

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, May 4, 2020**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, May 4, 2020, at 5:00 p.m., remotely via Zoom. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs (arrived at 5:03 p.m.), Townsend, Johnson, and Walters. The following officials were also in attendance via Zoom: Gordon Criswell, Melissa Sieben, and Emerick Cross, Assistant County Administrators; Chris Slaughter, Land Bank Manager; Katherine Carttar, Director of Economic Development; Bridgette Cobbins, UG Clerk; Patrick Waters, Senior Attorney; and Kathleen VonAchen, Chief Financial Officer.

Chairman McKiernan said before I call this meeting to order, I want to announce that due to COVID-19, commissioners, staff, and the public are attending remotely by Zoom. All participants joining by phone should mute their phones when not speaking so that we can avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so that the public, that is participating, knows who is speaking. This is critical given the number of remote participants and is the current guidance from the Kansas Attorney General.

With that, we will begin this meeting of the Neighborhood and Community Development Standing Committee. Our first item of business is roll call.

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

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

Approval of standing committee minutes from March 2, 2020. **On motion of Commissioner Johnson, seconded by Commissioner Townsend, the minutes were approved.** **Chairman McKiernan** said we have a motion and a second. Rather than an assent vote, I'll just ask the Clerk if she would call the roll on this motion. Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, McKiernan.

Committee Agenda:

Chairman McKiernan said we have two items on tonight's committee agenda. Both come from the Land Bank, so I'll turn the presentation over to Chris Slaughter.

ITEM NO. 1 – 20101...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

Chris Slaughter, Land Bank Manager, said we have one application tonight. I don't know if the presentation is up, but I guess while that's being loaded, I'll give some information on it. The address is 509 N. 5th St. The applicant has applied to build a single family house. The property is currently zoned R-1B. This house will be roughly about a \$99,000 build. It'll be a 1,500 square foot residence with a separate 400 square foot garage that will have access from the alley. That's the information on that. Unless there's any questions, I recommend this for approval.

Chairman McKiernan said so that we kind of keep things orderly, if members of the committee want to participate, if you would just like the rest of our meetings, just go ahead and raise your hand on Zoom or you can physically raise it to your camera and I will acknowledge you to speak. Does anyone have questions or comments for Mr. Slaughter?

Mr. Slaughter said, Commissioner, I will add that both the Advisory Board and the staff advisory team were both in favor of this. In fact, we had some very strong comments and support from not only the neighborhood group, but the Advisory Board.

Chairman McKiernan said so the neighborhood group is in favor of this. If I remember correctly, this is the one vacant lot among a string of very nicely maintained houses on the east side of the 500 Block. **Mr. Slaughter** said correct. **Chairman McKiernan** said very good.

Commissioner Johnson asked, Mr. Slaughter, can you give me about an indication of where the crossroads are for this particular house being built off of 5th St.? What is the crossroads for that or pretty close to it? **Mr. Slaughter** said I know Barnett is to the north and Tauromee to the south.

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I'm not sure. If you were looking eastwardly on it, I think it's that main street. I believe there's the laundry mat or maybe now it's a realtor's office now. It sits more as you go up the hill. I know you don't approach Barnett, but Barnett would be the next street to the north. **Commissioner Johnson** said okay. Thank you. I appreciate that.

NEW CONSTRUCTION – 509 N 5TH ST
GUNNAR & ASHLEY HAND



Mr. Slaughter said Sandusky and Tauromee. I know I got the 5th St. part right. **Chairman Johnson** said got ya.

NEW CONSTRUCTION – 509 N 5TH ST
GUNNAR & ASHLEY HAND

- ▶ Single Family House
- ▶ Property currently zoned R-1(B)
- ▶ 1,500 sqft & 400 sqft one-car garage w/alley access
- ▶ \$99K+ build cost



Chairman McKiernan said if there are no other comments or questions for Mr. Slaughter, is there a motion on this application?

Action: Commissioner Johnson made a motion, seconded by Commissioner Townsend, to approve. Chairman McKiernan said we have a motion and a second to accept this application as submitted.

Chairman McKiernan said I will say, I certainly look forward to having this gap filled in on 5th St.

Chairman McKiernan said seeing no other questions or comments, roll call, please. Roll call was taken and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

ITEM NO. 2 – 20102...LAND BANK REHAB PROGRAM - UPDATE

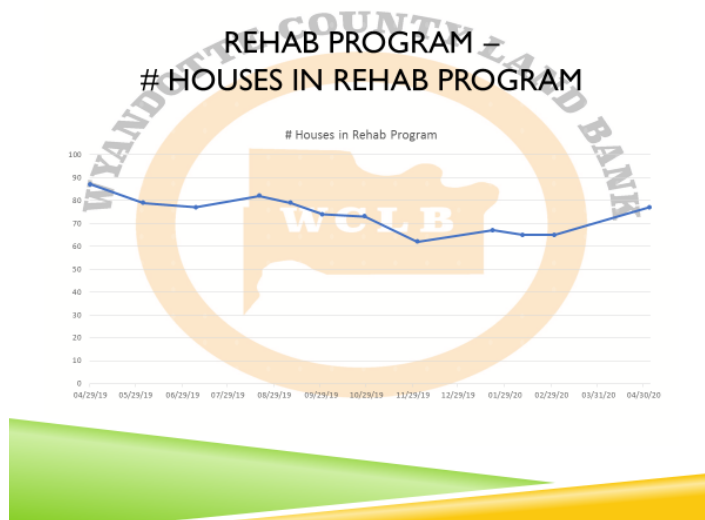
Synopsis: Update on the Wyandotte County Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.



Chris Slaughter, Land Bank Manager, said our monthly update on the Rehab Program.



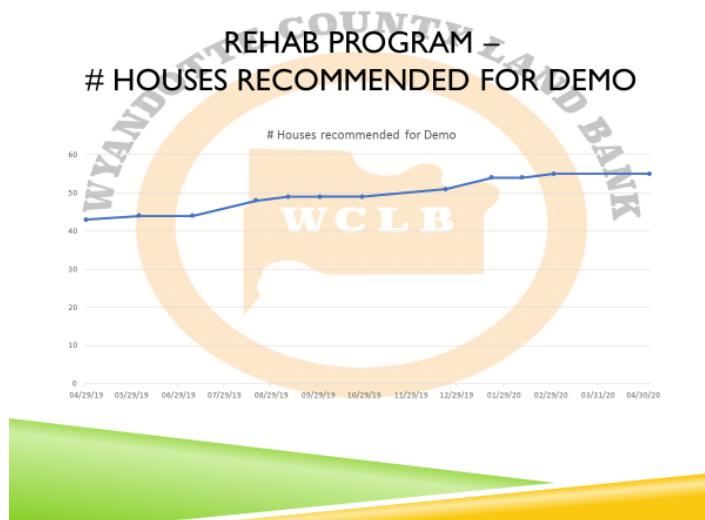
Just, again, is showing the increases of the number of contractors. We're currently at 213 in the program.



The number of houses in our Rehab, as you can see, we had an uptick and that's due to the houses from the tax sale back in December. So, we're now sitting at 77.

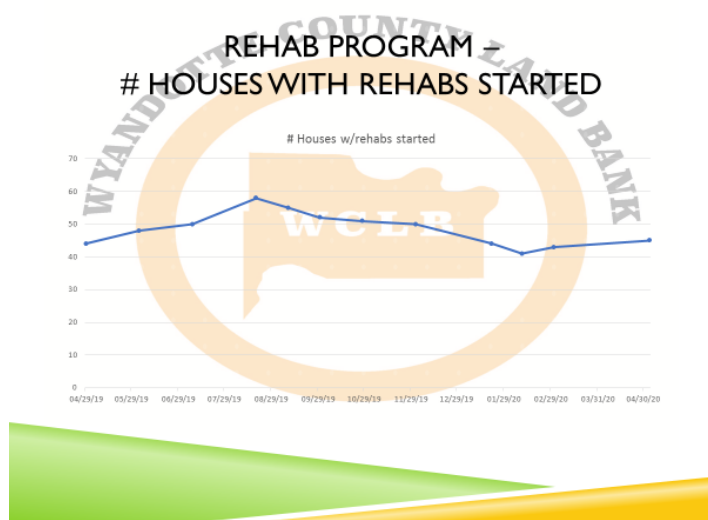


Houses with no offers. We also have an uptick. Those are boarded and secured. We are currently trying to get some direction on when would be the time to have open houses because we don't want to go over that magical number. Right now we're sitting at 10, but we're looking into that to see when we'll be holding those. I would image it will be in the near future.

