Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, May 4, 2020
5:00 PM

Location: Remotely via Zoom

You are invited to a Zoom webinar.
When: May 4, 2020 05:00 PM Central Time (US and Canada)
Topic: Standing Committee N/CD & ED/F

Please click the link below to join the webinar:
https://zoom.us/j/98671994975?pwd=NHdmelBWemI5aFJBWmFxQUI0ZnFGQT09
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Webinar ID: 986 7199 4975
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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 May 4, 2020 Agenda**

III. **Approval of standing committee minutes from March 2, 2020.**

IV. **Committee Agenda**

Item No. 1 - LAND BANK BUSINESS - APPLICATION

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

Application
509 N. 5th St. - Gunnar Hand, single family construction
Tracking #: 20101

Item No. 2 - LAND BANK REHAB PROGRAM - UPDATE

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

Slaughter, Land Bank Manager.

For information only.
Tracking #: 20102

V. **Public Agenda**

VI. **Adjourn**

NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, March 2, 2020

The meeting of the Neighborhood and Community Development Standing Committee was held on Tuesday, March 2, 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 (via telephone), Johnson, and Bynum for Walters. Commissioner Walters was absent. The following officials were also in attendance: Gordon Criswell, Melissa Sieben, Emerick Cross, and Alan Howze; Assistant County Administrators; Angie Lawson, Deputy Chief Counsel; 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 there were no revisions to this agenda after it was initially published.

Approval of standing committee minutes from January 21, 2020.

Commissioner Bynum said my question is, was I present for this meeting? I thought I sat in last month as well. **Chairman McKiernan** said you did indeed. **Commissioner Bynum** said I think we need to note that Commissioner Bynum was present. It was Commissioner Johnson that was absent. **Commissioner Bynum** said is that... **Chairman McKiernan** said it's okay. We're getting our calendars together here. You were in the February meeting. This is the January; you were here in February and again in March. You are a repeat offender, but not in January.

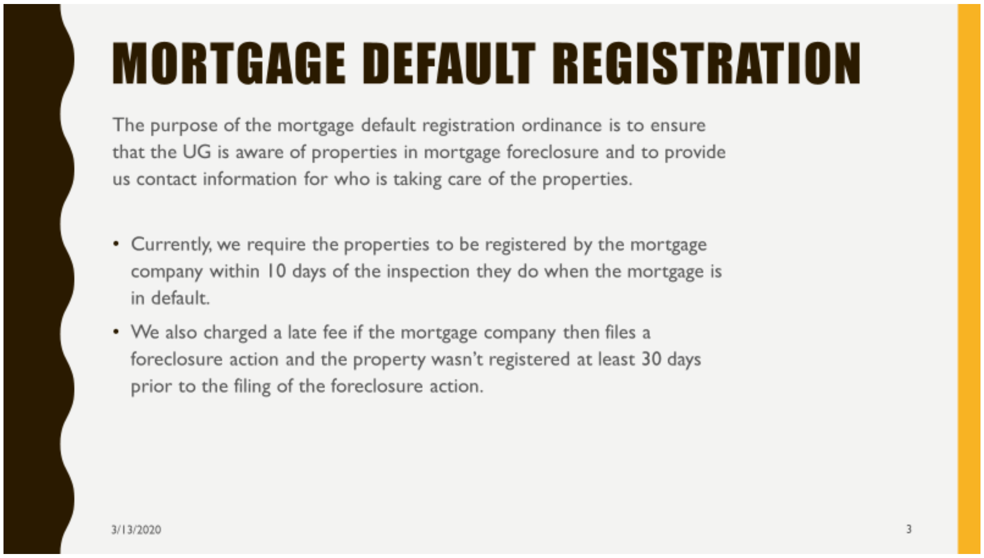
On motion of Commissioner Burroughs, seconded by Commissioner Johnson, the minutes were approved. Motion carried unanimously.

Committee Agenda:

ITEM NO. 1 – 2028…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.

Wendy Green, Assistant Counsel, said I did agree to present this on behalf of Greg Talkin, as I'm the one that drafted it. It seemed more logical for me to present it.



As you know, as part of a SOAR effort, we did enact a vacant property registration. This is a facet of that. It's the Mortgage Default Registration portion.

Our third-party vendor that helps us with this is PROCHAMPS. They are very good about letting us know when they hear rumblings within the other cities and communities. They made us aware that one of the provisions that we have in our default mortgage registration, which is very similar to the other cities because they help draft that portion, that mortgage companies we're coming to them stating that they may have to litigate on behalf of their mortgage. That mortgage companies may have to litigate because a provision to them seemed against federal regulations, in essence. What that provision was is that we required these mortgage companies to register property the minute in went into default. Then we also charged them a late fee if they did not register it and then filed foreclosure action within 30 days.

What we are doing is amending our ordinance that we don't get sued, in essence. What this does is, we did require properties to be registered by the mortgage company within 10 days of the inspection they do when the mortgage is in default. We did charge a late fee if the mortgage company then filed a foreclosure action, but the property wasn't registered.

What we're simply doing is amending Section 8-481 of our code of ordinances which is specifically the default mortgage registration.

Now we changed the definition of registerable property. It means that once a foreclosure action is filed, then the property becomes registered then you have to register the property. What this changes, it used to be as soon as they went into default, we required them to register. Well, defaults can be cured at any time. In fact, with my previous history before I came to the UG, we would have a foreclosure action filed and then it would get dismissed because the default was cured. Defaults can get cured very easily in mortgage foreclosure actions. We changed the definition so that it has to have a foreclosure action filed and then the property must be registered. Also, we said that the inspection is required after the foreclosure filing, not just after default.

In my experience, those mortgage companies go in there and inspect those properties way before they ever foreclosure action anyway. Once they file, then they have to register the property, and then that would be when the late fee would be charged if they filed a foreclosure action and they didn't register the property. All of this, again, is just anticipating that the way it currently stands it could open us to litigation, but the way we're amending it is how PROCHAMPS suggested because they've seen that work in other jurisdictions and so this is why we're doing the amendment.

Chairman McKiernan said so, effectively, pushing things back until there is a concrete action taken on the part of—until there's concrete action taken rather than the possibility that an action could be taken at some point in the future. **Ms. Green** said correct. **Chairman McKiernan** asked does the committee have any questions or comments for Ms. Green.

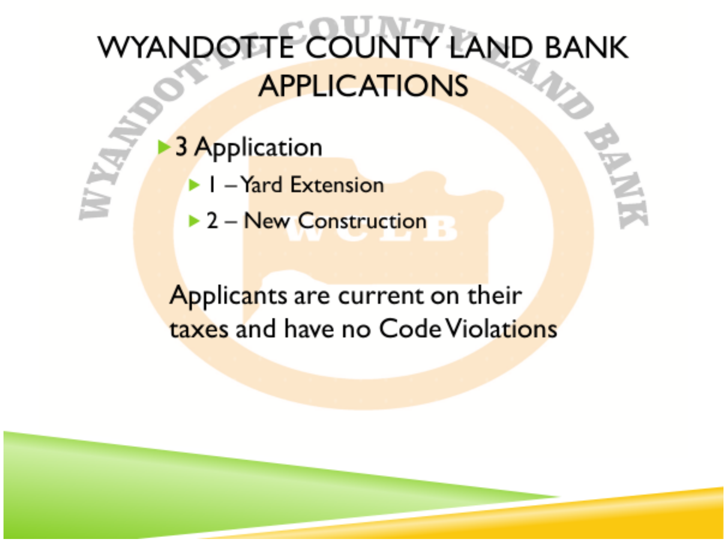
Action: **Commissioner Burroughs made a motion, second by Commissioner Johnson, to approve.** Roll call was taken and there were five "Ayes," Bynum, Johnson, Townsend, Burroughs, McKiernan.

ITEM NO. 2 – 2029…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.

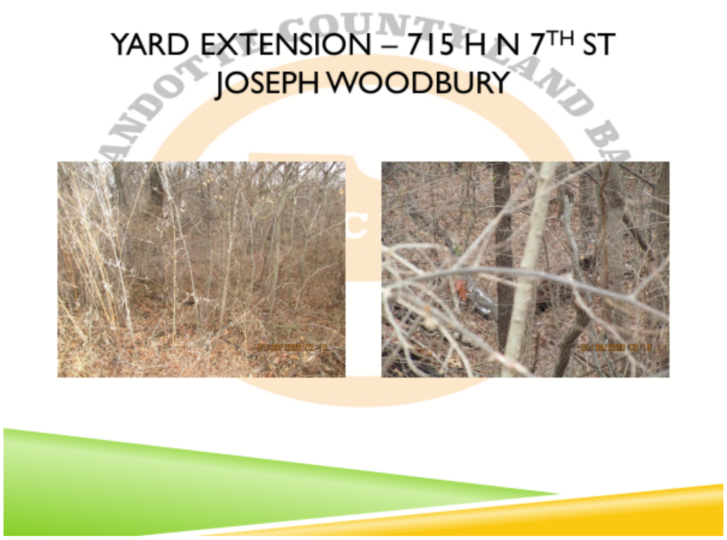
Yard Extension
715 H N. 7th St. – Joseph Woodbury

New construction
1714 Greeley Ave. – Bright Solutions, LLC (duplex)
2921 S. 53rd St. – Smart Solutions, LLC (single family)

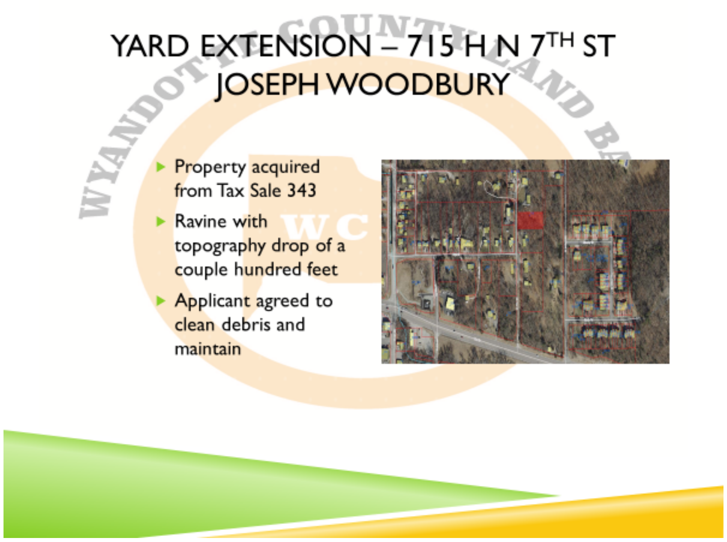


Chris Slaughter, Land Bank Manager, said tonight we have three applications. We have one yard extension and two new construction. The applicants are current on their taxes. No code violations. We did submit these through the Staff Advisory Team and Advisory Board and there were no comments against and there were comments in support.

The first one is 715 H N. 7th Street. That's in red. This is, I will add, in Edwardsville. I went out there and took some pictures. Hopefully, it will do some justice, but when you're standing on the street, it's literally like about a 200 ft. decline down into a gully.



There is some debris as noted. Right there. Hopefully, that picture on the left will give you a little bit more indication of the drop. Then, I wanted to include the applicant's property, which is just to the north of it.

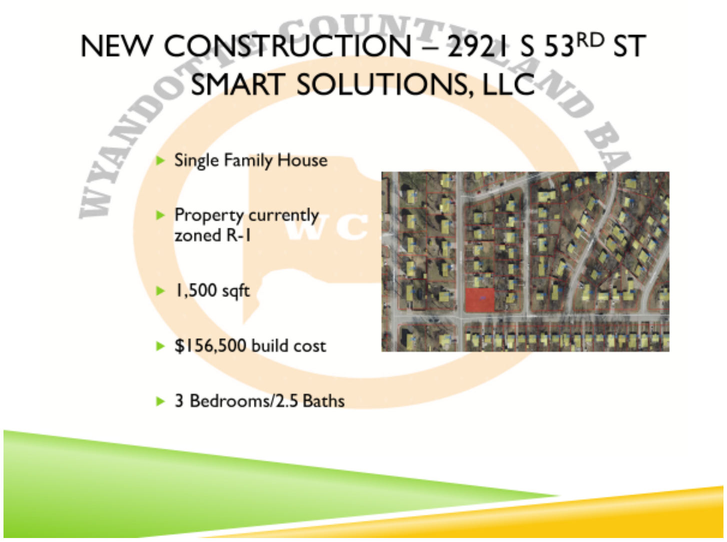


We acquired this from tax sale 343. Again, the topography is very challengeable to do any kind of development on it. The applicant has agreed to keep the property maintained, pick up any debris in his ownership. That's that one.

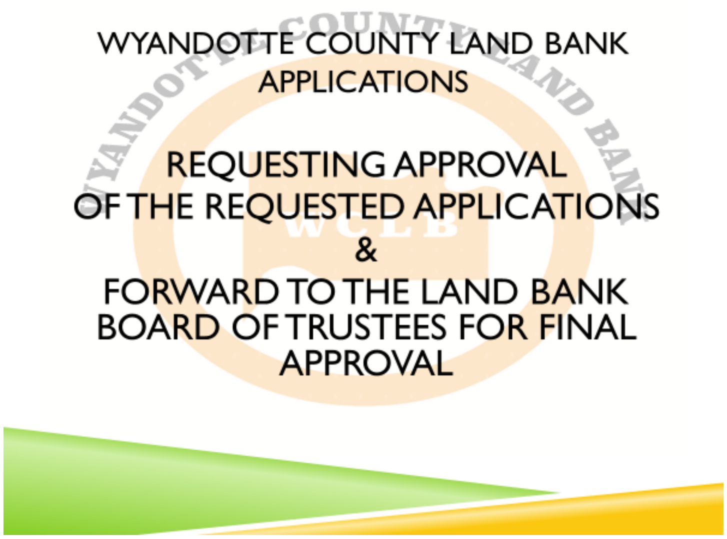
The next one is 1741 Greeley. It's right here on the south corner of Greeley and 18th St. I will note there's Northeast Middle School.

There will be a duplex that's proposed. The property is zoned R-2 so it does meet the criteria. They're proposing about a little under 1,900 sq. ft. property. About $138,000 to build and each unit will be 2 bed/2 bath.

The last one is 2921 S. 53rd St. in red on your screen.



That will be a single-family house. It is currently zoned R-1, about 1,500 sq. ft., $156,000+ build, and it will be 3 bedrooms/2.5 baths.



That is the request tonight for approval to move this to the board for final approval.

Commissioner Bynum asked, on the two that are for construction, does our policy speak to a timeframe by which they need to undertake the building. **Mr. Slaughter** said yes. We'll put in the deed, a timeframe to commence, and then a total timeframe to complete, with the usual caveat language that if they didn't, we have the right to take the property back.

I do want to add, the first, the duplex, is going to be built by Bright Solutions, LLC. The second is Smart Solutions, LLC. They are both also current rehabbers and have done some of the houses that you've seen. They're wanting to branch off and start building. We definitely have plenty of opportunities to build, but we also hope to keep them in the rehab program as well.

Commissioner Johnson asked, for 1714 Greeley, are there other duplexes on that block? **Mr. Slaughter** said no. I will add that the builder has stated that, if successful, because this whole block and it kind of even goes even further here, is all zoned R-2, the thought would be of maybe one here, maybe another one or two here, and really just try to feel out that block with duplexes. **Commissioner Johnson** said this is just kind of the first one and kind of want to see how it turns out. **Mr. Slaughter** said everybody comes and their anxious and gung ho. I always try to tell them let's do one at a time so not only do they know how the Land Bank works, but if they have to go through some of the other departments and their processes, they kind of learn the process and then as they come back, we can always ramp that up. **Commissioner Johnson** said if successful, then they'll likely come and build others in that general vicinity. **Mr. Slaughter** said absolutely.

Commissioner Townsend said I think it's a good thing when we rehabbers. I thought I recognized these names from that program. As Mr. Slaughter mentioned several months ago, as that bank of rehabbers grow, some of them are branching out, so I was happy to see that.

Chairman McKiernan said that is indeed a wonderful development. I'd also like to thank Mr. Woodbury for agreeing to take on that lot and clean it up next to his house. That's a wonderful thing.

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

Chairman McKiernan asked any further discussion from the committee or other comments.

Elnora Jefferson said I'm here to represent myself and also, I've had some discussion with our Executive Committee and we will be taken a decision to the board. I'm asking that the standing committee does not approve the application for 1714 Greeley. The reason for that is it does not conform with the Northeast Area Master Plan purpose. The purpose of the Master Plan is to listen to the community, record the communities envision, and ensure that local government is working in earnest to achieving the community's vision.

In this particular area, which is an OCP neighborhood, you'll see OCP neighborhood is chosen as the area that is going to have the model block. The model block is going to have a partnership with YouthBuild with CHWC, with Groundwork Energy formally HMA, as well as the local government. What stands the difference between the new construction coming out of the Land Bank, and new construction development that comes out of Urban Planning, is that in Urban Planning what is required and what was required by the standing committee and the full commission prior to 2013, is that there be a mandated neighborhood meeting. The purpose of the neighborhood meeting is to, obviously, bring together the interest of all parties, to find out what the vision would be, to ask questions such as what's going to happen with the tenants and the people who are going to be—just a host of other things. Since 2003, that no longer happens here in the Land Bank. Consequently, then under new construction, this particular application would just proceed to the Urban Planning and Zoning piece. Sometime ago, a couple of months ago, I had asked to review the policies and procedures or co-review the housing procedures to see how they fit well with the Northeast Area Master Plan. We're still waiting on that particular meeting to be set.

Once again, I ask the standing committee not to approve this application until there can be for real and intentional neighborhood meeting.

Chairman McKiernan said thank you, Ms. Jefferson, for those comments and input.

Commissioner Johnson said so I'm just looking at the memorandum. The memorandum says here, Chris, that the Land Bank Advisory Board had no comment on the application and voted to approve as well as the staff advisory team. Was this at an actual meeting that they had or was this just circulated to see if there was any—**Mr. Slaughter** said when we were going through the policy it was requested by the Advisory Board to get these applications well in advance before they have to be submitted to be an agenda item. We send the applications out two weeks before that deadline with the request for comments to be made by a certain date and time so I can include those. Again, the majority of the comments I get are, we have no problem or it's not in my area, so we vote with the majority. That's pretty much how these became on the agenda for tonight.

Commissioner Johnson said all of this is the northeast section, it's not in my district per se. I don't want to be presumptuous to just assume that the nominee for the Land Bank Advisory Board, in this particular district, was okay with it. I think that Ms. Jefferson brings up a good point with regard to the neighborhood having a chance to have a meeting about that. Is that what we're doing in this committee. Is that something that is different than what normally happens in terms of the community or a neighborhood having input? **Mr. Slaughter** said I rely on the Advisory Board to relay that message to the neighborhood.

Commissioner Bynum said I think to Ms. Jefferson's point. what she was making reference to is back in August, I believe, when we adopted the revisions to the Land Bank policy, she requested that we meet to talk more about the revisions we had made to that policy. Part of the reason she requested it was for exactly the reason she brings forward, it's already zoned R-2, I'll grant that, but we have a potential housing development, which is a good thing, sitting very near a proposed model block project which is very much in compliance with what we put forward in the Northeast Master Plan. I think what she's asking for is more conversation in a broader sense rather than just should we allow a duplex at 1714 Greeley, which it's already zoned for, but the broader conversation of what is appropriate inside the Northeast Master Plan as far as land use in this area.

Again, she's asking for the conversation that she asked for in August. I remember when we adopted the revisions to the Land Bank, we all said this is a living, breathing document and you know, open to revision. I think part of the reason we did that was, again, we were trying to protect the newly adopted Northeast Area Master Plan. Just to try to advocate for the neighborhood, again, and this is Commissioner Townsend's district, so I would defer and let her speak. I'm trying to reiterate what I think Elnora Jefferson is trying to bring forward, which is the request that was made last summer for additional conversations around the Land Bank policy for exactly these kinds of reasons.

