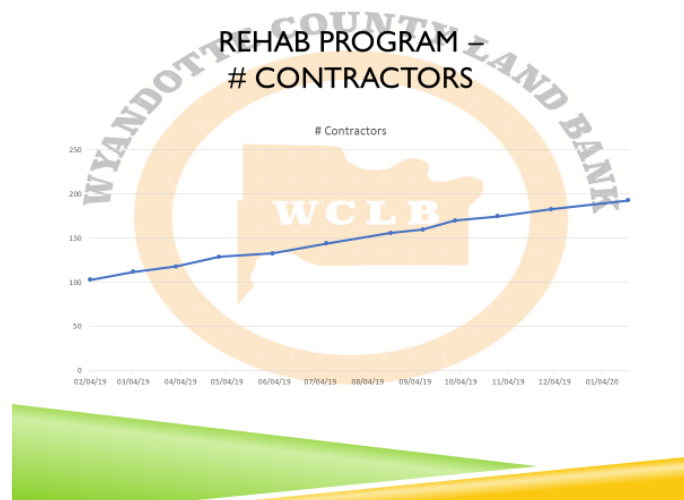
Commissioner Townsend said I think you hit the essence of the question that was in my mind. Back in 2016, we did not move forward on this because of the bankruptcy that's been cleared. Was there any other information about why this donation was being made? I see this is from a trust. Were the managers 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.

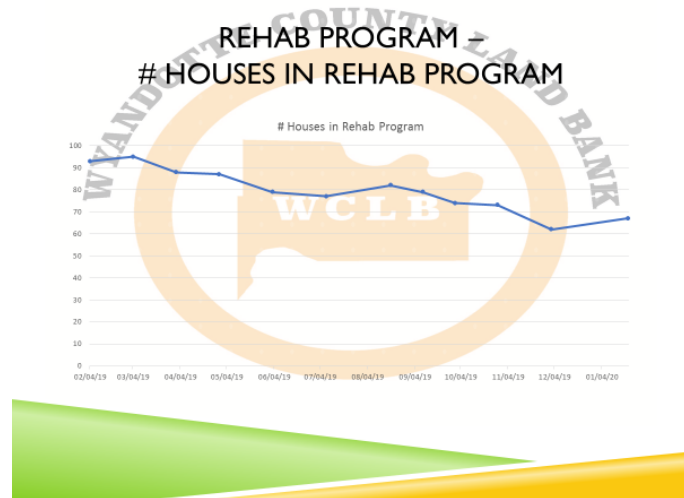
Roll call was taken on the motion and there were four "Ayes," Johnson, Townsend, Burroughs, McKiernan.

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

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

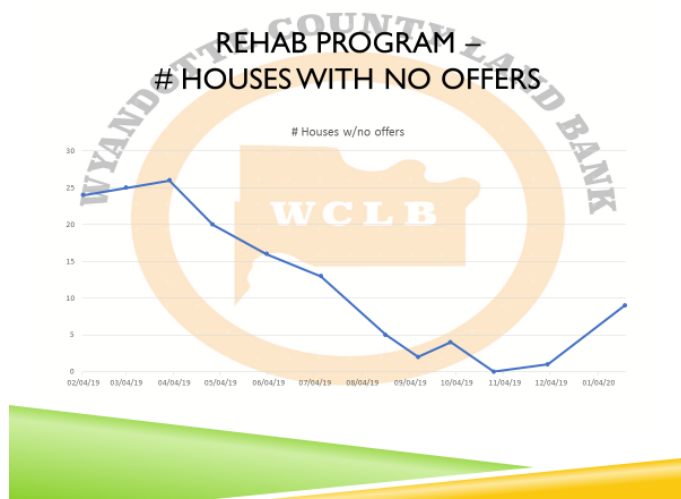


Chris Slaughter, Land Bank Manager, said our number of contractors continues to rise. We're sitting at about 193.

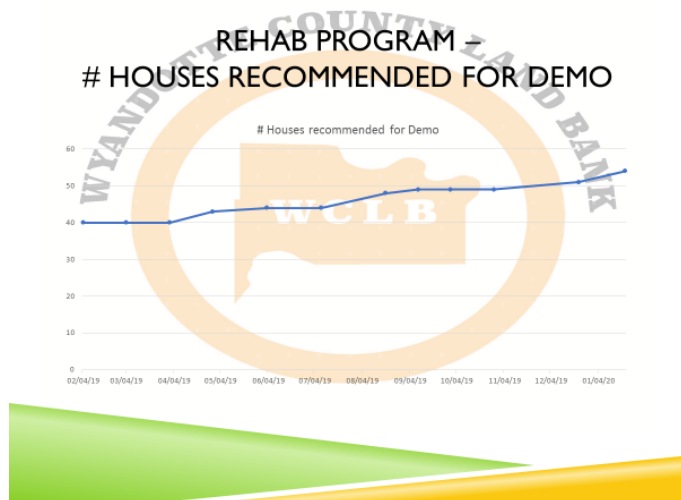


The number of houses in our Rehab Program is now down to 67. I have a final inspection tomorrow, so that will even drop as of tomorrow.

