

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, February 10, 2020**

The meeting of the Neighborhood and Community Development Standing Committee was held on Tuesday, February 10, 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, Bynum for Johnson, and Walters. Commissioner Johnson 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; Rick Mikesic, Director of Revenue/County Treasurer; Andrea Parra, Deputy County Treasurer; Maureen Mahoney, Chief of Staff in Mayor's Office; and Jay Doleshal, Sergeant-At-Arms.

Chairman McKiernan called the meeting to order. I want to let everyone know that Commissioner Johnson, who is ordinarily a member of this committee, is unable to be here tonight. Commissioner Bynum has graciously agreed to fill in his place so she will sit for both the Neighborhood & Community Development as well as Economic Development & Finance committees.

Roll call was taken and members were present as shown above.

Chairman McKiernan said there were no revisions to this agenda after it was originally published.

Approval of standing committee minutes from December 2, 2019. **On motion of Commissioner Walters, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

Chairman McKiernan said everything on the agenda is Land Bank business so I'll turn the floor over to Mr. Slaughter.

ITEM NO. 1 – 201113...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

4533 Orville Ave. - Unified Government

4533 R Orville Ave. - Unified Government

(These properties are being transferred in relation to the Scavuzzo's Foodie Park project.)

1305 Sandusky Ave. - CHWC

648 Ohio Ave. - CHWC

1300 Armstrong Ave. - CHWC

1107 Grandview Ave. - CHWC

(CHWC will be building two single-family houses on 1107 Grandview Ave.)

TRANSFERS FROM LAND BANK –
4533 & 4533 R ORVILLE AVE



Chris Slaughter, Land Bank Manager, said first, we have some transfers. We have six transfers. The first two are 4533 and 4533 R Orville Avenue. This is the old Indian Springs, soon to be the Scavuzzo's Foodie Park site. These are the properties that are being requested tonight.

TRANSFERS FROM LAND BANK – 4533 & 4533 R ORVILLE AVE

- ▶ Property transfer are necessary for Scavuzzo's Foodie Park Project
- ▶ All property will be transferred to the Unified Government



Again, this is land that's already been approved for that project. This is really just a logistics move to transfer from the Land Bank to the Unified Government. Those are the reasons behind those two requests.

TRANSFERS FROM LAND BANK – 1305 SANDUSKY AVE



We have four requests for single lot builds with CHWC. The first one is 1305 Sandusky. That's right here on top of the screen.

TRANSFERS FROM LAND BANK –
648 OHIO AVE



Next is 648 Ohio,

TRANSFERS FROM LAND BANK –
1300 ARMSTRONG AVE



1300 Armstrong,

TRANSFERS FROM LAND BANK –
1107 GRANDVIEW BLVD



and 1107 Grandview Blvd.

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TRANSFERS FROM LAND BANK

- ▶ Property transfer are to CHWC
- ▶ All properties will be used for Single Family Builds
- ▶ 2 to 3 Bedrooms & 2 Baths
- ▶ 1107 Grandview Blvd may be re-platted into two properties

Again, there will be single-family builds on these by CHWC, 2-3 bedrooms and 2 baths on the house.

The last one we looked at, 1107 Grandview Blvd., there may be a replat to split that property into two, so we may end up with two single families on that one property.

WYANDOTTE COUNTY LAND BANK TRANSFERS FROM LAND BANK

REQUESTING APPROVAL
OF THE TRANSFER REQUEST

&

FORWARD TO THE LAND BANK
BOARD OF TRUSTEES FOR FINAL
APPROVAL

Those are the requests tonight for approval so we can forward for final approval to the Board.

Chairman McKiernan asked, any comments or questions from the committee about these requests. (There were none.) I'll just say that I really appreciate CHWC continuing to build. Three of these lots are corner lots on busy intersections. I think there will be big impacts from this.

On terms on the transfers on Orville, those are transferring from the Land Bank to the UG so that those lots are available to fulfill a development agreement previously agreed to. This is just a formality to put them in a state where we can deal with them as we've already agreed.

Any other comments or questions or is there a motion?

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

Chairman McKiernan said there's a motion and a second to approve all of these transfers as submitted. Any further discussion among the committee? (There was none.) Anyone in the public like to make a comment on these transfers? Seeing none, roll call, please.

Roll call was taken on the motion and there were five "Ayes," Walters, Bynum, Townsend, Burroughs, McKiernan.

ITEM NO. 2 - 201114...LAND BANK BUSINESS: DONATION TO LAND BANK

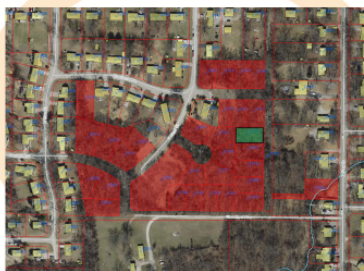
Synopsis: Request consideration of the following Land Bank application, submitted by Chris Slaughter, Land Bank Manager.