Katherine Carttar, Director of Economic Development, said we still reach out to the neighborhood associations. Actually, Elnora did that herself, reached out to the President. I don't know if there was a comment from them, but the reason that we have that—the Land Bank Steering Committee though is they're representing a number of different neighborhoods and areas. The idea that due to honestly, in a lot of cases, time, if we get no comment, or all good from the group, then there's not really a reason for us to reach out and take that next step. We received 100% please go included in the Commissioner's packet and including one from Ms. Jefferson stating please proceed so…

Commissioner Townsend said I do have a comment. I would be in favor, and I would so move, that this one item be withdrawn in terms of action for this meeting and put on the agenda for next month. In that month, whatever meeting that needs to take place should occur about this. One of the things I heard mentioned first off was there appears to be, from somebody's perspective, that this proposed construction is not in concert with the Northeast Master Plan. As one of the developers of the Northeast Master Plan, we we're trying to get development in certain areas. Developments that would be needed and consistent with what's in the area. As you've heard, this has already been zoned appropriately for this type of development brought forward tonight.

However, I think it is important to talk about what these types of actions mean to the Master Plan in that context.

Again, I note that, and I think Commissioner Johnson brought this up, that we've heard nothing in opposition of this from the Advisory Board. I think it's important for clarity, not only for this action, but for any that may follow to have this meeting and try to really understand what this means, or actions like it's in consert with the Northeast Master Plan.

Action: Commissioner Townsend made a motion to have this item removed from the agenda tonight, but to have it placed on next months agenda so that meeting needs to take place within that time period.

Chairman McKiernan said thank you Commissioner. We will hold that motion in the back of our minds for just a moment because we do have a motion and a second on the table and I'll look to our Legal Counsel to make sure I'm not going to shred Roberts Rules here. If the maker of the original motion and the second of the original motion would choose to withdraw the motion and the second, then the floor is open for new motions. Is that correct?

Commissioner Burroughs said I believe a substitute motion is always in order. She could do a substitute motion.

Chairman McKiernan asked, Commissioner Johnson, did you have another comment or question? **Commissioner Johnson** said I'm in agreement with Commissioner Townsend. **Chairman McKiernan** said so we have a way forward because it does seem that there is a consensus to amend the original motion. We can go either one of two ways.

Commissioner Burroughs said I would withdraw my motion and concede to my friend who represents that district, Commissioner Townsend. **Commissioner Johnson** said second.

Chairman McKiernan said the original motion is withdrawn. The original second is withdrawn. That leaves the floor open for new motions on one or more of the items under Item No. 2. Based on what she has already said, Commissioner Townsend, has asked that 1714 Greeley be pulled from consideration at this meeting and be included for consideration at next month's meeting.

Commissioner Johnson said second. **Chairman McKiernan** said there's a second for that. We have now separated Item No. 2 into two actionable items. The first one being removing 1714 Greeley. There's a motion and a second to remove that from consideration this evening. Any further comment or discussion among the committee. Any other public comment on this item?

Roll call was taken and there were five "Ayes," Bynum, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that leaves open the items 715H N. 7th St. and 21 S. 52rd St.,

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

Chairman McKiernan asked any further discussion on either of these other two items.

Roll call was taken and there were five "Ayes," Bynum, Johnson, Townsend, Burroughs, McKiernan.

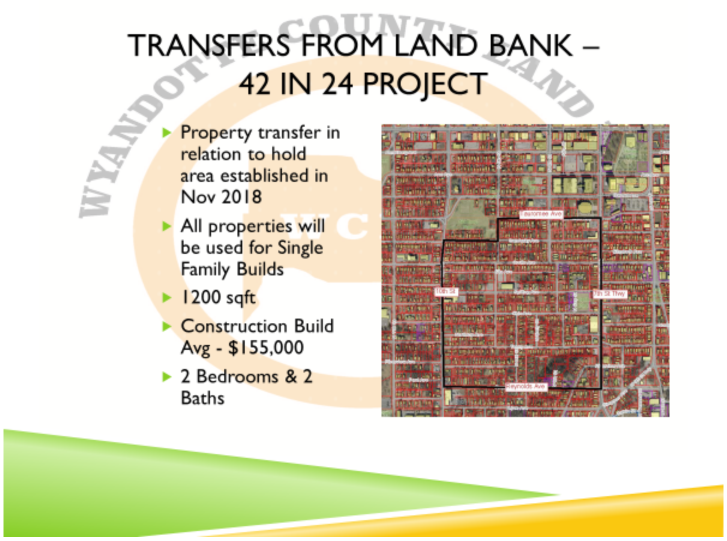
ITEM NO. 3 – 2030…LAND BANK BUSINESS: TRANSFERS FROM LAND BANK
Synopsis: Request consideration of the following transfers from the Land Bank, submitted by Chris Slaughter, Land Bank Manager.

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.)

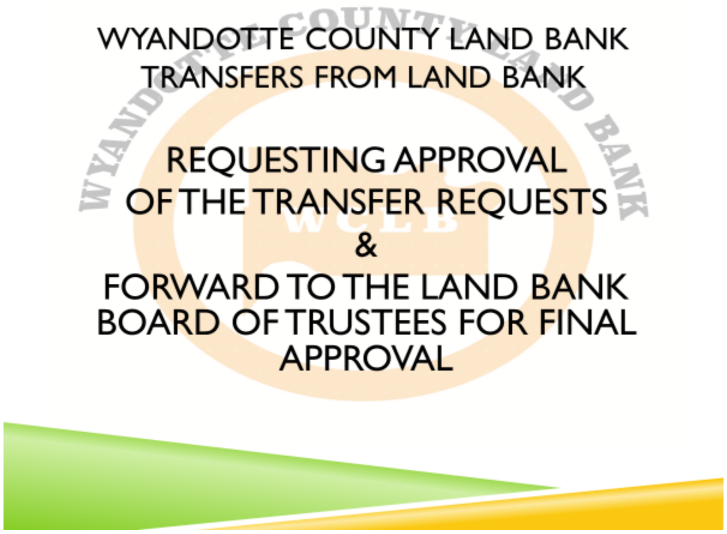
TRANSFERS FROM LAND BANK – 808 SPLITLOG AVE

TRANSFERS FROM LAND BANK – 233 N 10TH ST

Chris Slaughter, Land Bank Manager, said we have three transfers tonight. We have 808 Splitlog, which is kind of in the middle of your screen. 233 N. 10th, which is in the middle there on the corner, and 907 Tenny which is kind of south there at Tenny, there in the middle of the screen.



These are all involved in the 42 in 24 Project. You guys established a hold area back in November 2018. These will all be single-family builds. Roughly, they will average about 1,200 sq. ft. The construction average of about $155,000. They will average 2 bedroom and 2 baths.



That is the request tonight.

Chairman McKiernan asked, if I'm not mistaken, are these the first properties to come forward for construction in that original hold area? In that, as part of that original plan? **Mr. Slaughter** said yes. **Chairman McKiernan** said then I am very happy to see these come forward. The intent of the organization for which we held the properties was that they would build infield, affordable housing, in this particular hold area. I'm very glad to see that they are commencing construction since we certainly are lacking in affordable housing, especially in the central city. Any other comments or questions from the members of the committee.

