

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, July 6, 2020**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, July 6, 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: Gordon Criswell and Melissa Sieben, Assistant County Administrators; Katherine Carttar, Director of Economic Development; and Judd Knapp, Acting Land Bank Manager.

Chairman McKiernan said it does appear we have quorum at this time.

Chairman McKiernan said before I call this meeting to order, I want to announce that due to COVID-19, the committee members, staff and public are all attending remote, either via Zoom or by phone. All participants who are participating remotely whether by Zoom or by phone should mute their phones or their computers when they're not speaking to avoid background noise during the meeting. During the meeting, please make sure that you announce yourself by name and by title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and his current guidance from the Kansas Attorney General. Due to COVID-19 requirements, public comment has been suspended, unless otherwise required by law. The public has been allowed to submit comments by email prior to this meeting tonight. Those comments will be included in the record of this meeting.

Chairman McKiernan called the meeting to order.

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

Approval of standing committee minutes from May 4, 2020. **On motion of Commissioner Walters, seconded by Commissioner Johnson, the minutes were approved.**

Chairman McKiernan said, there is a motion and a second to approve those minutes as submitted. Given the oddity of this Zoom arrangement, we'll go ahead and have a roll call vote for acceptance of those minutes.

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

Chairman McKiernan said thank you so much. One of these days we will all be back in the same room when we can have a simple ascent vote to approve the minutes. That takes us to our committee agenda this evening. We have two items on the committee agenda, both are from Land Bank, and I believe I'm going to recognize Katherine Carrtar, our Director of Economic Development, to present both of these items.

Committee Agenda:

ITEM NO. 1 – 20228... LAND BANK APPLICATION

Synopsis: Request consideration of the following application, submitted by Katherine Carrtar, Director of Economic Development.

Application

725 S. 4th St. - Breck Ricketts

(use cell tower to provide low cost internet service to Edwardsville residents)

Katherine Carrtar, Director of Economic Development, said I'm actually going to hand it off to our new Acting Land Bank Manager, Judd Knapp, who is coming to you from his home as well, so Judd, if you could share your screen, if you have that up.

Judd Knapp, Acting Land Bank Manager, said first, I'm filling some pretty big shoes with Chris Slaughter leaving and I hope to build on his successes with the Land Bank. We have one property acquisition. It's at 725 S. 4th Street in Edwardsville.



APPLICATION – PROPERTY ACQUISITION
 725 S 4th St Edwardsville, Kansas



Intended Use

To use the existing cell tower to provide low cost internet service to the residents of Edwardsville.





This is an existing—I put cell tower but it's actually a communication tower. Mr. Ricketts told me there's a completely different, like rule set, with each one so this is a communication tower and this is to provide low cost internet service to the residents of Edwardsville. You can see from my maps, that the star there, is just south of the Edwardsville City Hall.



APPLICATION – PROPERTY ACQUISITION
 725 S 4th St Edwardsville, Kansas



- **Breck Ricketts**
 - Current on taxes
 - No code violations
- **Zoned R-2**
 - Currently working with the City of Edwardsville for a special use permit
- **No objections**
 - Land Bank Advisory Board
- **Purchase Price**
 - \$5,000



Breck Ricketts is the one that's applying for this. He's current on his taxes and has no code violations. It's currently zoned R-2, but he's working with the city of Edwardsville, Mike Webb, to get a special use permit. During this process they will go through public hearings to get the special use permit. At the time I made this PowerPoint we had no objections, but we now have two objections from the Land Bank Advisory Board. The purchase price is \$5,000.

Ms. Carttar said I will just add this has been a kind of a problem property for us. We've had this—it's been very difficult to maintain for—since it's—we only have a small handful of Land Bank properties that are in Edwardsville and this having the cable tower on it has been a challenge for us to kind of keep under control with the growth and all of that. I will mention that at least one of the objections, one did not give a reason, the other mentioned that no one from Edwardsville is on the Advisory Board and she was not comfortable with that. However, because we have so few,

that's why we don't have anyone on the Advisory Board from Edwardsville. That being said, as Jed mentioned, later this month, I believe next week, it is going to the Planning Commission in Edwardsville where they will have a process to provide that special use permit. We felt like there would be sufficient public input from that side. Additionally, this acquisition would be conditional on them receiving the SUP in Edwardsville.

Chairman McKiernan said thank you to both of you and I'll ask the rest of the committee if they have any comments or questions in a moment. But, help me wrap my brain around this. This is a current Land Bank property, Unified Government Land Bank. This person is applying to acquire this Unified Government Land Bank property. Is the property at this time flat with no improvements on it? **Ms. Carttar** said this is kind of a unique one. I look at this more as like a rehab almost because yes, there are no improvements on it. There are no improvements that can be done to this property due to the tower. Mr. Ricketts has had an inspection and so he is actually going to be putting a couple thousand dollars into the tower to make that usable and able to provide additional internet services in Edwardsville.

Chairman McKiernan said okay, so I guess that's my question. So, there's no improvements, but the tower exists today on this piece of property? **Ms. Carttar** said yes. **Chairman McKiernan** asked but the tower is not functional as it exists today. **Ms. Carttar** said well it is, I mean it's, it is not being used for anything so it was last used as a cable tower in 2000. **Chairman McKiernan** said so he's going to acquire this land and he's going to acquire the tower? **Ms. Carttar** said correct. **Chairman McKiernan** said and then he's going to put the tower into use. **Ms. Carttar** said that's correct.

Chairman McKiernan said I will say this is a unique request. I don't recall ever having any requests like this from the Land Bank. I'm going to sit and think about this one a little bit more and I'll just ask my fellow committee members if any of them have comments or questions on this application.

Commissioner Johnson said it's probably water under the bridge, but since 2000 has the UG owned not only the land, but the tower also. Have we all been the owners of that tower?

Ms. Carttar said so we have been the owners of the tower. I don't know the exact date. I could look it up, pretty quick. Its been a long time. **Commissioner Johnson** said does that tower have any value at all? **Ms. Carttar** said we took it by Matt May, our Risk Management Director, and asked if there was anything that we could possibly use it for, and he said that there's really for UG purposes, there's really no functional use for it. **Commissioner Johnson** said okay. **Ms. Carttar** said yeah and so with the inspection that Mr. Ricketts had done, he believes that with a sizable, few thousand-dollar investments, this could be a tower that could be used again. **Commissioner Johnson** said yeah, it is odd.

I agree with Commissioner McKiernan, but okay, this answers my question. **Ms. Carttar** said and my assumption is this will be the only one of these you will ever see.

Melissa Sieben, Assistant County Administrator, said I just wanted to—back with Katherine and Judd were saying, for multiple years, prior to Katherine being here, we've been trying to figure out how to dispose of this with the study of Edwardsville simply because it's been a blight in our community because we have not been able to maintain the growth. It is adjacent to, I believe it's a 55 and older home, so we definitely want to partner to see this either put into productive reuse, as Catherine was stating, or we had been contemplating spending our money to demo it.

Ms. Carttar said yeah, that's correct and we've been working for the last few months with City Manager Webb in Edwardsville and their Director of Planning, as well. They are well aware, they're supportive of this reuse. As I mentioned, I was trying to find a date but I know it's next week whenever they have their planning commission meeting that this will be taken up.

Chairman McKiernan said I hate to use the word, but effectively this tower is kind of an attractive nuisance at the moment. We are willing to let the applicant make whatever use he can of that tower. If he acquires the property, cleans it and maintains it, that there's a greater benefit to the surrounding community from that, than there is to whatever he happens to use the tower for. If they happen to get better internet, then that's a bonus, is that correct? **Ms. Carttar** said that's correct. It's also a very difficult—even if we were to—it would cost many thousands of dollars to demo. We did get last year, I believe, we did get a number on what that would cost. It would be fairly substantial and then with the retaining, or this hypertension—the creek going through it's

just not, it's not something and not a property that could be easily reused and, you know, you're not going to build a house or anything, it's kind of a floodplain.

Chairman McKiernan said okay. Any other comments or questions from members of the committee.

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

Chairman McKiernan said before we go to a vote, I just want to go back and have Judd clarify, you said we had two communications regarding this application. One, was from a person who was concerned about lack of representation on the Land Bank Advisory Committee. Remind again what the second communication was? **Mr. Knapp** said I had said he would contact you directly, it didn't tell me anything. **Chairman McKiernan** said and none of us have received said contact.

Chairman McKiernan said all right, it would appear that we have not. We have a motion and a second to approve this application as submitted. Roll call please.

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

ITEM NO. 2 – 20234... UPDATE: REHAB PROGRAM

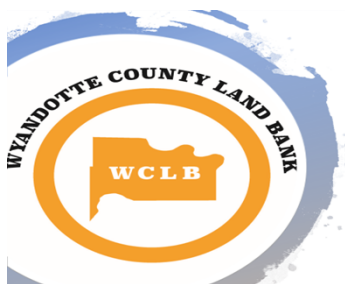
Synopsis: An update on the latest completed rehabs from the Land Bank Rehab Program, submitted by Katherine Carttar, Director of Economic Development.



APPLICATION – PROPERTY ACQUISITION
725 S 4th St Edwardsville, Kansas

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

July 6, 2020



Rehab Update July 6, 2020



Judd Knapp, Acting Land Bank Manager, said I'm giving you a rehab update. To date, we've had 57 completed rehabs and that's an appraised value increase of \$3.1 million. I provided you a map of where all of our rehabs have been located, our completed rehabs.



We have 48 rehabs that are currently in progress.



July 6, 2020

We have 47 houses that have been demoed, and there's eight currently on the demo list.



Completed Rehab
746 Lafayette Ave



Appraised value when Land Bank acquired

\$3,800

Current listing price

\$109,000



We have one completed rehab at 746 Lafayette. It's appraised value when it came into the Land Bank was \$3,800. It's currently on the housing market \$109,000.



Completed Rehab
746 Lafayette Ave



Before



After



Here's some before and after pictures.



Completed Rehab
746 Lafayette Ave



Before



After



The inside of the living room area.

July 6, 2020



This is the bedroom.



This is the bathroom. That's the update.

Chairman McKiernan said thank you so much for that update. We do appreciate your continued work on this. Does any member of the committee have a comment or a question for Mr. Knapp on the rehab program?

Commissioner Johnson said I appreciate the work that you all are doing. You know, it's this kind of progress that oftentimes gets overlooked in our community. I know that when I was looking at those little dots on the map, a lot of them are either in mine or Commissioner Townsends district, so, again, I want to commend you all on the work that's being done. It's incrementally making our communities safer and improving the quality of life so thank you for that and with that, I will move for approval.

Chairman McKiernan said thank you, Commissioner. This actually was an item that was for our information only. So, we'll bank that motion for a later meeting. And at this point, we'll say thank you to Ms. Carttar and Mr. Knapp for their presentation night. There is no further business on the Neighborhood and Community Development agenda.

July 6, 2020

Action: **For information only.**

Adjourn

Chairman McKiernan adjourned the meeting at 5:20 p.m.

mbb

July 6, 2020