Donation to Land Bank

2532 N. 51st St. from Roger Wallace

(Property is landlocked and owner does not want to pay the taxes [2019 taxes owed]).

DONATION REQUESTS - 2532 N 51ST ST
ROGER WALLACE



Chris Slaughter, Land Bank Manager, said next we have one donation request, 2532 N. 51st Street. That is the property in green on your map. As you can see, it is surrounded by Land Bank property.

DONATION REQUESTS – 2532 N 51ST ST
ROGER WALLACE

- ▶ Owner does not have access to property
- ▶ Only owes 2019 taxes - \$71.02
- ▶ LAM Team approves



Now, the applicant does not have access to the property. He's current on his taxes other than the first half of 2019. We did approach the LAM Team on this and they had no issue with that.

WYANDOTTE COUNTY LAND BANK
DONATION TO LAND BANK
REQUESTING APPROVAL OF THE
DONATION REQUEST
&
FORWARD TO THE LAND BANK
BOARD OF TRUSTEES FOR FINAL
APPROVAL

The request would be to accept that donation or the approval to forward that donation to the Board tonight.

Commissioner Bynum asked, could you go back to the map. Is the right-hand side 51st Street? 51st Street, I believe, has to be on the right. Then on the bottom, what street is that? **Chairman McKiernan** said we've got it here. Yes, it is. The block it's showing is right in there. That is 51st

Street. **Commissioner Bynum** said that's 51st, so the street on the south. **Chairman McKiernan** said the south boundary is Parallel. **Commissioner Bynum** said, oh, no. **Chairman McKiernan** said will, that's further south is Parallel. **Commissioner Bynum** said no. It can't be Parallel. So, my question is—**Chairman McKiernan** said that curbed street is Cleveland. **Commissioner Bynum** said but the point is, everything in red is Land Bank. **Mr. Slaughter** said correct.

Commissioner Bynum said that is a lot of property sitting in the middle of a neighborhood that can't be accessed other than by the homes around it. Am I looking at that right? **Mr. Slaughter** said yes. Again, that is the number one reason why Mr. Wallace would like to request that is he really doesn't have a legal means to that property other than, I guess, some sort of request or agreement with us. He said he's had it for some time. He's paid his taxes, but he did mention that taxes are a reason because he doesn't have access, why should he continue to pay taxes.

Katherine Carttar, Director of Economic Development, said I think this is an area that is right as we're continuing these conversations with developers about infill development. I mean, there is quite a lot of opportunity here even without having additional infrastructure and then given a little momentum, it would not be—**Commissioner Bynum** said I see a couple of places where we could cut a road through—**Ms. Carttar** said yah, yah—**Commissioner Bynum** said to access it for development. I guess that's what I was ultimately getting at. I don't know how many total acres that is, but it's quite a bit of property. **Mr. Carttar** said yah.

Melissa Sieben, Assistant County Administrator, said we have the opportunity to reconfigure it too if someone did come in and look at it. We could look at parcel boundaries as well as just kind of a re-platting almost of this area. I think there's a lot of opportunity and then how we do that could also possibly leverage the infrastructure changes that you were noting.

Chairman McKiernan asked, any other questions or comments from the committee? (There were none.) Is there a motion from the committee?

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

Chairman McKiernan said there's a motion and a second to approve this donation as submitted. Any further discussion among the committee? Any comment from the public on this item? Seeing none, roll call, please.

Roll call was taken on the motion and there were five “Ayes,” Walters, Bynum, Townsend, Burroughs, McKiernan.

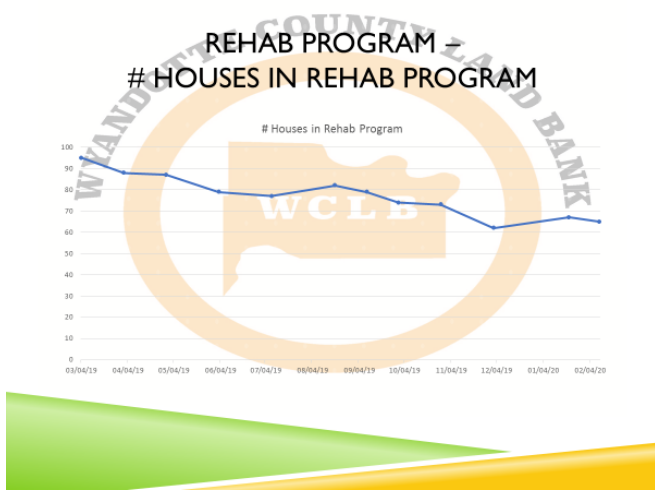
Chairman McKiernan said I will just say as a follow-up to this, I appreciate the fact that this property owner has paid his property taxes on this and has not let it go overdue for many, many years before finally donating it to us.

ITEM NO. 3 – 201115...UPDATE: LAND BANK REHAB PROGRAM

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 is now standing at 200. As you can see, within the past year, we’ve almost literally doubled the amount of participation.

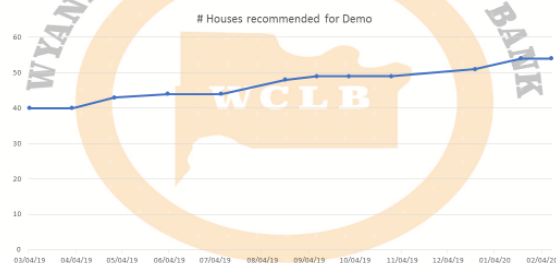


Number of houses in the program is sitting at 65.



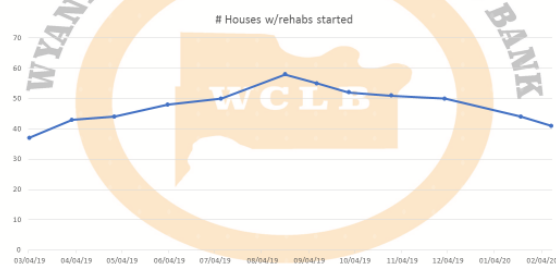
Of those, we have 2 without offers, and those were just recently given back to us. We anticipate we should have some interest in that once we do some open houses.

REHAB PROGRAM - # HOUSES RECOMMENDED FOR DEMO

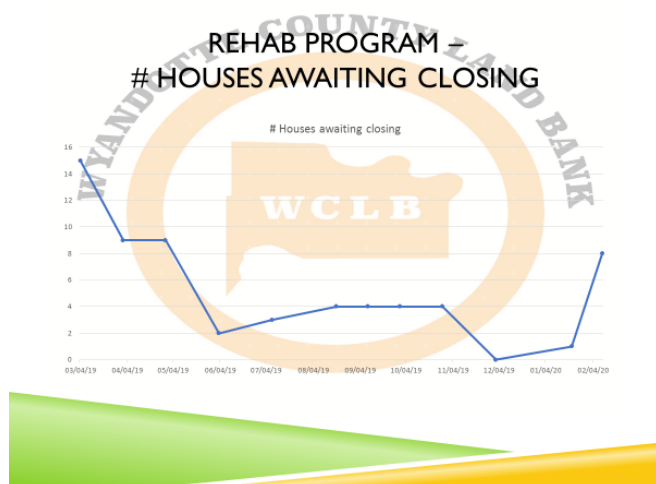


Houses recommended for demo is still sitting at 54. Again, that is the total number that we've requested since the program has started. I believe we are still sitting around 42 that have been completely demoed.

REHAB PROGRAM - # HOUSES WITH REHABS STARTED



Houses with rehab started is at 41.



The houses awaiting closing is now at 8. That is based on the new ones we just received. We just had offers last week. We had those approved and some of those requested title insurance so the closing just takes a little bit longer for the title company to do their work.



The completed rehabs now sit at 53,

2720 ROWLAND AVE



Which takes us to the latest rehab completed, which is at 2720 Rowland.

2720 ROWLAND AVE



2720 ROWLAND AVE



2720 ROWLAND AVE



2720 ROWLAND AVE



Some before pictures of the property.

2720 ROWLAND AVE



And now the completed rehab.

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2720 ROWLAND AVE



2720 ROWLAND AVE



2720 ROWLAND AVE



2720 ROWLAND AVE



2720 ROWLAND AVE

- ▶ Property in Tax Sale 338
- \$1,983.31
- ▶ Rehab time – 10 months
- ▶ Appraised Value
\$17,500.00
- ▶ Property is currently
listed for \$95,000.00



Some info on that property. It was in Tax Sale 338, just a little bit shy of a \$2,000 bid. This was bid up, but the bidder did not come and pay for it so it came to the Land Bank. It took 10 months for the rehab to complete. We received it appraised at \$17,500. It's currently listed for \$95,000. That's the rehab update for tonight.

Chairman McKiernan said as always, Mr. Slaughter, appreciate the information. Any comments or questions from the committee?

Commissioner Townsend said, again, thank you for your hard work on this program. The 54 that you mentioned, tell me again what that 54 is. **Mr. Slaughter** asked, you're referring to the demos?

Commissioner Townsend said I don't know. You're saying 2 offers. I'm sorry. I did have that; 65, you said, in program. **Mr. Slaughter** said those are the number of houses that are still in our

name that either have rehab started, we're waiting to close so they can start the rehab, or that we currently have no offers on. **Commissioner Townsend** said thank you.

Chairman McKiernan said, as always, appreciate the update. This is the final item on this committee's agenda. It was presented for information only. There being no other items on this agenda, we are adjourned as Neighborhood & Community Development.

We will allow a moment for BPU Board Member Bryant to make his way up to the table and we will reconvene as Economic Development & Finance.

Adjourn

Chairman McKiernan adjourned the meeting at 5:12 p.m.

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