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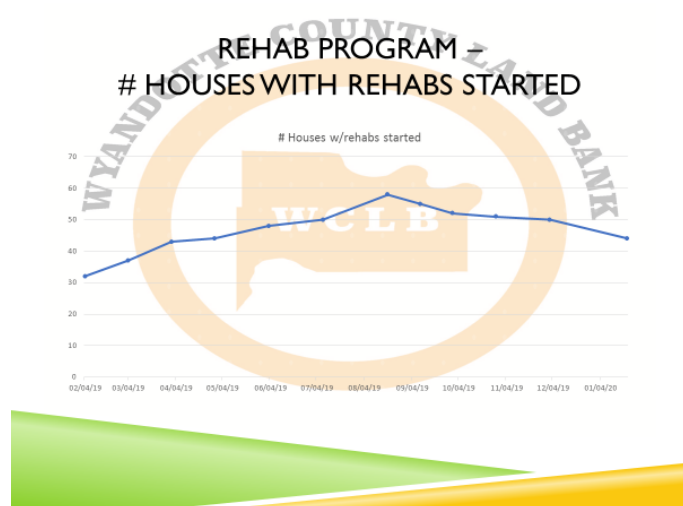


Houses with no offers, we stand at 9. Mainly the rise in that is because we did get the new houses deeded over to us from the December tax sale. We have offers due on them Thursday at noon. We anticipate that number will drop.

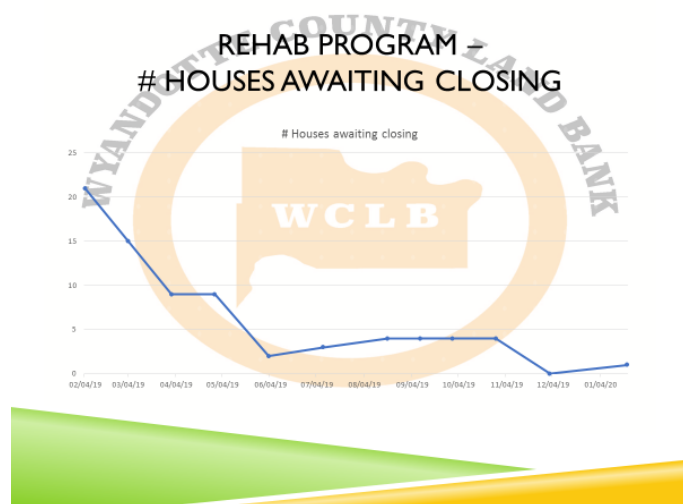


Houses recommended for demo; we're sitting at 54. This is, of course, over the course of the program, so roughly two and one-half years we've had the program. In that time, we've requested—**Chairman McKiernan** said I want to clarify that not all 54 of those are currently on the demo list. Some have 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.

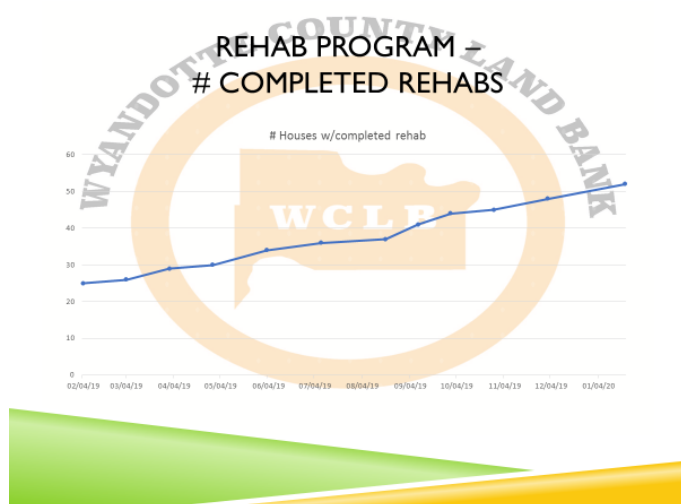


Number of rehabs started. This has dropped. We are now down to, I believe, 40; well, I think we'll be around 43 after tomorrow's final inspection. That's also just due to the lack of inventory we had pretty much last year when we were only averaging really about 3 to 5 houses per tax sale. It will go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



844 FREEMAN AVE



844 FREEMAN AVE



Now the completed rehab outside.

844 FREEMAN AVE



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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.

844 FREEMAN AVE



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

844 FREEMAN AVE



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

844 FREEMAN AVE



That's the second bathroom.

844 FREEMAN AVE



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

January 21, 2020

844 FREEMAN AVE

- ▶ Property in Tax Sale 338
- \$6,320.25
- ▶ Rehab time – 17 months
- ▶ Appraised Value
\$13,010.00
- ▶ Property is currently
listed for \$154,950.00



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.

2513 N 22ND ST



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.

2513 N 22ND ST



Again, there's the porch. Remember that.

2513 N 22ND ST



Some pictures of the inside.

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2513 N 22ND ST



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

2513 N 22ND ST



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

January 21, 2020

2513 N 22ND ST



This is the completed project.

2513 N 22ND ST



Again, just spacious rooms inside.

2513 N 22ND ST



A picture of the kitchen.

2513 N 22ND ST



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.

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2513 N 22ND ST



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

2513 N 22ND ST



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

January 21, 2020

2513 N 22ND ST

- ▶ Property in Tax Sale 340
- \$8,812.36
- ▶ Rehab time – 9 months
- ▶ Appraised Value
\$24,900.00
- ▶ Property is currently
listed for \$109,950.00



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.

1957 N 28TH ST



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

1957 N 28TH ST



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

1957 N 28TH ST



1957 N 28TH ST



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1957 N 28TH ST



1957 N 28TH ST



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.

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1957 N 28TH ST



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

1957 N 28TH ST



A galley kitchen.

1957 N 28TH ST



Improved bathrooms; the whole space.

1957 N 28TH ST



Laundry and another bath.

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1957 N 28TH ST



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

1957 N 28TH ST

- ▶ Property in Tax Sale 338 - \$13,201.77
- ▶ Rehab time – 17.5 months
- ▶ Appraised Value \$6,440.00
- ▶ Property is currently listed for \$124,900.00



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.

January 21, 2020

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