

**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.



March 2, 2020

MORTGAGE DEFAULT REGISTRATION

The purpose of the mortgage default registration ordinance is to ensure that the UG is aware of properties in mortgage foreclosure and to provide us contact information for who is taking care of the properties.

- Currently, we require the properties to be registered by the mortgage company within 10 days of the inspection they do when the mortgage is in default.
- We also charged a late fee if the mortgage company then files a foreclosure action and the property wasn't registered at least 30 days prior to the filing of the foreclosure action.

3/13/2020

3

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.

MORTGAGE DEFAULT REGISTRATION

- PROCHAMPS notified us that mortgage companies were pursuing litigation against cities that enforce the late fee provision as they feel it is in conflict with federal regulations.
- In order to avoid this litigation, we are amending Sec. 8-481 of our Code of Ordinances to change when registration is required.
 - Registrable Property: definition is changed to mean a property subject to an ongoing foreclosure action (not just in default) and the property remains "registrable" until the foreclosure action is dismissed.
 - Inspection required after the foreclosure filing and registration is required within 10 days of the inspection.
 - 10% late fee only applies now if the foreclosure action was filed on a property and it was not registered within 30 days.

3/13/2020

4

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

March 2, 2020

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.

March 2, 2020

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.

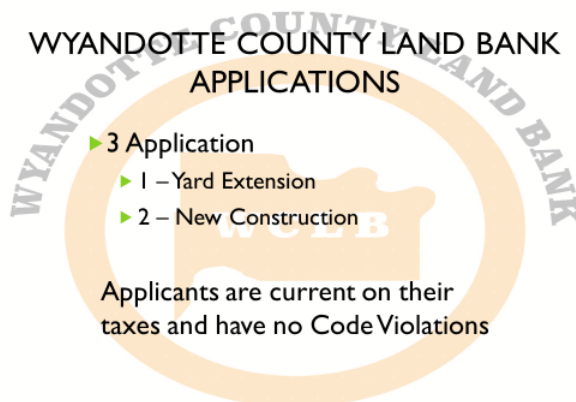
Yard Extension

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)



March 2, 2020

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.

YARD EXTENSION – 715 H N 7TH ST
JOSEPH WOODBURY



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.

YARD EXTENSION – 715 H N 7TH ST
JOSEPH WOODBURY



YARD EXTENSION – 715 H N 7TH ST JOSEPH WOODBURY



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.

YARD EXTENSION – 715 H N 7TH ST JOSEPH WOODBURY

- ▶ Property acquired from Tax Sale 343
- ▶ Ravine with topography drop of a couple hundred feet
- ▶ Applicant agreed to clean debris and maintain



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.

NEW CONSTRUCTION – 1741 GREELEY AVE
BRIGHT SOLUTIONS, LLC



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.

NEW CONSTRUCTION – 1714 GREELEY AVE
BRIGHT SOLUTIONS, LLC

- ▶ Duplex
- ▶ Property zoned R-2
- ▶ 1,874 sqft
- ▶ \$138,000 build cost
- ▶ 2 bed/2 bath (unit)



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.

March 2, 2020

NEW CONSTRUCTION – 2921 S 53RD ST
SMART SOLUTIONS, LLC



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

NEW CONSTRUCTION – 2921 S 53RD ST
SMART SOLUTIONS, LLC

- ▶ Single Family House
- ▶ Property currently zoned R-1
- ▶ 1,500 sqft
- ▶ \$156,500 build cost
- ▶ 3 Bedrooms/2.5 Baths



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.

March 2, 2020

WYANDOTTE COUNTY LAND BANK
APPLICATIONS

REQUESTING APPROVAL
OF THE REQUESTED APPLICATIONS
&
FORWARD TO THE LAND BANK
BOARD OF TRUSTEES FOR FINAL
APPROVAL

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 concert 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.

March 2, 2020

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



TRANSFERS FROM LAND BANK – 907 TENNY AVE



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.

TRANSFERS FROM LAND BANK – 42 IN 24 PROJECT

- ▶ Property transfer in relation to hold area established in Nov 2018
- ▶ All properties will be used for Single Family Builds
- ▶ 1200 sqft
- ▶ Construction Build Avg - \$155,000
- ▶ 2 Bedrooms & 2 Baths



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.

March 2, 2020

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

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.

NEW CONSTRUCTION –
716 & 720 EVERETT AVE



716 EVERETT AVE



716 EVERETT AVE



March 2, 2020



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.

720 EVERETT AVE



Right next door is 720.

720 EVERETT AVE



March 2, 2020

720 EVERETT AVE



And again, my favorite, mechanical system.

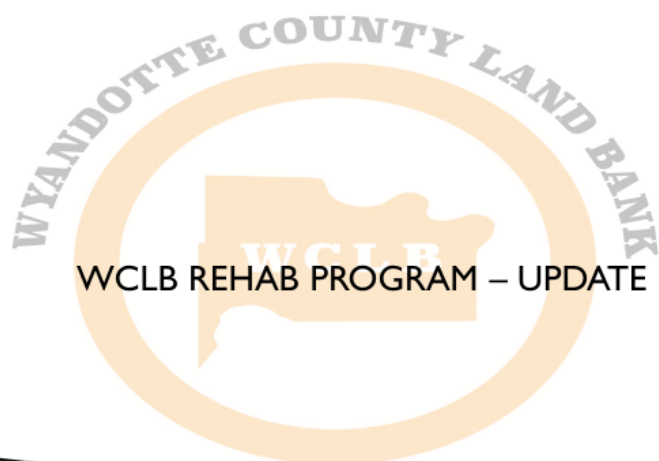
NEW CONSTRUCTION –
720 EVERETT AVE

- ▶ CHWC
- ▶ 3 beds/2.5 baths
- ▶ 1500 sqft
- ▶ Sold for \$195K

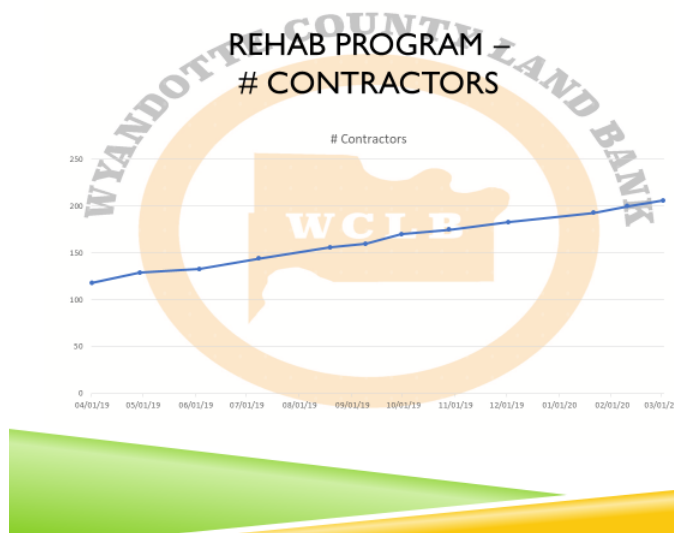


Again, this was done by CHWC. This is a 3 bed/2.5 bath house. 1,500 sq. feet. It sold for \$195K. I believe it's one family that has purchased both. I believe the younger generation will live in 720 and the parents will be living in 716 because it's one level.

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.

March 2, 2020

REHAB PROGRAM – # HOUSES IN REHAB PROGRAM



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

REHAB PROGRAM – # HOUSES WITH NO OFFERS



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

March 2, 2020

REHAB PROGRAM – # HOUSES RECOMMENDED FOR DEMO

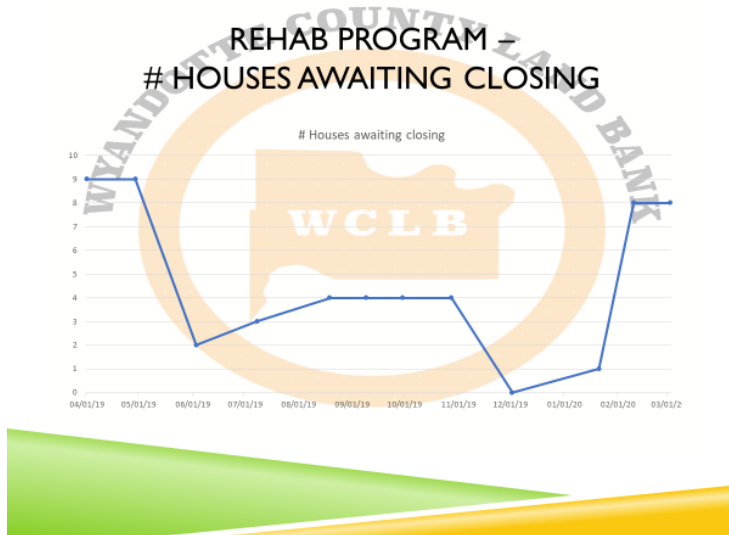


Houses recommended for demo still at 55, it's up to 55. We have had 39 of those completed.

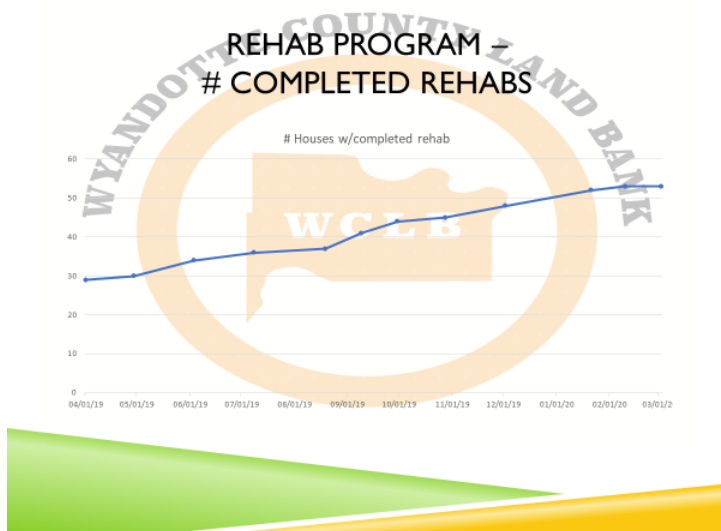
REHAB PROGRAM – # HOUSES WITH REHABS STARTED



Rehabs started, we're at 43.



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



March 2, 2020

REHAB PROGRAM – INCREASE OF APPRAISED VALUE (AV) 53 COMPLETED REHABS

▶ 2019 Appraised Values (AV)	▶ 2020 Appraised Values (AV)
▶ Total AV – \$1,081,880	▶ Total AV – \$4,170,620
▶ Avg = \$20,415	▶ Avg = \$78,690
	▶ \$3,088,740 in increased AV

Our completed rehabs are at 53.

REHAB PROGRAM – INCREASE OF APPRAISED VALUE (AV) 53 COMPLETED REHABS

▶ 2019 Appraised Values (AV)	▶ 2020 Appraised Values (AV)
▶ Total AV – \$1,081,880	▶ Total AV – \$4,170,620
▶ Avg = \$20,415	▶ Avg = \$78,690
	▶ \$3,088,740 in increased AV

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

March 2, 2020

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.

TOP 5 INCREASES –
2819 S 8TH ST



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.

TOP 5 INCREASES –
2819 S 8TH ST

- ▶ Acquired January 2017
- ▶ 2017 AV - \$22,160
- ▶ 2020 AV – \$150,500



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

March 2, 2020

TOP 5 INCREASES –
2050 S 10TH ST



2050 S. 10th St.

TOP 5 INCREASES –
2050 S 10TH ST

- ▶ Acquired October 2017
- ▶ 2017 AV - \$21,930
- ▶ 2020 AV – \$145,000



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

March 2, 2020

TOP 5 INCREASES – 639 PARALLEL AVE



639 Parallel.

TOP 5 INCREASES – 639 PARALLEL AVE

- ▶ Acquired August 2017
- ▶ 2017 AV - \$5,340
- ▶ 2020 AV – \$116,800



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

March 2, 2020

TOP 5 INCREASES –
239 S MILL ST



239 S. Mill.

TOP 5 INCREASES –
239 S MILL ST

- ▶ Acquired
November 2017
- ▶ 2017 AV - \$4,870
- ▶ 2020 AV – \$109,900



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

March 2, 2020

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