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

Commissioner Burroughs asked, we will see renderings of the types of homes that will go in there. Are they going to have a set of four or five different plans and they'll just fill them in or is each one going to be a custom build, so we have an idea—**Mr. Slaughter** said I apologize for that. I didn't have time to get in the packet, but going forward, we'll have a rendering.

Chairman McKiernan said no comment from the committee or the public on this item.

Roll call was taken and there were five "Ayes," Bynum, Johnson, Townsend, Burroughs, McKiernan.

ITEM NO. 4 – 2031…LAND BANK REHAB PROGRAM – UPDATE

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

Chris Slaughter, Land Bank Manager, said before we get started on that, I wanted to talk to you about 716 & 720 Everett Ave. These were lots that were given to CHWC a little over a year ago and they informed us this week that they had finished the construction on that. That's something that we're also going to try to do as were going forward is highlight some of these constructions and builds. Just went out today and took some pictures of the house. Very good quality in the workmanship and the build.


716 EVERETT AVE


716 EVERETT AVE

In doing this program, I somehow had a fondness for heated heaters and watercoolers. That's why you see a lot of those pictures. It has a nice deck on it.

Again, CHWC did the build. It's 3 bed/2 baths. 1,400 sq. ft. It sold for $190K.

Right next door is 720.

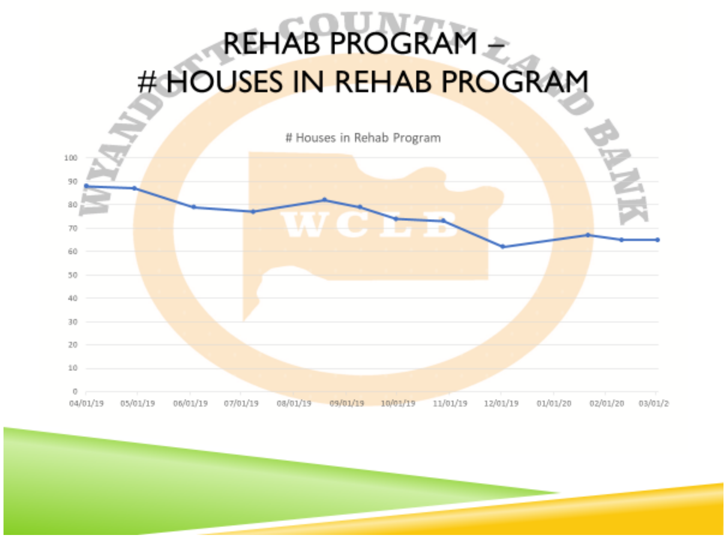
And again, my favorite, mechanical system.

Again, this was done by CHWC. This is a 3 bed/2.5 bath house. 1,500 sq. feet. It sold for $195K. I believe it's one family that has purchased both. I believe the younger generation will live in 720 and the parents will be living in 716 because it's one level.

Again, hopefully, you'll start seeing more of those as we get going.

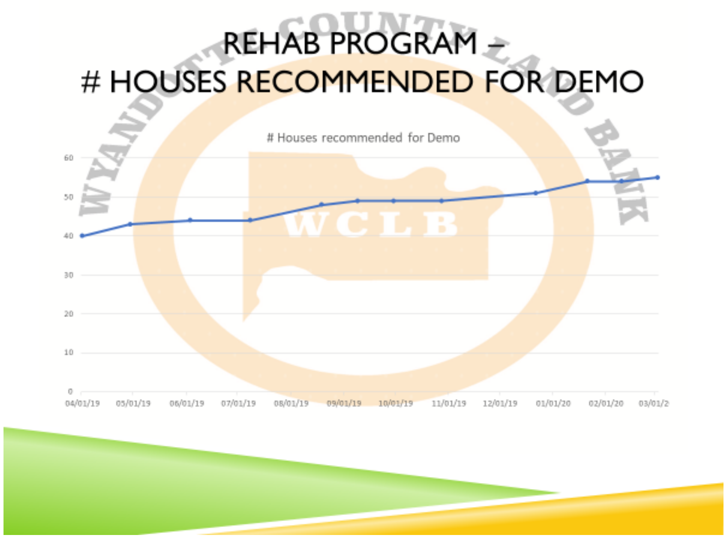
So, now our update.

Our contractors continue to grow. We're currently sitting at 206.

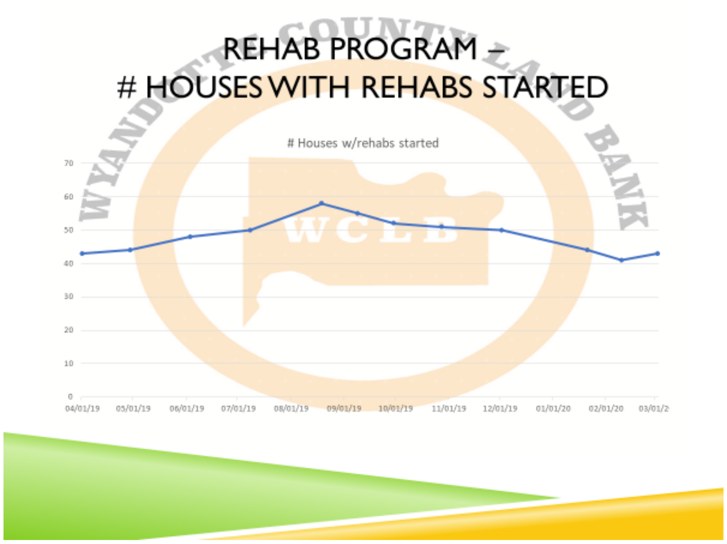


The number of houses has remained the same since our last meeting at 65.

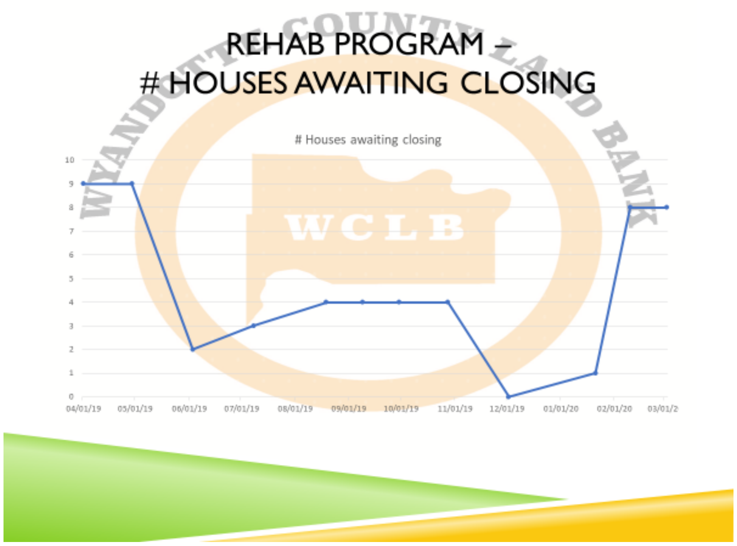
Currently, we have no houses—all of our houses have at least an offer on it.



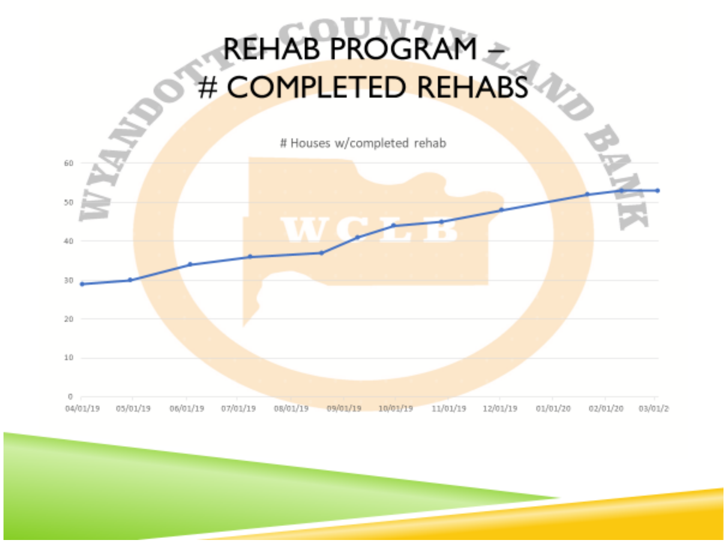
Houses recommended for demo still at 55, it’s up to 55. We have had 39 of those completed.

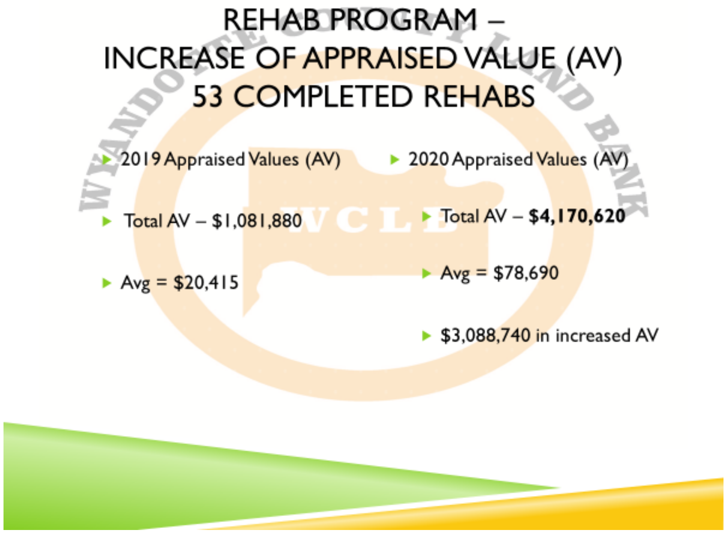


Rehabs started, we’re at 43.

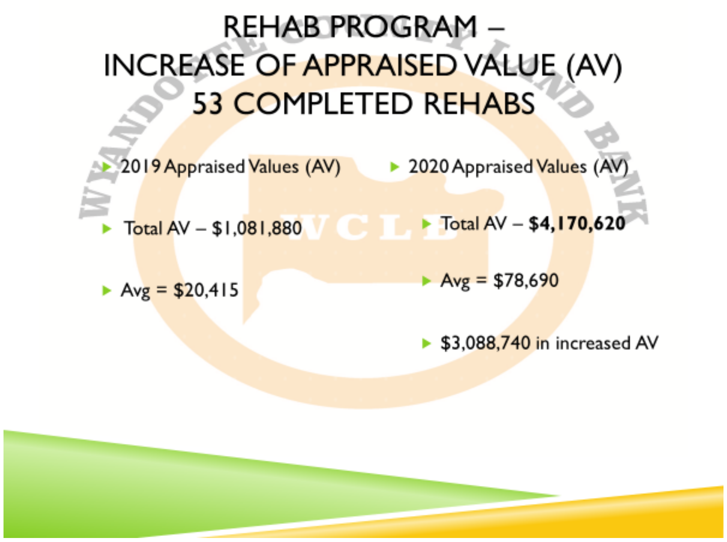


Awaiting closing, we're still waiting on 8 houses.





Our completed rehabs are at 53.



Last month at the SOAR Update we told you that the new values would come out. We have the updated information based on the 53 completed houses. These were based on 2019 values. The first number, a little bit over a million, is basically what the appraised value was when we got these houses. That averages a little over $20,000 a house. Since the numbers came out today, we're at an increase of appraised value on these houses of over $4M. Those houses now average about $78,000+. We've seen an increase of over $3M in appraised value just through the rehab program.

Again, you guys should share in that too, because you allowed us to go forward with this and all the other departments, SOAR, and everybody that helps out. We're just tickled to death with these numbers and, hopefully, they're just going to keep going up and up and as we keep adding more properties to the completed list. Something we're very excited about.

With that, to end on a high note, I thought we'd show you the top five from start to finish in increase of value.

Everybody remembers this one, 3817 N. 55th St.

We got that in August 2017. It was appraised at $44.5. It's currently at $260,000. I will say out of all these, five we did get them all through the tax sale.

2819 S. 8th St., interesting story on this. This was the first open house we ever did. We scheduled it for two hours and so for an hour and 45 minutes me and Chuck just kind of set on this truck bed. Now, there down to about 15 minutes perhaps.

We acquired this January 2017. It was worth $22.1 and now currently valued at $150,000.

2050 S. 10th St.

We acquired October 2017. It was just shy of $22,000. It's currently appraised at $145,000.

639 Parallel.

We acquired August 2017. It was a little over $5,000 appraised value. It's currently appraised at just shy of $117,000.

239 S. Mill.

We acquired this November 2017. It was just under $5,000. It's currently just shy of $110,000.

Mr. Slaughter said that's our presentation for tonight.

Chairman McKiernan said many years ago when Commissioner Markley and I said hey, we've got this crazy idea. The houses that don't sell in the tax sale, why don't we acquire them and then make them available for rehab. We'd have the ability to abate the back taxes anyway, which generally were the biggest roadblock, plus the fact that if we didn't own them, a potential rehabber could not get inside to estimate whether or not it was worth their time and money to try to rehab that house. Despite the fact that many people thought it was kind of crazy idea, I think you have proven that it is an idea that can work and is working. Even if we look beyond the ones that have been wonderfully rehabbed with an incredible increase of appraised value, inhabited by people who are taking care of the properties and paying the current taxes.

If we look at the other side, the 53 you said you already demoed—you've demoed a bunch of properties that we have acquired that would have stayed stagnant and been a continuing source of blight in the neighborhood and we have expedited the way to the removal of those houses. If our rehabbers didn't take it, we know that they weren't worth being rehabbed, that there was generally something structural wrong with them that just precluded them being a successful rehab. You've expedited both the redevelopment and demolition both of which improve our neighborhoods. Well done on the program.

Mr. Slaughter said thank you. Just a couple points, the tax sales are great and that's where we pretty much get our stock from. What I like to tell the bidders there is, please feel free to bid and do what you're doing, but they can't go in the house until they get that Sheriff's Deed and that may be the first time they really know what they're getting into. I think with us having these open houses and allowing the rehabbers to really see condition—they really haven't invested other than some time. I think that helps them make a logical decision. We are working and once we get our next round of houses, we're going to experiment with a group that's going to go in and clean our houses out. We've seen the pictures of all the junk and debris left. Hopefully, that will give the rehabbers a more—it will be more open, they will have a better idea of how to assess the damage.

The last thing I want to bring up is the biggest bottleneck also was getting title insurance. It's almost impossible after a tax sale. We've been very fortunate to work with Clear Title. We've referred so many other people that aren't even in the program that are having problems with them and they've done a great job providing that service. That was really one of the biggest bottlenecks in getting us here.

Chairman McKiernan said any other questions from the committee.

Commissioner Johnson said lead with the properties that are on Everett and of course everyone knows those are in the Fourth District. The fact that those houses sold for $190,000, $195,000 is just mind boggling. It's starting to make incremental progress that we've talked about all this time. It creates somewhat of a nuance, I think, in terms of how we demolish houses, and yet now we're also rehabbing. It creates a certain nuance. If you look at the totality of it all, it was just good to be able to see that we increased the overall value for all of our housing stock that are in the Land Bank program by over $3M. That's pretty significant. The average value of the home increased by over $58,000. I just want to make sure that those that are watching are hearing these numbers. These are making significant impacts in our community, particularly east of I-635. I would just conclude by asking if I could get a copy of those slides there. I really would love to have those if possible.

Action: Information only.

Adjourn

Chairman McKiernan adjourned the meeting at 5:35 p.m.

tk

Staff Request for Commission Action

Tracking No. 20101

Full Commission Meeting Date: 5/14/20

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 5/4/20
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
4/22/2020	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 (1)

Action Requested:

The Land Bank Manager respectfully request that the Neighborhood & Community Development Committee approve the above item and forward it to the Land Bank Board of Trustees for final approval.

This item is for approval.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Memo to Standing Committee - Applications 050420

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: April 22, 2020

SUBJECT: Applications for consideration

The following application(s) are being presented at the May 4, 2020 meeting:

New Construction

- 509 N 5th St – Gunnar Hand (Single Family Construction)

The N 5th St property is currently zoned R-1(B) and will support the planned build.

The applicants are new to County, so they have no violations for their property taxes and Code violations.

The Strawberry Hill Neighborhood group stated, *"neighborhood supports the application because this will be the applicant's residence"* they also added, *"We're always supportive of people who do work on houses in the neighborhood and then moving into those houses."*

The Land Bank Advisory Board had no comment on application at the time of this memo and staff will report any comments at the meeting.

The Staff Advisory Team had no comment on application at the time of this memo and staff will report any comments at the meeting.

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Land Bank Property for New Construction

Use this application for the following projects:

- Develop vacant parcels with new construction, including, but not limited to, the construction of new houses, commercial buildings, parking lots, etc.

Note: Separate applications are available for the purchase of adjacent side lots and to rehab existing residential or commercial structures.

Purchase Price and Development Costs:
Applicants are able to purchase lots for new construction at a value determined by the Wyandotte County Land Bank (WCLB) staff. This value is based on comparable sales in the area; the purchase price is firm.

Requirements and Policies:

- Not all land bank properties are available for sale—if a property is on the "Hold" list, it may not be for sale.
- An application is required for all purchases of property. No sales contracts will be accepted. If an application is incomplete, you will be contacted by the Land Bank office; completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- Evidence of funding is required for all applications. Applicants are required to have the funds necessary to purchase and develop the property, prior to entering into negotiations with the Land Bank staff. Funds can be a bank statement, line of credit, or pre-approval letter from a lending institution. Examples of experience are required for all applicants. Either the buyer or the buyer's contractor must have experience doing similar work. All contractors must possess licenses, required by the Unified Government's Neighborhood Resource Center (NRC), in order to obtain permits and perform work.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- In cases of multiple applications, the WCLB will compare the following: offer price, development plan, financial capacity, track record of applicant, type of project, consistency with adopted City Plans, and other factors. If the result is a tie amongst applicants, precedence may go to the Wyandotte County residence.
- The WCLB reserves the absolute right to accept or reject any and all applications and/or offers for purchase.
- All sales include restrictions and an agreement to finish the development plan before a deed, transferring the property, will be issued. All deeds transferred from the WCLB are prepared with the assistance of the UG's Legal Department. All contracts contain reversionary language, allowing the WCLB to regain possession of the property and to refuse to issue the deed if the buyer:
    - fails to meet their development plan,
    - fails meet the timelines agreed to in this application, or
    - violates the other restrictions described in the contract

NOTE: The reversionary right is to protect the WCLB in case the buyer fails to complete the project, as agreed. If the property is reverted, the buyer will not be reimbursed for any losses and will be ineligible to purchase any future land bank property

- Depending on the project, the WCLB may require the applicant to schedule a Preliminary Site Plan Review with the Urban Planning and Zoning Department. This review is intended to identify issues, such as zoning, utility connections, and similar items that can make the project unfeasible. Zoning changes or variances must be made prior to closing and the WCLB can serve as a co-applicant to the zoning application. The WCLB further reserves the right to require a review of the development plan by the Economic Development Department.
- All work requires appropriate building permits. The buyer is solely responsible to coordinate and obtain the permits and approvals necessary to complete the project. All construction work must meet all the building requirements. If a zoning variance or rezoning is required, please note this on the application. If any necessary permit is not obtained or produced, the WCLB may start the reversionary process. Copies of all permits, pre and post construction, are to be submitted to the WCLB office.
- The buyer must apply for permits and start construction within **30 days** of the initial closing.
- All properties are sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property. The buyer agrees that all code violations must be remedied before the WCLB transfers ownership of the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB’s agents, employees, or contractors. Nothing in this article restricts the WCLB’s rights and remedies available at law or in equity.
- A title policy is not purchased by the WCLB; the buyer must arrange a title policy through a title company of their choosing.
- The WCLB staff will have property inspections every 60 days that are non-negotiable. Proper notification will be given by the WCLB staff; failure to allow the WCLB staff access to the property may result in the reversion process.
- The buyer must finish the construction within the **negotiated time frame** from the initial closing. If the project is not completed by the negotiated time frame, the WCLB may invoke its right of reversion and take possession of the property. It is the responsibility of the buyer to notify the WCLB on the progress of construction and upon the completion of the project.

Any variation of the submitted Development Plan will require the prior written approval of the WCLB. Failure to complete the plan in its entirety and as submitted with the application may result in the reversion of the property and/or rejection of all future applications.

Signature (Required)

I have read and understand the information provided in this application.

_________________________________ Date: 4/1/2020

Sign here

Gunnar Hand, AICP

Print Name

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: 509 N 5th St Parcel ID Number: 154369

Applicant and Contractor Information (Please Print)

Buyer Information

Name: Gunnar and Ashley Hand

Company/Organization: N/A

Mailing Address: 523 Grand Boulevard #4A, Kansas City, MO 64106

Phone Number(s): [redacted]

E-mail(s): [redacted]

Contractor

Name: Kyle Rogler

Company/Organization: Blue Dot Design + Build Inc.

Mailing Address: 6348 Reeds Drive, Mission KS 66202

Phone Number(s): 913.433.6410

E-mail(s): [redacted]

Website: [redacted]

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 s*taff 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
   _______6 to 12 months
   X______12 + months
3. What is your estimated construction budget per square foot? $ 66__________

Residential Projects:

4. Following construction, will the applicant occupy the building?
   Yes X__________ No __________
5. If the applicant will not occupy the structure, what is the intended use?
   _______ 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.

________________________________ Date 4/1/2020
Sign here

Gunnar Hand, AICP
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** _____
X_____ **Construction Plan**
    X____ **Project Narrative and Evidence of Experience**
    X____ **Project Budget**
X_____ **Proof of funds**

RETURN TO:

Wyandotte County Land Bank

701 N 7th St, Suite 421

Kansas City, KS 66101

Gunnar and Ashley Hand | 509 N 5th Street | Parcel # 154369

Construction Narrative

On this property we propose to develop a detached, single-family home and garage. The home will be approximately 1,500 square feet with a pedestrian entrance off 5th Street, and an approximately 400 square feet one-car+ garage with access off the alley. There will be no basement. Ashley Hand, AIA will design the house with the contractor. It is assumed that many of the finishes (lighting, appliances, plumbing fixtures, etc…) will be furnished by the owner separate from the contractor.

Construction Budget

Cost Code		Allowance	Estimate	Bid	Other	Total
1000.000	Permits and Fees	250.00				250.00
1020.000	Builder's Risk Insurance	500.00				500.00
1040.000	Liability Insurance	1,000.00				1,000.00
1110.000	Blue Prints	-				-
1115.000	Engineering	750.00				750.00
1130.000	Plan Design	-				-
1300.000	Demolition	500.00				500.00
1480.000	Dump Fees	500.00				500.00
1490.000	Port-A-Toilet	250.00				250.00
2150.000	Foundation	3,500.00				3,500.00
2205.000	Basement Slab	-				-
2300.000	Waterproof & Drain Tile	-				-
3000.000	Structural Steel	1,500.00				1,500.00
3105.000	Framing Lumber and Supplies	6,000.00				6,000.00
3125.000	Framing Labor	5,000.00				5,000.00
3510.000	HVAC	3,000.00				3,000.00
3610.000	Plumbing	2,500.00				2,500.00
3710.000	Electrical	2,500.00				2,500.00
3751.000	Audio / Video / Integration	1,500.00				1,500.00
3756.000	Security System	1,500.00				1,500.00
4000.000	Roofing	3,000.00				3,000.00
4115.000	Masonry Fireplace	-				-
4135.000	Stone Veneer	-				-
4150.000	Exterior Masonry Flooring	-				-
4160.000	Stucco	500.00				500.00
4400.000	Gutters	1,500.00				1,500.00
4500.000	Windows and Exterior Doors	10,000.00				10,000.00
4510.000	Entry Door	750.00				750.00
4700.000	Insulation	2,500.00				2,500.00
4810.000	Siding	2,500.00				2,500.00
4820.000	Porches	1,500.00				1,500.00
4900.000	Painting	2,500.00				2,500.00
5000.000	Drywall	3,000.00				3,000.00
5050.000	Acoustic Ceiling	-				-
5130.000	Carpeting	-				-
5150.000	Hardwood Flooring	-				-
5210.000	Trim Materials	500.00				500.00
5215.000	Trim Labor	500.00				500.00
5225.000	Stairways	2,000.00				2,000.00
5230.000	Closet Storage Systems	1,000.00				1,000.00
5300.000	Stone/Marble/Ceramic Tile	1,500.00				1,500.00
5400.000	Cabinetry	5,000.00				5,000.00
5420.000	Countertops	1,500.00				1,500.00
5500.000	Appliances	-				-
5625.000	Plumbing Fixtures	-				-
5725.000	Light Fixtures	-				-
5900.000	Interior Design	-				-
5910.000	Specialty Painting	-				-
5945.000	Specialty Glass	-				-
5960.000	Mirrors	-				-
5960.000	Shower Enclosures	3,000.00				3,000.00
5965.000	Hardware	-				-
5970.000	Ornamental Iron	-				-
5975.000	Railings	-				-
6000.000	Building Clean Up	1,000.00				1,000.00
6100.000	Landscaping	1,500.00				1,500.00
6150.000	Concrete Patios and Walks	2,500.00				2,500.00
6200.000	Driveway	-				-
6310.000	Decks	-				-
6500.000	Misc. Supplies	1,000.00				1,000.00
						-
	Sub Total:					79,500.00
						-
9000.000	Supervision, Misc. Labor (5%)	3,975.00				3,975.00
9500.000	Construction Mgmt., O&P (20%)	15,900.00				15,900.00
	Grand Total:		-	-	-	$ 99,375.00

HomeBridge®
FINANCIAL SERVICES

4/1/2020

Dear Gunnar and Ashley Hand,

We are pleased to inform you that your loan application has been approved under our Preapproval program for a construction price of up to $100,000 and is subject to the following terms:

Specific Conditions:

- Subject to all underwriting conditions.
- Subject to underwriting cash flow of current income.
- Borrower is using the Homestyle Construction Loan for this project.

This approval is valid for 90 days. Final loan approval will be issued upon receipt of the above conditions. If you should have any questions, please contact me at [redacted] or [redacted].

Again, thank you for choosing HomeBridge Financial Services.

Sincerely,

Tim Irvin
Mortgage Consultant

This preapproval is not considered to be a loan commitment and is based upon the limited information provided. A loan commitment will be made available by HomeBridge Financial Services once all requested documentation has been received, reviewed, and approved by an authorized HomeBridge Financial underwriter.

7015 Metcalf Overland Park, KS 66211
(816) 721-0255 cell (866) 437-5589 fax

Blue Dot
DESIGN+BUILD

Name: Kyle Rogler

Company Name: Blue Dot Design and Build, Inc.

Mailing Address: 6348 Reeds Drive, Mission, KS 66202

Phone Numbers: [redacted]

Email: [redacted]

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Staff Request for Commission Action

Tracking No. 20102

Full Commission Meeting Date: NA

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 5/4/20
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
4/22/2020	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: