



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, August 10, 2020
5:00 PM

Location: remotely

You are invited to a Zoom webinar.

When: Aug 10, 2020 05:00 PM Central Time (US and Canada)

Topic: N/CD & ED/F Standing Committee Meetings

Please click the link below to join the webinar:

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Webinar ID: 973 5076 5459

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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 August 10, 2020 Agenda

III. Approval of standing committee minutes from June 1, 2020.

IV. Committee Agenda

Item No. 1 - MEMORANDUM OF UNDERSTANDING: QUINDARO RUINS PROJECT

Synopsis: An MOU between Western University Association of the A.M.E. Church, Inc. and the Unified Government which sets forth the intent of the parties to form a trust in order to own property, seek grants and donations, and to develop the Quindaro Ruins Project, submitted by Gordon Criswell, Assistant County Administrator.

Tracking #: 20300

Item No. 2 - LAND BANK APPLICATION

Synopsis: Request consideration of the following Land Bank application, submitted by Jud Knapp, Land Bank Manager.

Application:

2725 Farrow - Rogelio Avalos, new construction

Tracking #: 20299

Item No. 3 - UPDATE: LAND BANK REHAB PROGRAM

Synopsis: Update on the Land Bank Rehab Program, submitted by Jud Knapp, Land Bank Manager.

For information only.

Tracking #: 20301

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, June 1, 2020**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 1, 2020, at 5:00 p.m., remotely via Zoom or by phone. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Johnson, and Walters. The following officials were also in attendance via conference call: Melissa Sieben, Assistant County Administrator; Logan Masenthin, SOAR Coordinator; Kristen Love, Unified Government Parks and Recreation, and Gunnar Hand, Director of Planning.

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 all attending remotely by ZOOM. All participants who are joining either by computer or by phone should mute their phones or their computer audio when they are not speaking to avoid background noise. During the meeting, please make sure that you announce yourself by name and by title every time you speak so that those who are participating at a distance know who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Chairman McKiernan called the meeting to order.

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

Chairman McKiernan said in terms of revisions to the agenda, there have been two revisions to the agenda that was originally published for this meeting. First of all, the item that was No. 2, an ordinance temporarily lifting certain zoning restrictions due to COVID-19, has been taken off of today's agenda. That is the information that we will consider as an entire Commission at our special meeting this coming Thursday. We have a new item added which is now Item 3, and that is an item regarding three MARC, Mid-America Regional Council, planning sustainable places grants. I want to make sure that all of the committee members have the updated agenda, which I do now.

Approval of standing committee minutes from April 6, 2020. **On motion of Commissioner Townsend, seconded by Commissioner Burroughs, the minutes were approved.** Roll call was taken and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

Committee Agenda:

ITEM NO. 1 – 20170...PRESENTATION: STORIES ON STORIES PROJECT

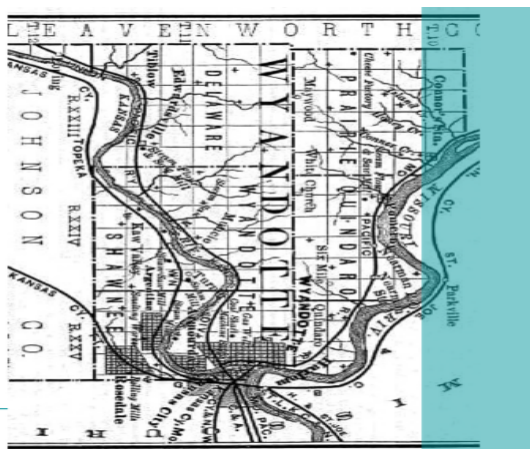
Synopsis: Presentation on the Stories on Stories Project by the SOAR team, with partners from MOCSA and the Wyandot Behavioral Health Network, submitted by Logan Masenthin, SOAR Coordinator; and Jenna Hillyer, Delinquent Real Estate Manager. This project aims to connect communities and prevent crime by engaging residents and installing art onto boarded up, vacant buildings.

Logan Masenthin, SOAR Coordinator, said we are going to be presenting as a group effort. This project is in coordination with SOAR, Parks and Recreation, Metropolitan Organization to Counter Sexual Assault and Wyandotte Behavioral Health Network.

WYCO-SAP COMMUNITY VIOLENCE
PREVENTION COALITION

Stories on Stories:

Building neighborhood connections through
art and storytelling



Vanessa Crawford Aragon, Community Prevention Coordinator, MOCSA, said we'll just go-ahead and get started. As I said, I apologize if I'm having any connectivity issues. Please holler at me if I freeze up on you. There's actually a number of folks that are, as Logan mentioned, who've been part of this project. So, how about if we just let everybody introduce themselves when you first start talking. Does that seem like a good way to do it guys? I'll go ahead and give

a quick overview of this project and our overall coalition. If at any point you have any questions, please feel free to stop me.



Background

WYCO-SAP & COMMUNITY HEALTH IMPROVEMENT PLAN

WyCo-SAP, a community-based coalition of MOCSA, is made up of community organizations, UG agencies, and activists,

Focuses:

- improving neighborhood connectedness
- improving environmental factors that make neighborhoods less safe
- addressing harmful norms about violence

Most folks, I think, know our organization MOCSA for our direct services to survivors of sexual assault and abuse, but this is a project of our community prevention coalition, which is the Wyandotte County Sexual Assault Prevention Coalition. We have been in existence for a number of years. Our main mission is looking at systemic causes of violence and what kind of changes we can make as a community to make violence less likely to happen. So, we're not just providing services to people after they have already experienced violence, but what can we do together as an entire community group to prevent that violence from happening.

We have a wide variety of different types of partners in that. We have a number of agencies, community organizations and faith community partners. The main focuses that we have taken in network has been how do we improve neighborhood connectedness so we know if neighbors know each other and people have access to supported people in their lives, they're less likely to experience violence or to perpetrate violence.

Can we address environmental factors that make a neighborhood less safe? We know that experiencing violence in a neighborhood impacts violence that happens inside homes in a neighborhood too. We're also trying to address harmful norms that impact violent things, so things like harmful norms about masculinity and femininity. Harmful norms like, that violence is acceptable under some circumstances or a natural consequence in some circumstances.

As you think about all these different types of violence, we point out that the same things that cause sexual violence also impacts lots of other different types of violence. They impact child

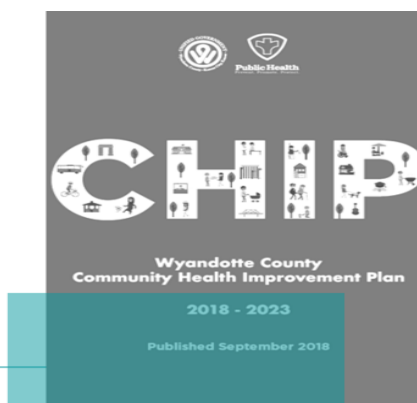
abuse, they impact street violence, they impact intimate partner violence, violence between strangers. So, by zooming out to these big community level issues, we're able to address not just one type of violence but a lot of different types of violence at the same time. That also leads us to be able to have innovative projects like this one where we can pull together partners that aren't the usual suspects that are working on violence all the time but who are working on a lot of different types of issues.