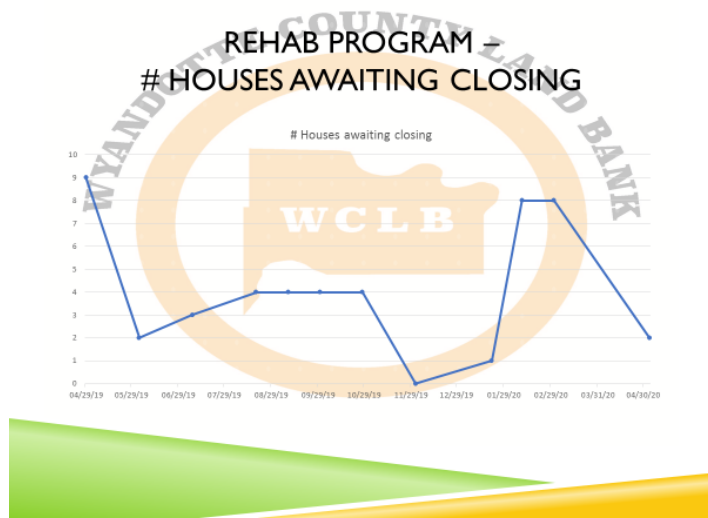


Houses recommended for demo. We're still sitting at 55. Out of those 55, we still have 16 that are going through the demo process for demolishing.

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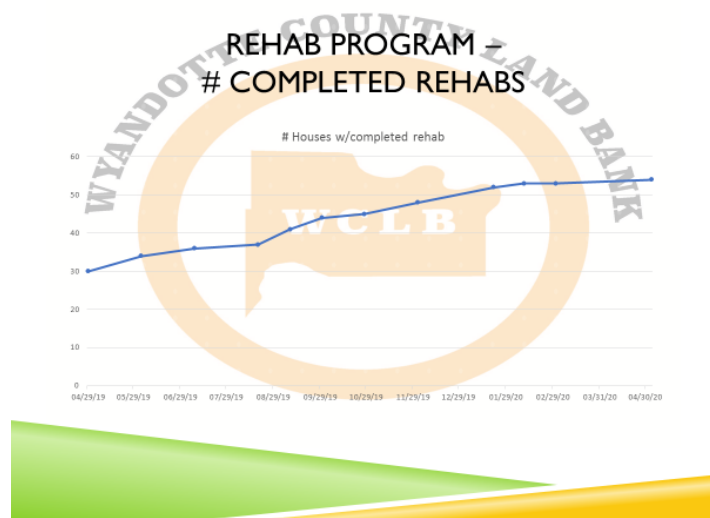


The number of houses that started, we are at 45. That will probably be up to 46. Commissioner McKiernan, the property over off 11th St. & Orville, the old little service station, we have a rehabber that's going to convert that into a residence. We've got the document stuff already filed. I just need to get with him and give him the key to it to get him started.



The number waiting closing, we are down to two. Those are just waiting on the title company and the rehabbers to get together to get those closed. That should drop to zero here pretty soon.

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The last slide, we are now up to 54 completed rehabs in the program. That's the update tonight.

Chairman McKiernan asked, does anyone have any comments or questions for Mr. Slaughter? I'll ask, Mr. Slaughter, is that the house at 11th & Orville, that southwest corner? The building sits on the diagonal. **Mr. Slaughter** said correct. I think it's a little green building. At one point, it used to be a service station or maybe like a little convenience store. **Chairman McKiernan** said no, it was a whole service station. They're rehabbing that as a residence? **Mr. Slaughter** said yes. Last year, we worked to have the underground tanks removed and remediated and everything turned out good there. Fingers crossed; this gentleman will be able to complete this project. **Chairman McKiernan** said that will be a funky, very nice little rehab in that neighborhood. Excellent.

Chairman McKiernan said I don't see anyone else with their hand raised for comments or questions. I will just say on behalf of our entire committee, we thank you not only for your rehab update tonight, but we thank you for all your work that you've done for the Land Bank and for the Unified Government and for this committee over your many years. **Mr. Slaughter** said thank you. It's been an absolute honor and pleasure to serve the community and develop something that's going to better the community and look forward to seeing that progress continue. Thank you. **Chairman McKiernan** said thank you so much.

Action: For information only.

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Chairman McKiernan said that is the last item on our committee agenda this evening. I guess I should have checked with the Clerk. Bridgett, I did not ask if there was anyone who had submitted any correspondence that they wished to share with this committee this evening. **Bridgette Cobbins, UG Clerk**, said no request has been submitted to the Clerk's Office. **Chairman McKiernan** said fantastic. With that, there is no more business for this committee.

Public Agenda:

No items

Adjourn

Chairman McKiernan adjourned the meeting at 5:11 p.m.

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