Background, cont'd

WYCO-SAP & COMMUNITY HEALTH IMPROVEMENT PLAN

Partnered with the UG Public Health Department to create a 5-year Violence Prevention Plan that is part of the Community Health Improvement Plan, along with:

- Access to Healthcare
- Safe and Affordable Housing
- Economic and Educational Opportunity



We actually are part of this project, as part of the Community Health Improvement Plan. MOCSA is the lead agency for the violence prevention portion of the CHIP. As you well know, the rest of those are access to care, safe and affordable housing, and jobs and educational opportunities. We are very happy to be part of that. This project, I think, fits really squarely into a lot of the objectives that are trying to be accomplished through the CHIP. So, that's the main background about the coalition and how we got here.

What is Stories on Stories?

Stories on Stories is a community project to place resident-created art on boarded, vacant buildings. This is a collaborative effort with residents and neighborhood groups: each neighborhood produces art that tells their individual story.



Tiffane Friesen, Art Program Manager, Wyandotte Behavioral Health Network, said I'm also heavily involved in trauma informed care as well as educating our staff and the community in that.

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What is Stories on Stories? Stories on Stories is a project that uses art created by neighborhood members that then will go up on boarded up vacant houses or other buildings. It's a collaborative effort between the residents and neighborhood groups. Each neighborhood provides art that tells their own stories. This is a way of reclaiming the narratives within some of these neighborhoods in a way that's positive and creates connection and collaboration. When we know our neighbors, we know that we are more likely to look out for each other and that, in turn, not only decreases risk of break-ins and like negative activities, but it also helps people get to know each other and look out for each other and create connections that may not have been as strong otherwise.

How does art on boarded-up buildings reduce violence?

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

- | | | |
|--|--|---|
| <p>1.</p> <p>Shows that neighbors care and are paying attention to what happens around them.</p> | <p>2.</p> <p>Reduces vandalism, break-ins, and dumping on vacant and surrounding properties.</p> | <p>3.</p> <p>Using art this way has been shown to reduce violence in other communities.</p> |
|--|--|---|

Anytime neighbors get together, get to know each other, and do something for the neighborhood, it makes the neighborhood safer!

Shelby Woodward, MOCSA Prevention Specialist, said a question that we get sometimes revolves around on how art projects like this can decrease crime and violence in neighborhoods. We know it's not always like a clear line between the two, so we've done a lot of work in Wyandotte County with crime prevention through environmental design. I know that some of you are familiar, I know some of your neighborhood groups are familiar. It is briefly it's the idea that changing our built core physical environments, changes how people interact with it. We talk a lot about trimming bushes so they don't become hiding spaces, places to hide. We talk a lot about streetlights and their importance when it comes to residence being able to see their neighborhoods and communities. When we think about how art can impact violence, we utilize some of the ideas from (inaudible).

First off, reduction of blight shows that residence care about and want to maintain the places that they live. When a neighborhood is blighted, it looks like people don't care. When it's maintained, when things are properly taken care of, it shows that neighborhood is watched. People value where they live and they want the best for it. When this happens, it can also reduce violence

and break-ins and dumping on those vacant properties in the surrounding areas. Again, if a place is maintained, that largely means that residents around are watching what happens there; and when people are watching what happens, negative acts are less likely to happen. It's also been shown in other communities to reduce violence, but yet, I mean, art projects like this.

A big thing is that, I think the biggest thing is that when we get the community together to do something good, not only is the property area being maintained, is the area being maintained, but the neighbors get to know each other. They get to know what's going on in their neighborhood and that community connectiveness is really important in violence prevention.



PILOT SITE

The project piloted in the Rosedale area, along Southwest Blvd.

With support from the Rosedale Development Association, volunteers canvassed the surrounding neighborhoods to inform and engage residents.

Students in RDA's Rainbow Summer Youth program designed art for this and future sites in the area.

In September 2019, volunteers completed the installation.

Anna Grace, Violence Prevention AmeriCorps VISTA, working with MOCSA, said the Stories on Stories project was first piloted in the Rosedale area along Southwest Blvd. We had a lot of help from the Rosedale Development Association. Their volunteers helped us canvas the surrounding neighborhoods to inform the residents of the project and receive their input. Then we have the students in RDAs Rainbow Summer Youth Program help design the art for this and future potential sites in the area. This first installation happened in September 2019 by the WYCO SAP Coalition members, as well as other volunteers. That top picture on the left is that installation.

Examples of art for Stories on Stories



Ms. Masenthin said the process for this project will be that the CHIPs Sub Committee at the SOAR Program, Parks and Rec and WYCO SAP will work together to identify a neighborhood with a high rate of violent crime, as well as enough blighted or vacant boarded properties that we can complete these projects on. The committee will then communicate with the residents in this surrounding area to receive their input on the artwork as well as some survey questions on their perception of safety and community connectiveness. We might also collaborate with some new SOAR serving organizations in the areas to get that done.

The community centered art will then be submitted and printed, just 8 ½ x 11 regular printer paper and then installed through a wheatpasting technique, which is weather friendly and easy to use, easy to prepare, pretty affordable medium. Then afterwards, we will conduct a post installation survey to see if anyone's perception of safety has changed, or how they feel about their neighborhood after the project.

Ms. Friesen said these are some examples of art that was made for Stories on Stories. We try, we do, we engage youth programming that already exist so different programs is at schools or the Rosedale, their Rainbow program. The idea is we ask kids who live in the neighborhood that the art will be going up in, what would make you feel welcome, valued, safe and connected. It really comes back to belonging. What's the story that you want to tell in your neighborhood? How do you want to communicate welcome, valued, connected and safe? You can see some of these art pieces. They can also be colored in person. Whenever they're installed, they're printed black and white and then they're colored by the neighborhood children or volunteers. It also is helpful

because whenever we have art up on buildings that's made by kids or people who live in the neighborhood, they're more likely to check in up on it. It doesn't have to be just written art, it also can be photos, it could be historical photos. We really want to hear what the narrative is that neighbors want to hear, want to tell about where they live that invokes a sense of pride and belonging.

Future Expansion

- We will analyze the stability of the art, how much maintenance might be required, and how much the neighborhood likes the project.
- Based on the analysis, we will determine if the project should expand to non UG-owned buildings.
- If it is determined that we should, we will create an Authorization form similar to the one used by Operation Brightside, to allow vacant property owners to authorize this project on their vacant home.
- The form and information about Stories on Stories will be included as part of the private boarding permit process from NRC. The project will be continued with privately owned structures that are authorized by the owner.

Kristen Love, Unified Government Parks and Recreation, said so looking forward, we will analyze the stability of the art. How much maintenance we might have to do on that property after the art is up; and based on the surveys, how much the neighborhood likes the project. Through coordination with a lot of different departments, we have decided that we will first start on Unified Government-owned buildings and then based on our findings from the previous studies on stability, if we should expand to the non-Unified Government-owned buildings. If that's the direction we decide to go, we're going to create an authorization form very similar to the one that Operation Brightside uses for when property is often hit with graffiti. This would allow the property owners—the property owners would allow someone from the Unified Government to come and remedy the situation with the art. The form will be included along with some information about Stories on Stories. When the property owner goes into the NRC to get their boarding permit, then the project will be continued with the privately-owned structures once they're authorized.

Potential Stories on Stories Site

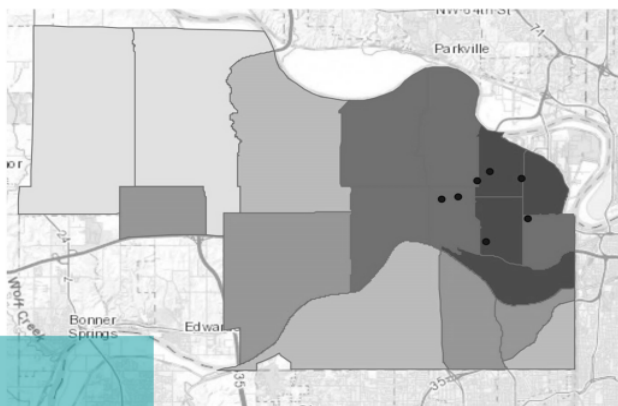


The historic Parks and Rec building in Clifton Park

The first Unified Government-owned building that we're looking to do this on is actually the old bath house out at Clifton Park. As you can see, it has already been boarded, so we would then be repasting all of the intentional messaging onto the boards up there.

The darker police districts are areas of focus due to higher rates of crime.

Each dot represents a property in the land bank that will likely stay boarded longer than others.



In addition to the Clifton Park building, we would also like to consider some other UG-owned properties so we thought we would start with the Land Bank. We've identified a few Land Bank houses that didn't have as much interest from the contractors so they're less likely to be rehabbed any time soon so that means the boards will stay longer. We've identified these few houses that we think would make good sites for this project. Then we overlaid this map of violent crimes by district so the darker shades are the more violent crimes so there's a few areas in there where we think that this project would do really well. You'll notice that some of these are in Commissioner Townsend and Commissioner Johnson and McKiernan's districts so we would be happy to get your feedback on that.

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Stories on Stories Partners



Commissioner McKiernan said these are all of the partners that you’ve worked with to try to come up with this. Very interesting. **Ms. Crawford** said these are just some of—you can see those of us who are here on this call, but there’s a lot of other folks that we’ve been working with too. I just wanted to make sure to note those and that’s it. **Commissioner McKiernan** said fantastic.

Commissioner Townsend said I want to commend MOSCA and all the UG participants and all the other partners on this project. This is very interesting. I think Ms. Masenthin, Ms. Logan and Ms. Love may have already answered a couple, but just a couple of questions I have, but just for the record, I’m going to go down the list. The first one had to do with, again, the impact of this project on our rehab, the UGs house rehab project which, to date, has been quite successful.

If I understand what you said, Ms. Logan, the houses that may be candidates for this are the ones least likely to appeal to contractors, or they’re kind of on the bottom of the list as possibles. Is that correct? **Ms. Masenthin** said that is correct, yes. **Commissioner Townsend** said okay. We’re starting off with houses that are already in the Land Bank and or otherwise owned by the UG. One of the questions I was concerned about was grass cutting and upkeep and that type of thing, but that’s already on our dime to take care of anyway.

Community participation on what this art will look like and what it goes up. Again, how is that process done quickly because I want neighbors not to be off put with whatever is up there. Will they get a chance to have input onto what the art looks like? **Ms. Masenthin** said absolutely and thank you for that point, Commissioner. That is very, very important to this project. It’s really

the foundation of this project, the community input and the neighborhood connectiveness. Because of the pandemic, we are going to be a little challenged to get those neighbors to participate in the way that we had originally planned, however, we do still have quite a few ideas.

We are planning on engaging with the MBRs, the neighborhood groups, any other community organizations, churches, Livable Neighborhoods, any groups that already need and have connections, we plan on utilizing those. We also have some ideas to get flyers out. Tiffane has drafted a few videos to kind of display the art. We definitely have to think outside the bubble this summer, but that is very important to us. **Ms. Friesen** said some of the beauty in this project is that it actually can, all of it can be submitted digitally. We can collect things from people without actually having to see them face to face. As long as we're getting their input, we can work from there and make edits. Every step of the way is based on neighbor engagement.

Commissioner Townsend said because of what you're trying to do with this in terms of prevention of crime in certain areas and making the neighborhoods look lived in and cared about and because of MOSCA's involvement, do you ever use artwork that is submitted by survivors of sexual assault because some of the art that I saw was cute and kind of on the young side. Are there any other possibilities for submission of art that even more directly addresses the goal of this project? **Ms. Crawford** said yeah, I would say yes, and that Tiffane or anybody else is welcome to chime in as well. I think that is a really great possibility. As I mentioned, or as we've said, all of the art that's going in is what gets submitted by the community and what the community decides what they want, so I think that that would drive that. I don't think that we've solicited anyone specifically as survivors, but we definitely know that anytime you're talking to a lot of people in the community, you're going to be talking to survivors. I think that that's a really great opportunity and if that's the kind of thing that folks in the neighborhood wanted to put up, I think that they we are in a pretty good place to be able to help facilitate that.

Commissioner Townsend said I appreciate those budding artists who submitted drawings, but if we could get on a level 2, that goes a little bit more to what the real goal of this is. Aside from improving a blighted looking situation, I think that would be great. To that, this has been done, did you say in the Rosedale area already? **Ms. Crawford** said yes, ma'am. **Commissioner Townsend** said okay. Do we have any stats on how that project may have directly reduced crime, or reduced loitering in the area where those houses are since these are the areas you're targeting for this project? **Ms. Crawford** said we had intended to do that post survey that Logan had mentioned of the neighborhood this spring, but social distancing really put a hamper on that.

I think that we do need to go back and look at the long-term crime trends in that neighborhood which is work that we had been doing on an ongoing basis. I don't think that I have direct stats that I could share with you now. I think that we're still trying to make that determination. **Commissioner Townsend** said okay, and I'm with you. I'm not trying to gather any more people together in a group that need to be, but since apparently there were stats I guess gathered from the Police Department that helped you target certain areas, I would think you should be able to get some type of before and after maybe from the Police Department. **Ms. Crawford** said yes, yes.

I should also say when we did the initial project with Rosedale, it was largely because RDA was enthusiastic about the project and invited us. That was a building that fit our criteria at the time. I think that with the buildings that we are doing this year, we're trying to be much more intentional about focusing in neighborhoods that are experiencing higher rates of violence. The overall impact on crime and violence is a measurement in the CHIP that we're tracking. **Commissioner Townsend** said okay. So, in the case of Rosedale, that organization came to you with a proposed house that they had in mind for this project? **Ms. Masenthin** said not exactly. No, I believe Vanessa connected with RDA just fairly organically through other networking and then we went and found a structure.

Our original goal was actually to do more than one, but the one that we—the extra, additional structure we wanted to do actually got rehabbed which is good news long-term, but it didn't work out for the project. **Commissioner Townsend** said okay. I think I've covered all the ones I have. I'm sure maybe some of my other fellow commissioners have questions so thank you very much.

Ms. Masenthin said thanks.

Chairman McKiernan said I would say that I really like this idea. I've seen some personal evidence in our neighborhood, here in the Cathedral neighborhood, when Steve Curtis and the Art Squad did murals on alley facing garage doors. It was a tremendously positive thing in the neighborhood, so I look forward to this. One thing I would share, and this piggybacks a little bit on something that Commissioner Townsend said, and that is anything that we can do to help spruce up the building and the grounds that this art goes on will absolutely synergize with the art. I'm looking at the building at Kensington. I'm thinking boy, if we could either with UG crews or with properly spaced neighborhood crews, if we could clean up the grounds, for example, around the

perimeter of that building, it would really add to the positive impact of the art. So, I'll just throw that out there.

Commissioner Townsend said one more thing on that point. Whenever this art is installed, who is responsible for keeping it up because weather can be ruff on art and the exterior of the house? Who's responsible for the upkeep of that? **Ms. Masenthin** said we did provide a detailed process map that should be in your agenda packet, but I know that's wordy. **Commissioner Townsend** said I did see it, but that's about all I can say.

Ms. Masenthin said Code Enforcement is already very aware of the Unified Government-owned properties. They have every intention of keeping an eye out to see if these will need maintenance or upkeep. We also plan on engaging the neighborhood groups and whatever residents end up helping with the project so that we have a lot of eyes to make sure that it looks good. If anything does happen, UG staff, so a member of the SOAR team will go out and remediate it and we'll be trained up by our artist Tiffane. **Commissioner Townsend** said great, thank you.

Ms. Friesen said just to clarify, the process of repair is incredibly easy and cost effective and easily done by anyone. It's very little cost. **Chairman McKiernan** said fantastic. Thank you so much.

Commissioner Johnson said I've got to, first of all I would want to say I like the idea that Commissioner Townsend mentioned relative to having other artists, perhaps even older artists that would have their art forms telling their stories as well as also included in our overall package of what is offered to the community.

I guess I have a different question in terms of what she asked. Do you know what the shelf life is on this type of material relative to the wear and tear? If we do something on a particular property, will it last us a year, three years, five years? Is there any data that can kind of show you how long the shelf life would be on that? **Ms. Friesen** said yes. I'm doing a number of experiments, testing and I've been testing them at home with power washings, really subjecting it to a lot of pain to make sure to see how long it lasts. This technique, I mean there are artists who have wheatpaintings up from the 90s still up in New York City, so they can last a really long time as long as the formula is perfected. I am very dedicating to making sure we get that correct. Ideally, I mean they would last much longer than a year. **Commissioner Johnson** said okay.

The last question that I have, and I asked this in our meeting, but just for the public, can you talk about the cost factor in terms of what that would cost for the whole program relative to the cost of providing the material and whatever else would go along with that? **Ms. Friesen** said yes, thank you. The majority of this project is very low cost. The supplies, as Tiffane mentioned, are very affordable. I can let Vanessa speak a little bit about a grant that MOCSA received, but other than that, its just a little bit of staff time on SOAR's part and there is not much other costs associated. **Commissioner Johnson** said great, thank you.

Ms. Crawford said just to say that we were able to cover the cost of supplies and equipment through a relatively small grant that we got as part of our role in the CHIP. A lot of that I've already covered. As I mentioned in our conversation the other day, really the most intensive portion of this project is the time that it takes to do the neighborhood engagement. It's a lot more shoe and leather and elbow grease than anything else. Yeah, we don't expect much more cost. **Chairman McKiernan** said fantastic!

Chairman McKiernan asked, any other comments or questions from the committee on this presentation? I don't see anything. This item was for information only. To Logan and to the rest of the team, we certainly thank you for the presentation. We thank you for the work and look forward to seeing this project moving forward as we all gradually get back outside and out and about in the community, really look forward to this project. If there's anything else that you all need from us, you know where to find us. Come on back. Otherwise, thanks for the presentation. Best of luck moving forward.

Action: Information only.

ITEM NO. 2 – 20173...ORDINANCE: TEMPORARILY LIFT CERTAIN ZONING RESTRICTIONS DUE TO COVID-19

Synopsis: An emergency ordinance designed to support the economic recovery of local businesses from the impacts of the COVID-19 pandemic by temporarily lifting certain zoning restrictions as it relates to allowing the public right-of-way, on-street and off-street parking for sidewalk cafes and open air markets, and permitting farmer's markets and mobile vending operations in additional zoning districts with specific limitations in compliance with social distancing and accessibility standards between the date of adoption and December 31, 2020 with

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the option for continuation by a vote of the Board of Commissioners, submitted by Gunnar Hand, Director of Planning.

Chairman McKiernan said since Item No. 2 was removed from our original agenda, we now have a new Item No. 3; this will be an action item for the committee. It is three grants related to MARCs sustaining or Planning Sustainable Places Program and I'm going to as Mr. Gunner Hand, who's our Director of Urban Planning to do the presentation for the committee.

Action: Deleted from the agenda, per the blue sheet.

ITEM NO. 3 – 20179...THREE MARC PLANNING SUSTAINABLE PLACES (PSP) GRANTS

Synopsis: Request to apply for, and accept if awarded, the following MARC Planning Sustainable Places (PSP) grants for the following, submitted by Gunnar Hand, Director of Planning.

- Countywide Mobility and Transit-Oriented Development (TOD) Strategy – proposed \$300,000 grant (\$150,000 local match).
- Northeast Heritage Trail – proposed \$100,000 grant (\$20,000 local match with the potential for Groundworks NRG to provide part or all of said match).
- Merriam Lane Corridor Plan – proposed \$150,000 grant (\$30,000 local match split four equal ways between four municipalities; \$7,500 local match from the UG).

Gunnar Hand, Director of Planning, said we wanted to present to you all tonight the three PSP, Planning Sustainable Places Grants that we're, would like to pursue through the Mid-America Regional Council's grant process. I was going to go over each one individually, and then I was going to follow that up with sort of a little bit of background on sort of the strategy about all three grants.

The first one is for a countywide mobility and transit-oriented development strategy. One of the first things I did when I started about two months ago as I began to do an assessment of all the existing plans that we have, as well as sort of all the different staff capabilities, programs, all the things that we've been doing, one of the things that I noticed was, two things actually. One, although it has been only 12 years, our countywide master plan is a little out of date as it speaks to a lot of issues that have either come to pass or are well behind us at this point.

As we undergo systematic sort of review of all our area plans, as well as the issuance of area plans that don't currently have an area plan, it has sort of risen to the surface that we are, in my opinion, in great need of understanding our transportation system holistically.

We've been working closely with Public Works on a lot of different projects, but one of them that keeps coming to the top of the list as well is figuring out how to integrate their priority project process and capital improvement plan process into a more streamline and understanding. We believe, collectively, our Urban Planning and Public Works, and some of the other departments that we've been coordinating with, that we need to understand where people are moving to and from and why. To answer all of these questions, we need to understand those critical answers to those critical questions so we can then develop a land use policy and strategy that supports those transportation corridors and infrastructural projects. We believe a long-range countywide mobility plan would be a part of that.

We have reached out to Bonner Springs and Edwardsville. We have a meeting set up with their city managers to bring them on board. The way that we understand and have reviewed the scoring criteria for these PSP grants, as well as sort of how we think this is sort of a structural rethink of our transportation network, not just in terms of automobiles, but certainly from a multi mobile perspective. We also have a sidewalk and trails master plan that's aging and its update can be folded into a process like this.

Public Works had instigated about a year or so ago a project to update their, to develop some transportation demand model which was not completed and could be sort of ducktailed into this process. There's a lot of synergies across the department in terms of working collaborately across different UG family members. What we're thinking is that this countywide mobility plan, again, based on scoring at the bare minimum is an 80/20. Considering the scope of the project as well as some additional points you get, like going above the 80/20 match, we were committed to basically looking at the full opportunity match of \$150,000 by doing a complete 50/50. We believe that this would show the commitment of the UG on this project.

We are currently in the process of, I guess. We're going to get going on sort of writing the narrative about how this would bring in a bunch of different community, not just organizations but stakeholders. Obviously, you all and the different relevant departments to kind of move forward with this. In a sense, the strategy here is to put all our eggs in one basket. This year, for MARC PSP grants, there's \$600,000 total for all counties in Kansas. That's the largest it's been ever, so

we think we have a pretty good shot at this chunk specifically, if it comes in as kind of our #1 top priority.

Mr. Chairman, do you want me to go through all three of them or do you want to ask, stop and talk about questions for each one? **Chairman McKiernan** said I'm pretty much going to leave that to the committee. If there are members of the committee who would like to actually stop—you know what, I'm going to make an executive decision here. We only have three. We have them listed on the blue sheet with the amounts. Why don't you go ahead and run through the rest of them and we'll gather all questions at the same time.

Mr. Hand said the second one is Northeast Heritage Trail. This was actually brought to us by GroundWorks Energy, formally the Northeast Area Community Group. They, in their planning process and as an extension, really an implementation of the Northeast Area Master Plan, are looking to develop a heritage trail from Kaw Point to the Qunidaro Townsite. Again, this is a transportation project that could also be part and parcel of a countywide mobility and TOD development strategy.

The way that GroundWorks Energy is thinking about this one is they don't have a route yet, they have two destinations and they want to figure out all the in-betweens. They're loosely thinking it'll follow Jersey Creek, a lot of the existing—some of that of which could be used as the existing trails along Parallel Parkway. They want to essentially return Land Bank property into community use. Identify a route that sort of strings together different either historical sites or sites of significance, doesn't necessarily have to be a building, it could be just an overlook or a place or piece of land where a building once was.

Also, in the spirit of the MARC PSP grants, one being transportation and one being land use and the third being sort of environmental stewardship, if you will, just trying to figure out what that overlay would look like, what that best alternative route would look like that could also maximize stormwater management, so it kind of a three for one project. This planning process would be sort of a corridor planning process that would work through those different issues. Although we still have some follow up with them on the scope, I think we're loosely thinking that's probably about a \$100,000 grant. We would seek just the 80/20 match which would be \$20,000 from us.

GroundWorks Energy is going to do all the heavy lifting in terms of writing that grant application, but they are not technically allowed to put that forward to MARC, so they've asked

us to do that for them. I think it's a great idea. Again, I think it could be folded into a mobility plan, and it is very much in line with a lot of the implementation actions that were identified in the Northeast Area Plan, which was adopted just a few years ago.

The third one on our list was brought to us by our pier cities adjacent to us, Merriam, Overland Park and Mission. Essentially, it's a corridor study from downtown Merriam to Rosedale, essentially, right where Rosedale turns into Southwest Blvd. excuse me, Merriam Lane turns in Southwest Blvd., at Rosedale. If you know that stretch of road, it's sort of in between two different destinations. It is part of what you could consider a very historic transportation route, the old inner-urban line; the reason that Merriam exists, quite frankly. We were thinking about developing a land use and transportation strategy, one that would sort of close some of the gaps that exists on Turkey Creek; figure out some better connections from Merriam Lane to Turkey Creek. There's a lot of infrastructure in between but there are some opportunities there, but really develop a land use strategy along that, the bulk of which is in the UG if you look at it just by the numbers in terms of road length.

They have Overland Park in particular has said that since it was their kind of pitch, they're going to do the heavy lifting on the grant. We believe that one is probably a little bit more than \$100,000. We're thinking about \$150,000 would be our estimate thus far. Again, we are currently thinking we'll split it four ways evenly between the four municipalities, so that one would potentially cost us \$7,500 if we did receive that grant. Again, I think that one is a mobility project that could be a part of a long-range countywide mobility and TOD strategy. I keep pushing that caveat back to the mobility plan because at the end of the day, these are all scored by MARC and chosen based on that score, not by how much money you have. What a lot of municipalities take the strategy, including our own in the past, is we should go after all the ones that we can, see if we get selected and then we move into the step in the conversation about, well, how much can we actually support financially.

I have told both the Northeast Area Plan and the cities around the Merriam corridor lane that there is a possibility, eyes wide open, that if we find ourselves in that excellent situation where we have to choose the best project, or how much money we have for the best project, that we'll have to have that conversation at a later date. I think in a way it puts it off, but it's one of those things where, especially MARC grants is, you kind of have to put a couple in potentially to score. You do get points for repeats, persistence if you will, and then you learn from that process as well and then it becomes a little more socialized amongst the people who select the MARCs. It's kind

of a—there's a strategy to hear. What we would propose is that if it does become a situation where we have to pick between them, that we would move forward with the mobility plan, a countywide strategy. Then, certainly at a lesser scope of a degree, but we could easily fold both of these into a conversation at the mobility plan level and then potentially have another planning document that could score more points when we want to dive in.

The other thing to point out here is there's three different categories of MARC PSP grants. One is a sort of larger, long-range plans. One is somewhere in the middle where you're kind of focusing on either a corridor or a specific project like a trail. Then there's another one where you're focusing on an intersection within that project, if you will. A lot of MARC PSP grants go for like \$30,000 to redesign an intersection. There's quite a few that go to \$50,000 to \$100,000 to do that kind of corridor planning strategy. The biggest pot of money, and quite frankly, it's not the hardest to get because it's the most contested. It's the hardest to get because it's the biggest ask, which is why we proposed to put 50/50 in for the mobility plan, the larger, long-range pot. Again, our strategy is not to put all of our eggs in one basket necessary, but go for all of them that have been sort of discussed across the community and put a lot of effort into the mobility strategy because we do think it's a catch-all for all three.

Chairman McKiernan said very good, thank you very much. So, we have three possibles here, the county-wide mobility and POD strategy, we have the Northeast Heritage Trail and the Merriam Lane Corridor Plan. If I do my math right, we would potentially be asking for a total of \$550,000 in grant funds over the three and we might have to come up with, if all of those were approved for us, we might end up coming up with \$182,500 locally. But, if I understand correctly, we can apply and if we are scored and if the grant is eligible to be awarded to us, we are not obligated to move forward unless we have the capacity to provide the local match. Is that correct?

Mr. Hand said that is correct. **Chairman McKiernan** said perfect.

Chairman McKiernan said I know a couple of members of the committee have some comments and some questions.

Commissioner Townsend said I think Chairman just identified my general questions about whether or not we can go for all three. How much our match would be if we were successful and then at that time, determine if we, the UG, is in a position financially to accept. Is that correct, is

that pretty much the summary? **Mr. Hand** said that is correct. **Commissioner Townsend** said okay.

Looking at the Northeast Heritage Trail, this is very interesting. I've heard this talked about before. I had a question about what was meant by using or returning vacant land, vacant property back to the community's use. What does this grant anticipate doing in regard to that? Taking property out of the Land Bank that may already be there? My concern is that we not foreclose opportunities anywhere for development by chopping up certain areas along the route. That may not be what this means, but that's my concern.

The other thing is, do you know if there was any discussion about not using land but taking some type of water route, say from Kaw Point around to, say the overlook? That would certainly be an interesting Heritage Trail, via water option. **Mr. Hand** said in regards to your questions, I think that, if I'm understanding the second question right, I think I can answer both at the same time. GroundWorks Energy was actually hoping to follow the watershed, i.e. the drainage channel, as a mechanism by which you could develop a trail system. Now, again, we kind of already do that along the improvements along Parallel Parkway.

When you're working your way to get over to the Quindaro townsite, which pathway you take is kind of open ended. The thought here, and we still have to define the scope, and we have a follow-up conversation with them next week based on this conversation here, the thought is how do you combine best practices in either green infrastructure or stormwater management, which is something Public Works has been working on diligently the last couple of years, with the Land Bank properties that do exist in the Northeast, of which we all know there are a lot. Those parcels have been identified as potential opportunities for investment from a private sector standpoint, like you say, but also potentially from some sort of holdover strategy, if you will, through something like, you, I would propose, this trail, but we have to kind of do that analysis, right? I think you could easily bake into a potential application and then if we are awarded an eventual scope of work, exactly your concern which is we want to build this trail.

We want to do it in a way that we can build it in an area that probably wouldn't get developed anyway, i.e. like a ravine with a stream in it, but also in a way that promotes economic development or the development of these parcels as well. We might minimize the amount of Land Bank property we would need to build the trail, but we could also, again, from my perspective, I think something like this could become, we used to call it in the private sector world, trail-oriented development.

There is quite a few, not just from a functional commuter type perspective, but if this was truly a heritage trail where we're linking up landmarks and telling a story, a broader narrative about the history of the community, that's an economic development tour. I would argue that that trail could spur the economic development that we want and need in the Northeast. I think that is exactly what Northeast Energy is proposing.

I would also mention really quickly because I forgot to say it, and it's in the list here is, there's a chance they might be able to pony up that poll, \$20,000, but again, it's conversation that we're just kind of at the point where we want to get through this stage and then put that conversation off until it can get selected. Does that answer your question? **Commissioner Townsend** said yes, I think so.

For what I understood you to say, my concern about not shooting ourselves in the foot, so to speak, while we develop trails for future development out of the Land Bank is being considered, that is my main—**Mr. Hand** said I think it's as simple as during the planning process we look at it as maybe as easements on those property as opposed to pulling them off, or if there are certain properties that make sense which we can—maybe that's part of the criteria in selecting a route is minimizes the amount of Land Bank property that could be turned over to development, but also maximizes economic development potential. I think, I don't know, you all or the community or all of us together, quite frankly, would have to have that conversation of are we willing to trade one Land Bank property for a trail with the opportunity of creating an impetus for development on (inaudible). I think that's part of those are the conversations you have in a planning process. I think your concern can be addressed specifically as within a scope of work for sure. **Commissioner Townsend** said okay.

The other point similar to this is along this. Are you looking to actually develop a trail that can be physically walked from say, Kaw Point out there because that's quite a haul, or merely stationing certain markers along a determined route? That goes back to your easement issuance. Instead of tying up land that maybe developable, simply putting prominent markers along the route. **Mr. Hand** said I believe the intent is to do both. **Commissioner Townsend** said okay.

Mr. Hand said if we could develop the best route with this planning process, the thinking would be as we could come back in a future cycle with MARC PSP and design either a gap that we identify in that route. We can do along Jersey Creek from, I think it ends at 5th to 18th, and maybe from 18th we turn north and that's where we find out there's a gap after the school or maybe we go through the school.

Again, there's a myriad of possibilities here, but the thinking would be as we could come back for a grant to identify one of the larger gaps there by connecting two existing segments of a trail. I think that's really where we want to have the planning processes. Get the biggest bang for our buck by using what's already out there. Identifying those gaps. Hopefully, those gaps can have some sort of stormwater management impact as well. Then maybe coming back later and designing pieces of that like doing the engineering work for pieces of that trail system. Their thinking is that it would be an actual bike/ped trail that would have landmarks, historic landmarks along the way. I think we just kind of have to see what roots come up in that process. **Commissioner Townsend** said thank you.

Commissioner Johnson said, Mr. Hand, I really just have a comment. I really appreciate your strategy in terms of taking all three of the projects to them for submittal and then working at it from the other side in terms of how (inaudible). You just don't know what might turn up. I'm glad to be able to hear that we're going to throw all of them out to be considered for approval.

The one thing that I was thinking through this, and I'm pretty sure that what I'm going to ask is probably not going to be acceptable is, I was just wondering if, in fact, we did use property that is in the Land Bank, could the value of that property be utilized relative to our portion of the match? I don't think it can. I'm talking through this because that money—there has to be some currency that is transferred or sent to Mid-America Regional Counsel as far as I know. If you can maybe lead me or to guide me along that thought process or shoot it down, either way.

Mr. Hand said for the MARC PSP planning grants its cash. They don't do in-kind. Unless we can figure out a way to leverage the value into dollars of those Land Bank properties, then no, that wouldn't fly. That doesn't mean your thought process is wrong. It might just maybe be premature. I think if we were to get through a planning process, part of that planning process could be to identify how we would leverage those parcels to maybe instead of paying for a planning grant or engineering, could we leverage them to build the trail. Could it be a part of maybe it's, depending on what the property is and depending on the kind of economic development we can spur, you could, again, we could bake in, we could work with Economic Development, quite frankly. Katherine's on the call right now so she may want to chime in here.

Maybe there's something where we could leverage that as some sort of in-kind, either to issue something and pay for it or just simply to say, you know if you want to build on this property, this is the improvement you have to build. I mean, we do that all the time with sidewalks. This

could just be a ten foot, I mean, we're not talking about (inaudible), we're basically talking about ten-foot sidewalks through a piece of property. **Commissioner Johnson** said yes. **Mr. Hand** said so if you want to develop it, I think its just, it would become a part of, it would become one more trail on our sidewalk and trails masterplan that we implement when projects come through. I think in essence, I think you're thinking in the right direction. **Commissioner Johnson** said well, we'll keep our fingers crossed and see what happens. Appreciate it, thank you.

Mr. Hand said the other thing I wanted to point out here is, we are moving forward with these planning grants on the assumption, and this is still an assumption that the 2021 budget is my long-range planning budget. If that is the case, I have all the money to do this next year. If it gets cut, that's where we have to have this conversation or share the pot across UG families, but again, that's a different conversation. Our assumption is that for what I get every year to do long-range planning, I could leverage all of it to do our share of all three of these and continue with our commitments at the Armourdale Community to do their area plan. **Commissioner Johnson** said great, thank you.

Commissioner Walters said I want to thank staff for bringing this forward. I want to thank Mr. Hand for his research and advocacy for these kind of planning projects. I'm a big supporter of planning projects. I think you mentioned, and I'll just repeat, that projects that do involve multiple jurisdictions do get favorable evaluation at the PSP review. The one that involves all three cities in Wyandotte County is good. The one that involves the cities in Johnson County is good, and I think those will be looked on favorably. I do think that we should go forward with all three of these projects. If that's appropriate, I'd like to make a motion that we adopt the recommendation as submitted.

Action: **Commissioner Walters made a motion to adopt the recommendation as submitted.**

Chairman McKiernan said there's a motion on the table. I'll turn it to Commissioner Burroughs, then we'll follow-up on your motion.

Commissioner Burroughs said, Mr. Hand, you had, your presentation, I really appreciate the work you put into this. The question I have, I just want clarification. You stated you believe you

had the monies already set aside to meet the hundred, I believe you said \$180,000 needed for the grants, all three? **Mr. Hand** said my long-range planning budget for 2020, assuming that it doesn't change for COVID-19, which we know it will, but yes. **Commissioner Burroughs** asked, and if it doesn't, if those monies aren't there, what suggestions or guidelines or guidance do you plan to prepare for us to give consideration to? **Mr. Hand** asked, are you saying if my 2021 budget is impacted? **Commissioner Burroughs** said that's correct. If that money isn't there, do you have one of the projects that you would like to see move forward versus all three? Just curious. We're up against some financial challenges and that's all we've heard for the last week. **Mr. Hand** said sure. No, it's completely understandable. Mine would be a two part. I would propose that the mobility plan moves first, again, because it could include both planning activities.

Also, because honestly, I could probably get for \$7,500, I could probably get the other three communities to pony up the cash and provide our support or in-kind on the Merriam Lane stuff. There's a chance that GroundWorks Energy could pay for theirs. I think our attention should, we should keep our eye on the prize, if you will, on the mobility plan.

If we got reduced down to, lets just say \$150,000, then that's what we would do. If we got reduced down below that, then I think we would have the opportunity to go back to MARC and potentially rescore, not assuming the 50/50 split, but maybe going all the way down to the 80/20.

Again, we're showing a strong support by going 50/50. You know I can almost guarantee you no other community would go in 50/50 on any of these projects moving forward. That's why I think we're sort of already doing it, building it into the proposal. Even if we were 25/75, we would still get the points for doing more than 80/20. So, I am, it is, again, not a risk, but I think it is going all in. That's how important I think that countywide mobility plan is. I think it is the thing we need to do ahead of updating our long-reach potential plan. Excuse me, ahead of updating our long-range master plan so that we can go into communities and area plans with a countywide strategy.

It is hard pressed to, again, we've already made the commitment to Armourdale, but I think it would serve us greatly to go into that next community, specifically one that doesn't have an area plan like Argentine, or Turner and say, this is what the county strategy is on transportation land use. How do we build that out in this area plan? Otherwise, we're kind of shooting from the hip. **Commissioner Burroughs** said understood. I appreciate your overview as to what would happen if we had to cut back on the finances. That'll be a discussion as we move forward working on the budget. As you well know, everyone of the commissioners has been talked to in reference to, no

monies available for anything. I'm not trying to shoot down your proposal. I just know that we're going to have quite a challenge ahead of us when it comes to finances. Yours is the first grant request out, outside of the sacred grant the other night. I commend your presentation this evening and we'll see where this goes.

Commissioner Townsend said with that cautionary note from Commissioner Burroughs, which I wholeheartedly agree with, I would like to second Commissioner Walters' motion to at least move this forward for review and approval by the full Commission.

Commissioner Townsend seconded Commissioner Walters' motion to approve all three.

Commissioner Burroughs asked, if this takes a unanimous vote, if this is a unanimous vote it goes straight to the committee on the consent calendar, correct? **Chairman McKiernan** said that is correct. **Commissioner Burroughs** asked, if it has a nay vote, then we'll have discussion with the full committee correct? **Chairman McKiernan** said that is correct. **Commissioner Burroughs** said thank you, Mr. Chairman.

Commissioner Walters asked anything that's on the Consent Agenda can always be removed from the Consent Agenda. **Chairman McKiernan** said absolutely correct. **Commissioner Walters** said we don't have to be strategic on our voting to think that something won't be able to be discussed at full Commission. I just wanted to point that out. **Chairman McKiernan** said absolutely correct. We have the capacity to pull any item that is on Consent if we want to have a more thorough discussion or even a presentation at full Commission.

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

Adjourn

Chairman McKiernan adjourned the meeting at 6:10 p.m.

mbb

June 1, 2020



Staff Request for Commission Action

Tracking No. 20300

Full Commission Meeting Date: 8/27/20

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 8/10/20

(If none, please explain):

Publication Required: No

<u>Date:</u> 7/29/2020	<u>Contact Name:</u> Gordon Criswell	<u>Contact Phone:</u> x5024	<u>Contact Email:</u> gcriswell@wycokck.org	<u>Department/Division:</u> Administrator's Office
<u>Item Description:</u> An MOU between Western University Association of the A.M.E. Church, Inc. and the Unified Government which sets forth the intent of the parties to form a trust in order to own property, seek grants and donations, and to develop the Quindaro Ruins Project.				
<u>Action Requested:</u> Approve and advance to Full Commission				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Memorandum of Understanding v02a (003)				

Memorandum of Understanding

This Memorandum of Understanding (“MOU”) is made effective as of the date last executed by and between Western University Association of the A.M.E. Church, Inc. (“Western University”) and the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”). This MOU is not intended to be a binding agreement or enforceable against either party, but is merely an expression of the intent of the parties to proceed in good faith with negotiations toward a final and binding agreement. This MOU is entered into in connection with the potential partnership between the parties related to the proposed future preservation and development of the Quindaro ruins site located in and around the site of the former Quindaro township in Kansas City, Wyandotte County, Kansas (“Quindaro Ruins Project”). Therefore, the parties express their mutual intent as follows:

1. The parties will proceed in good faith to identify the physical boundaries of the land to be included in the Quindaro Ruins Project, but it is the expectation of the parties that it will approximately include the property outlined and identified on Exhibit A.
2. It is the intention of the parties to form a trust (the “Trust”) to own the property included in the Quindaro Ruins Project, to apply for and seek grants, government funding, and donations, and to develop the Quindaro Ruins Project in accordance with the purposes of the Trust outlined in the Trust Agreement. The parties intend for the Trust to qualify as a tax-exempt entity under the federal income tax code.
3. The parties will proceed with drafting and negotiating the Trust Agreement. Western University will draft the initial draft of the Trust Agreement, and the parties will then proceed with good faith negotiations to finalize the Trust Agreement. The costs of preparing the Trust Agreement and applying for and obtaining tax exempt status for the Trust will be initially borne by Western University, but will be reimbursed from funds, once available, of the Quindaro Ruins Project.
4. The Trust Agreement will set forth clearly defined purposes for the Trust related to the use of the Quindaro Ruins Project property, the use of funds, and the development of the Quindaro Ruins Project. The Trust Agreement will also include specific project milestones to be accomplished by the Trust to ensure that the project is progressing, including the immediate need to take the actions necessary to comply with The Quindaro Ruins Preservation Covenant (2004), and the Trust Agreement will provide a process by which the property contributed to the Trust by the parties will revert back to the parties if the milestones are not accomplished by the dates set forth in the Trust Agreement.
5. Once the Trust is formed and achieves tax-exempt status, the property to be included in the Quindaro Ruins Project will be conveyed by each of the parties to the Trust.
6. Majority control of the Trust, and therefore, the Quindaro Ruins Project, will be held by Western University. The Trust will be governed by a Board of Trustees, and all decisions of the Trust will be made by a majority vote of the Board of Trustees. The Board of Trustees must at all times consist of a majority of Trustees appointed by Western

University (e.g. if there are 5 Trustees, Western University will appoint 3, and if there are 7 Trustees, Western University will appoint 4, and so on). The Unified Government will appoint the remaining Trustees to the Board of Trustees, although the parties may agree to allow some of the remaining Trustees to be elected “at large”; provided however, that the Trustees appointed by the Unified Government and those appointed “at large”, in the aggregate, will always constitute a minority vote of the Board of Trustees.

7. The Board of Trustees may appoint officers, such as a President and/or Executive Director, to carry out the directions of the Board of Trustees.

The parties acknowledge that this MOU sets forth an accurate non-binding summary of their mutual intent on how to proceed with the negotiation of the preparation and formation of the Trust and the Quindaro Ruins Project.

Western University Association of the A.M.E.
Church, Inc.,
a Kansas not-for-profit corporation

The Unified Government of Wyandotte
County/Kansas City, Kansas,
a political subdivision of the State of Kansas

By: _____
Name: _____
Title: _____

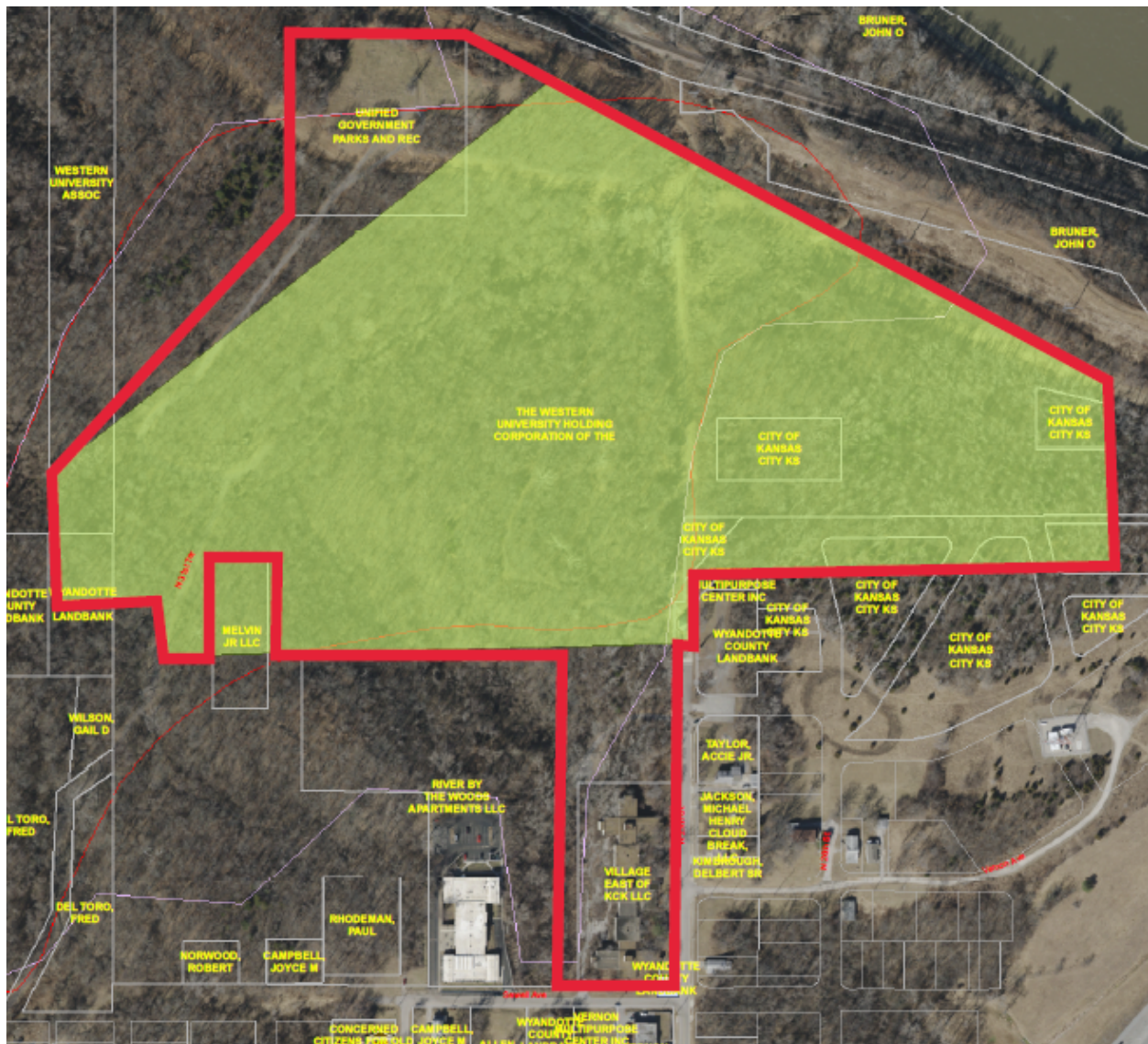
By: _____
David Alvey, Mayor/CEO

Date: _____, 2020

Date: _____, 2020

Exhibit A

Proposed Quindaro Ruins Project (outlined in red)





Staff Request for Commission Action

Tracking No. 20299

Full Commission Meeting Date: 8/27/20

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 8/10/20

(If none, please explain):

Publication Required: No

<u>Date:</u> 7/28/2020	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> 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.				
<u>Action Requested:</u> APPROVE AND ADVANCE TO FC 8/27/20				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> NCD Roger New Construction 8.10.20				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: July 28, 2020
SUBJECT: Applications for consideration

The following application(s) are being presented at the August 10th, 2020 meeting:

New Construction

- 2725 Farrow– Rogelio Avalos (New Construction)

The property is adjacent to a current home is in the land bank rehab program. The applicant is requesting to build a deck and driveway.

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

No violations for their property taxes or code violations.

The Land Bank Advisory Board will be contacted, and any comments will be presented at the meeting.

The Staff Advisory Team will be contacted, and any comments will be presented at meeting.

See attached sheets for more information

Land Bank Rehab Yard Extension

2725 Farrow Ave

- Adjacent home is currently being rehabbed in the land bank rehab program (3217 N 29th ST)
- Need Yard extension to build deck and new driveway



FARROW AVE



LEGAL DESCRIPTION

KLINE PLACE, S30, T10, R25, ACRES 0.140000, L2

PARCEL: 164800

ADDRESS:

2725 FARROW AVE KANSAS CITY KS 66104

LEGAL DESCRIPTION

KLINE PLACE, S30, T10, R25, ACRES 0.120000, L1

PARCEL: 164801

ADDRESS:

3137 N 29TH ST KANSAS CITY, KS 66104

29TH ST

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

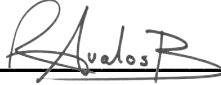
NOTE: The reversionary right is to protect the WCLB in case the buyer fails to complete the project, as agreed. If the property is reverted, the buyer will not be reimbursed for any losses and will be ineligible to purchase any future land bank property

- 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: _____
Sign here

Print Name

Application to Purchase Land Bank Property for New Construction

Land Bank Property Address: _____

Parcel ID Number: _____

Applicant and Contractor Information (Please Print)

Buyer Information

Name: _____

Company/Organization: _____

Mailing Address: _____

Phone Number(s): [REDACTED] _____

E-mail(s): [REDACTED] _____

Contractor

Name: _____

Company/Organization: _____

Mailing Address: _____

Phone Number(s): [REDACTED] _____

E-mail(s): [REDACTED] _____

Website: _____

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 _____
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 _____

Note: As a part of the review of this application, WCLB staff 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:
_____ Single-family Residential
_____ Two-family Residential
_____ Multi-family Residential
_____ Commercial, Type: _____
2. What is your anticipated completion timeframe?
____X____ 0 to 6 months
_____ 6 to 12 months
_____ 12 + months

3. What is your estimated construction budget per square foot?

The project will be to construct a new driveway and deck for the house on 3137 N 29th Street.

Residential Projects:

Concrete Driveway 1,179 SF x \$10.00 = \$11,790.00
Deck 141SF x \$12.00 = 1,692.00
Total = \$13,482.00

4. Following construction, will the applicant occupy the building?
Yes _____ 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.

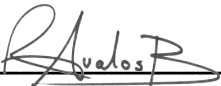
Proof of Funds

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 _____
Sign here

Print Name

Required Attachments

Please initial all of the following attached to this application:

- RA List of additional contractors
- RA Information on Wyandotte County properties owned by applicant _____
- RA Construction Plan
 - RA Project Narrative and Evidence of Experience
 - RA Project Budget
- _____ Proof of funds

RETURN TO:

Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



Staff Request for Commission Action

Tracking No. 20301

Full Commission Meeting Date: NA

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 8/10/20

(If none, please explain):

Publication Required: No

<u>Date:</u> 7/29/2020	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
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Item Description:

THE LAND BANK WILL GIVE AN UPDATE ON THE PROGRAM. THIS IS FOR INFORMATION ONLY.

Action Requested:

FOR INFORMATION ONLY

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List: