



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, September 28, 2020
5:00 PM

Location: Remotely

You are invited to a Zoom webinar.

When: Sep 28, 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:

<https://zoom.us/j/91614679170?pwd=VjhTVDAzRjk2QlBhRXNRQk04SFZCZz09>

Passcode: 009425

Or iPhone one-tap :

US: +13462487799,,91614679170# or +12532158782,,91614679170#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 253 215 8782 or +1 669 900 9128 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 916 1467 9170

International numbers available: <https://zoom.us/j/91614679170?pwd=VjhTVDAzRjk2QlBhRXNRQk04SFZCZz09>

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 September 28, 2020 Agenda

III. Approval of standing committee minutes from (no minutes available)

IV. Committee Agenda

Item No. 1 - LAND BANK OPTION APPLICATIONS

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

New construction - single family homes

517 Elizabeth Ave. (Parcel 118134), Blake Lostal

624 Orville Ave. (Parcel 118453), Blake Lostal

10841 Country Side Dr. (Parcel 182702), Mosaic Construction Co.

737 Tauomee Ave. (Parcel 081463), S&M Management LLC

455 N. Bluegrass Dr. (Parcel 228408), Darlene Dunn
5249 N. 109th St. (Parcel 182736), Sean McLucas
14141 Minnesota Ave. (Parcel 179500), Sean McLucas
3341 N. 87th St. (Parcel 932020), Lucio Vazquez
1236 Armstrong Ave. (Parcel 080889), Omar Khalil
1238 Armstrong Ave. (Parcel 080883), Omar Khalil
1240 Armstrong Ave. (Parcel 080888), Omar Khalil
926 S. Coy St. (Parcel 074612), Oscar Guzman
3819 Lloyd St. (Parcel 132721), Rogelio Avalos
3425 N. 31st St. (Parcel 164220), Justice Estralita
1302 S. 38th St. (Parcel 170703), Mitch Graham

New construction - duplexes

1132 & 1134 Armstrong Ave. (Parcel 080798, 080797), Omar Khalil
1136 & 1138 Armstrong Ave. (Parcel 080796, 080795), Omar Khalil
4903 Dixie Ave. (Parcel 217327), Rogelio Avalos

New construction - commercial

1841 State Ave. (Parcel 054096), Marquis Custom LLC
(build chapel and parking lot for funeral home)
1857 Minnesota Ave. (Parcel 054050), Marquis Custom LLC
1873 Minnesota Ave. (Parcel 054051), Marquis Custom LLC
(coffee shop, donut and pizza shop)

New construction - garages

2027 N. 4th St. (Parcel 109717), Angela Knight
1926 N. 25th St. (Parcel 208314), Paul Tyes
3422 & 3430 N. 32nd Terr. (Parcel 163808, 163809), Irvin Jackson
(would need to cancel a lease)

Tracking #: 20397

Item No. 2 - LAND BANK PROPERTY TRANSFERS

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

Rehab - new construction side lot

2401 N. Tremont St. (Parcel 111813)

(This lot is neighboring a home that is currently being rehabbed the Land Bank. The contractor is requesting the neighboring lot to build a deck and driveway.)

Land Bank land swap

Fred Del Toro applied for a special use permit to put livestock on his property, but it was at the entrance to the Quindaro Cemetery. The Land Bank was asked if we would have property

that we could swap that would meet his needs.
Fred Del Toro current property:
3447 & 3456 N. 31st Terr. (Parcel 163904, 163902)
Land Bank Lot
3314 N. 47th St. (Parcel 916907)
Tracking #: 20403

V. Public Agenda

VI. Adjourn



Staff Request for Commission Action

Tracking No. 20397

Full Commission Meeting Date: 10/29/20

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 9/28/20

(If none, please explain):

Publication Required: No

<u>Date:</u> 9/16/2020	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Land Bank
<u>Item Description:</u> The Land Bank Manager respectfully request that the neighborhood and community development committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Interim Land Bank Manager. 15 single family homes 3 Duplexes 2 Commercial 3 Garages Map link - https://arcg.is/CHiGi				
<u>Action Requested:</u> Approve and forward to the Land Bank Board of Trustees				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> RFA 09.28.2020 Options, Land Bank Standing Committee 9.28.2020				



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: September 17, 2020
SUBJECT: Applications for consideration

The following **option application(s)** are being presented at the 9/28/2020 meeting:

New Construction – Single Family Homes

- 517 Elizabeth Ave - Parcel 118134 – Blake Lostal
- 624 Orville Ave – Parcel 118453 – Blake Lostal
- 10841 Country Side Dr – Parcel 182702 – Mosaic Construction Company
- 737 Tauromee Ave – Parcel 081463 – S&M Management LLC
- 455 N Bluegrass Dr, Parcel 228408 – Darlene Dunn
- 5249 N 109th St – Parcel 182736 – Sean McLucas
- 14141 Minnesota Ave – Parcel 179500 – Sean McLucas
- 3341 N 87th St – Parcel 932020 – Lucio Vazquez
- 1236 Armstrong Ave – Parcel 080889 – Omar Khalil
- 1238 Armstrong Ave – Parcel 080883 – Omar Khalil
- 1240 Armstrong Ave – Parcel 080888 – Omar Khalil
- 926 S Coy St – Parcel – 074612 – Oscar Guzman
- 3819 Lloyd St. - Parcel – 132721 – Rogelio Avalos
- 3425 N 31st St – Parcel -164220 – Justice Estralita
- 1302 S 38th St – Parcel 170703 – Mitch Graham

New Construction - Duplex

- 1132 & 1134 Armstrong Ave -Parcels 080798, 080797 – Omar Khalil
- 1136 & 1138 Armstrong Ave -Parcels 080796, 080795 – Omar Khalil
- 4903 Dixie Ave - Parcel – 217327 – Rogelio Avalos

New Construction - Commercial

- 1841 State Ave – Parcel 054096 – Marquis Custom LLC
 - Build chapel and parking lot for funeral home
- 1857 Minnesota Ave – Parcel 054050 - Marquis Custom LLC
- 1873 Minnesota Ave – Parcel 054051 - Marquis Custom LLC
 - Coffee shop, Donut, and Pizza Shop

New Construction – Garage

- 2027 N 4th St – Parcel 109717 - Angela Knight
- 1926 N 25th St – Parcel 208314 – Paul Tyes
- 3422 & 3430 N 32nd Ter – Parcels 163808, 163809 – Irvin Jackson
 - Would need to cancel a lease
- Enclosed are maps identifying the properties

The applicants do not have violations for their property taxes or code violations.

This memo will be sent to the Land Bank Advisory Board, and the Staff Advisory Team. Staff will report any comments at the meeting.

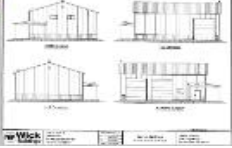


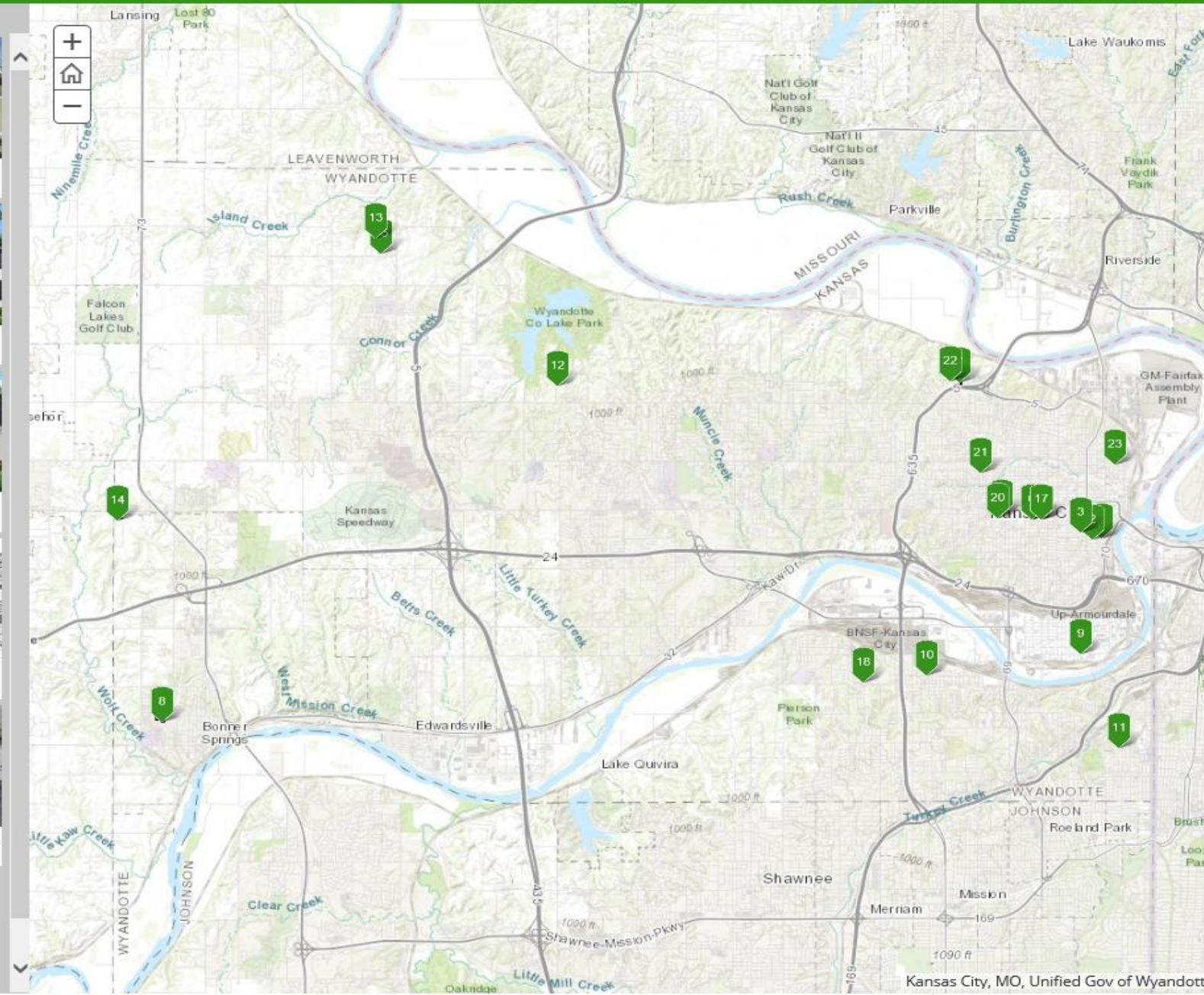
Neighborhood &
Community Development
Standing Committee

September 28, 2020



Option Agreements

 1 Single Family Home - Blake Lostal	 2 Single Family Home - Blake Lostal	 3 Single Family Home - S&M Management	 4 Single Family Home - Omar Khalil				
 5 Single Family Home - Omar Khalil	 6 Single Family Home - Omar Khalil	 7 Single Family Home - Justice Estralita	 8 Single Family Homes - Darlene Dunn				
 9 Single Family Home - Oscar Guzman	 10 Single Family Home - Mitch Graham	 11 Single Family Home - Rogelio Avalos	 12 Single Family Home - Lucio Vazquez				
 13 Single Family Home - Sean McLucas	 14 Single Family Home - Sean McLucas	 15 Single Family Home - Mosaic Construction	 16 Duplex - Omar Khalil				
 17 Duplex - Omar Khalil	 18 Duplex - Rogelio Avalos	 19 Commercial - Chapel and Parking Lot	 20 Commercial - Row Shops - Marquis Custom				
 OPTION AGREEMENTS - FAIRLITES				 OPTION AGREEMENTS - MARQUIS CUSTOM LLC			





SIGNED OPTION AGREEMENTS

BLAKE LOSTAL



1 & 2

2 Single Family Homes

- 517 Elizabeth Ave – Parcel 118134
- 624 Orville Ave – Parcel 118453

Option Signed – July 28th 2020

Option Expires – July 28th 2021





SIGNED OPTION AGREEMENTS BLAKE LOSTAL

1 & 2



4 Beds
2 Bath
Sq. Ft. – 1,443
Project Start – 3 to 5 months
Project Completion – 6 to 8 months





SIGNED OPTION AGREEMENTS S&M MANAGEMENT LLC

3



New Construction – Single Family Home

Going to combine parcels to build home

- 735 Tauromee Ave – Currently owns
- 737 Tauromee Ave – Requesting Land Bank Lot
- Parcel - 081463





SIGNED OPTION AGREEMENTS S&M MANAGEMENT LLC

3



3 Beds
2 Bath
1380 Sqft



OPTION AGREEMENTS

OMAR KHALIL

4,5,6,18



3 Single Family Homes

1236 Armstrong Ave

- 080889

1238 Armstrong Ave

- 080883

1240 Armstrong Ave

- 080888

Wants to buy
vacant home
only if we can
hold the land
bank lot.

2 Duplexes

Combine lots

- 1138 & 1136
 - Frontage – 83ft
- 1134 & 1132
 - Frontage – 73ft

1132 Armstrong Ave

- 080798

1134 Armstrong Ave

- 080797

1136 Armstrong Ave

- 080796

1138 Armstrong Ave

- 080795



OPTION AGREEMENTS

OMAR KHALIL

4,5,6,18



Single Family Homes – 2 bed and 2 bath 1200 square foot

Duplexes – 2 bed and 2 bath

Timeline – Start March 2021

4 months to complete





OPTION AGREEMENTS

OMAR KHALIL

4,5,6,18





OPTION AGREEMENTS JUSTICE ESTRALITA

7



New Construction –

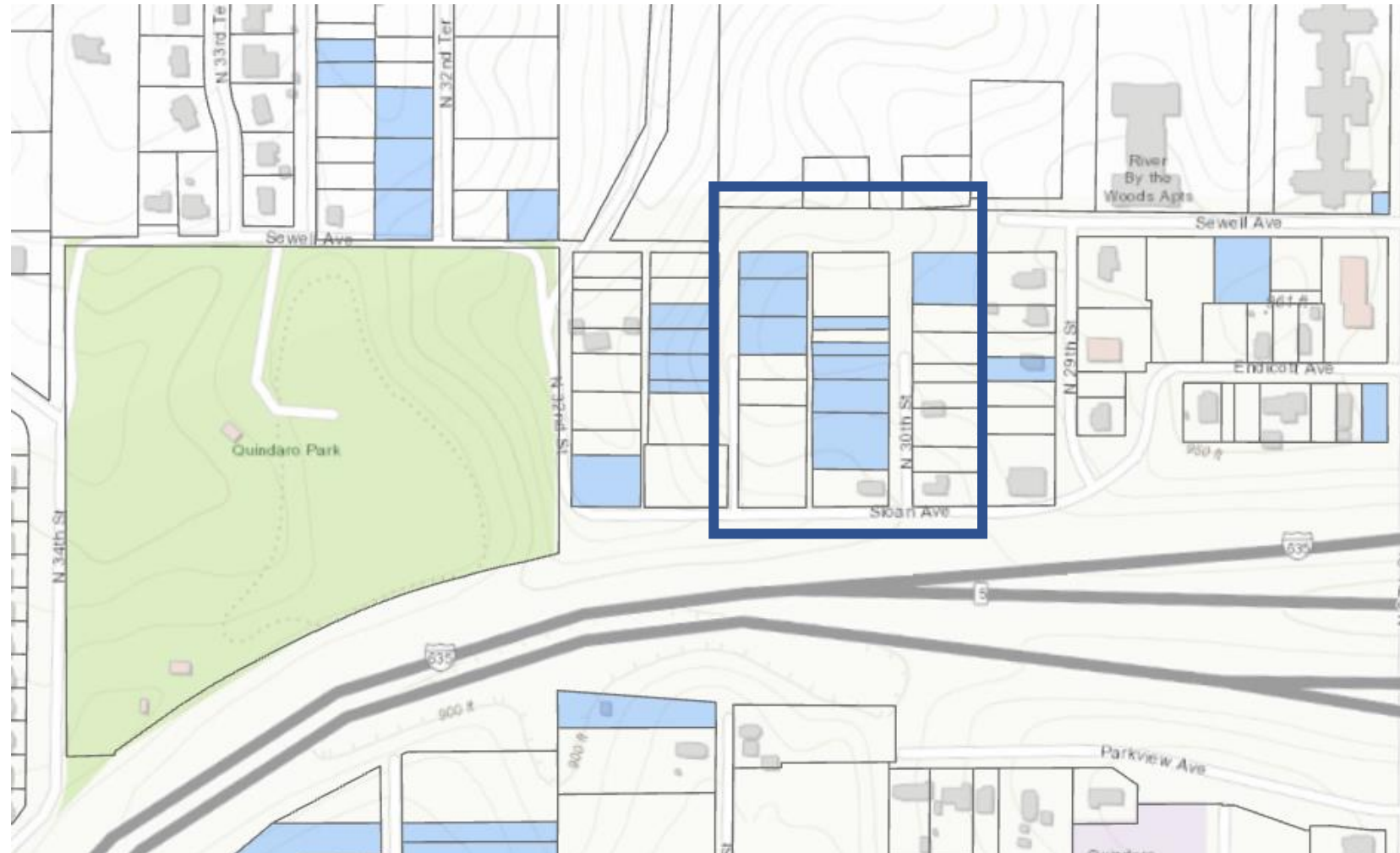
Single Family Home

Pool & Sunroom

Great Hall

- N 31st St North of Sloan Ave
- Zoning R-1B
- Acres – 2.1 Total

Currently working with Planning





OPTION AGREEMENTS JUSTICE ESTRALITA

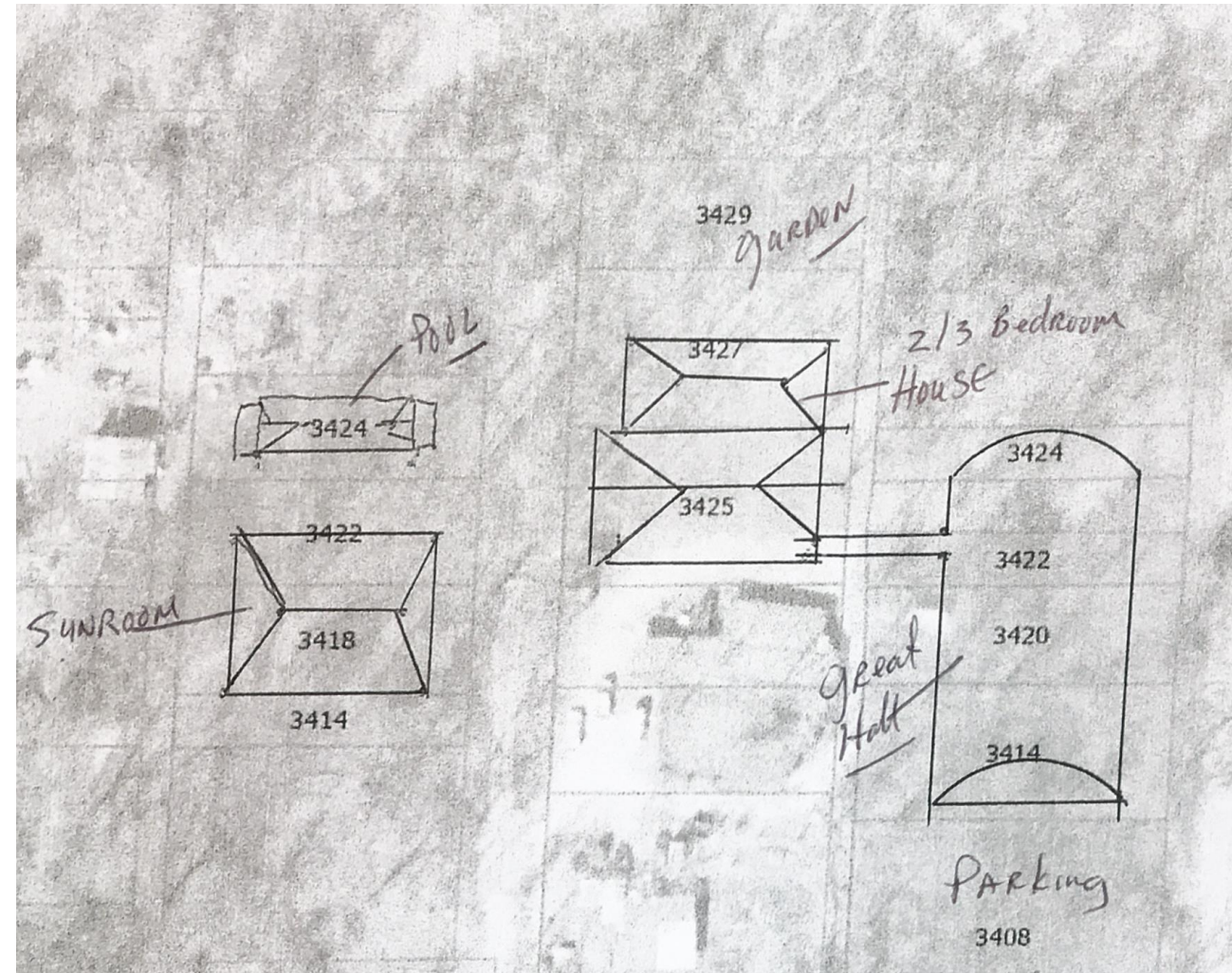
7



3425 N 31st ST

12 Parcels

164220
164321
164225
164307
164218
164223
164322
164301
164216
164308
164300
164306



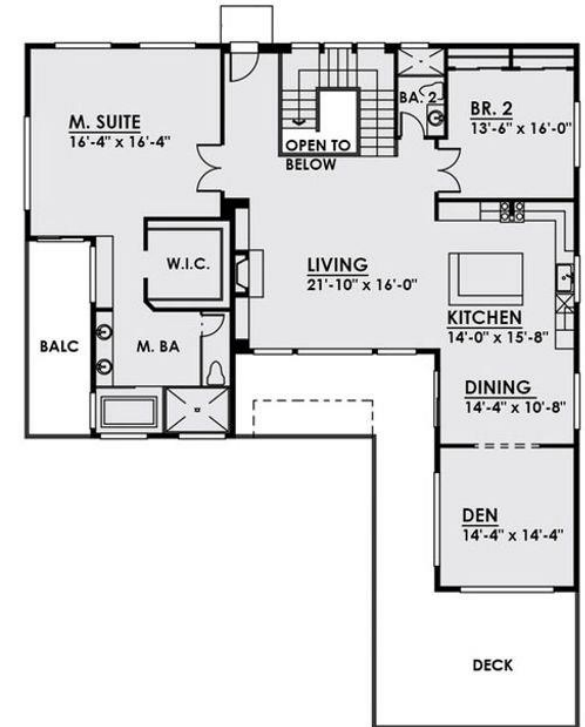
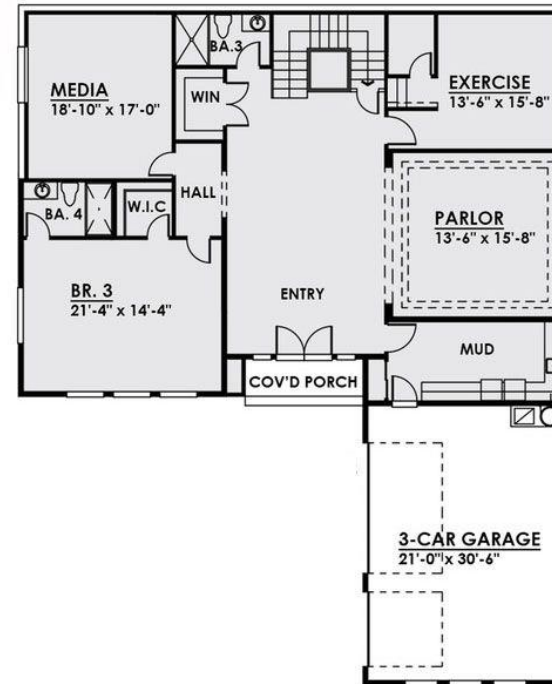


OPTION AGREEMENTS JUSTICE ESTRALITA

7



3 Bedrooms
4 Full Baths





SIGNED OPTION AGREEMENTS

DARLENE DUNN

8



Multiple single family homes
455 N Bluegrass Dr, Bonner Springs
Parcel - 228408





SIGNED OPTION AGREEMENTS

DARLENE DUNN

8



Number of homes

- 5 to 7 homes

Number of beds & baths

- Range from 1/1 to 5/3

Square Foot

- 900 – 3000 Sq. Ft.





OPTION AGREEMENTS OSCAR GUZMAN

9



New Construction – Single Family Home
926 S Coy St
Parcel – 074612
Zoning – R-2B





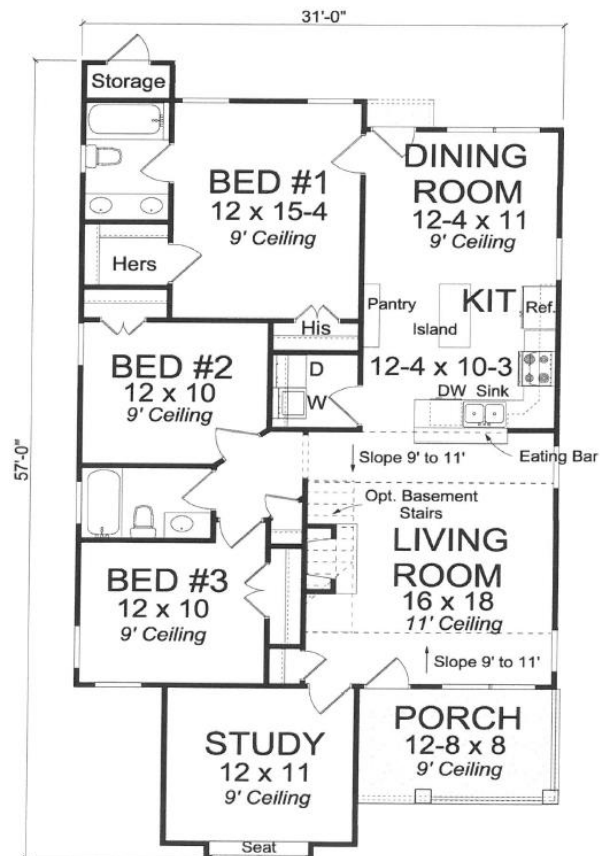
OPTION AGREEMENTS

OSCAR GUZMAN

9



3 beds 2 baths
1,580 Sqft
Completion time – 12 months





OPTION AGREEMENTS MITCH GRAHAM

10





OPTION AGREEMENTS MITCH GRAHAM

10



Parcel 170703
1302 S 38th St
Zoning – R1-B

3 Beds
2 Bath
1,200 Sqft
Zoning R-1B





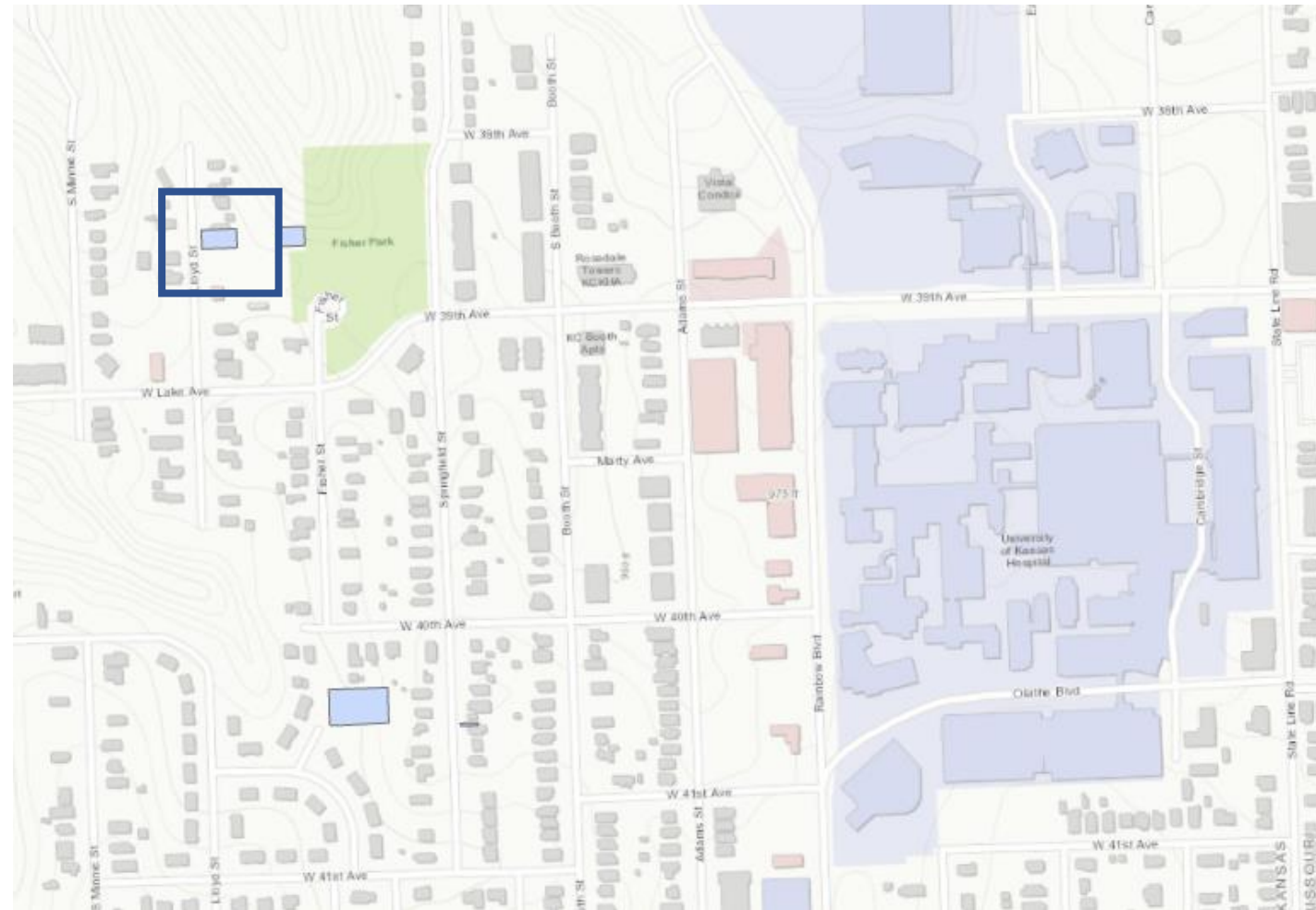
OPTION AGREEMENTS ROGELIO AVALOS

11



New Construction – Single Family Home

- 3819 Lloyd St – Parcel 132721





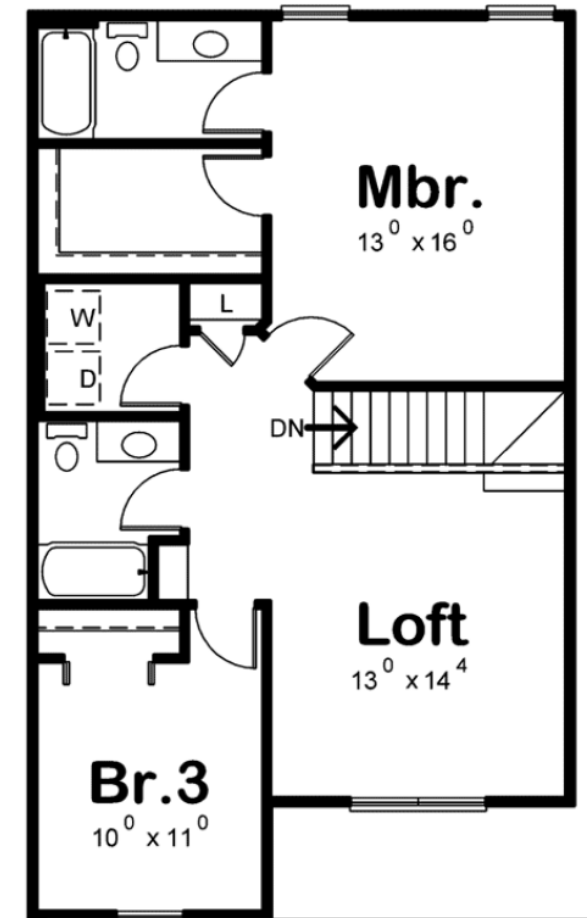
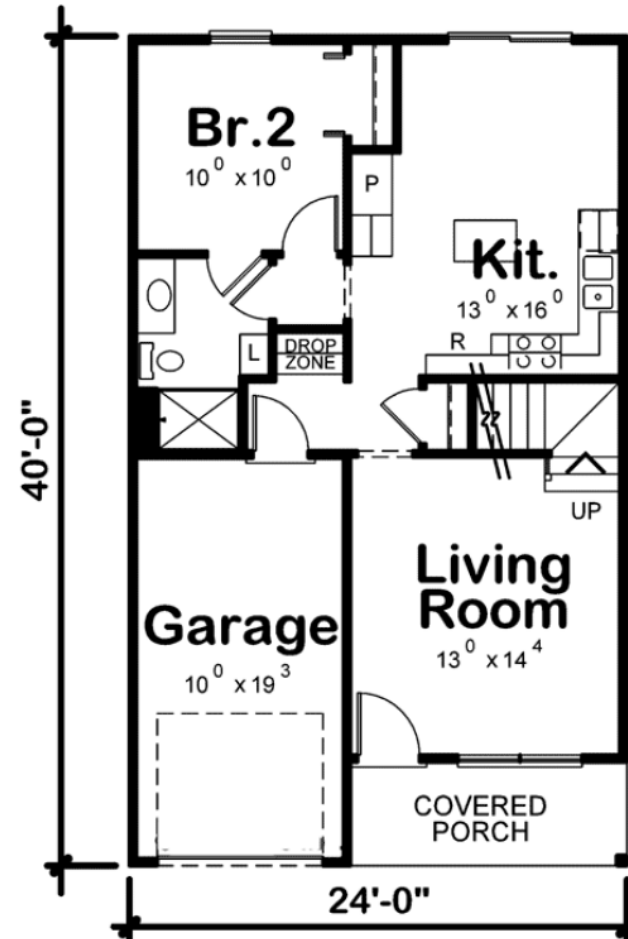
OPTION AGREEMENTS ROGELIO AVALOS



11

3 Bedrooms
3 Baths
Sq. Ft. 1,540

Project Start – February 2021
Project Completion – July 2021





OPTION AGREEMENTS LUCIO VAZQUEZ

12



New Construction – Single Family Home
3341 N 87th ST
Parcel – 932020
Zoning – R-1





OPTION AGREEMENTS LUCIO VAZQUEZ

12



4 Bed
2 Bath
1,500 – 2,000 Sq. Ft
Project Start – December 2020
Project Completion – October 2021



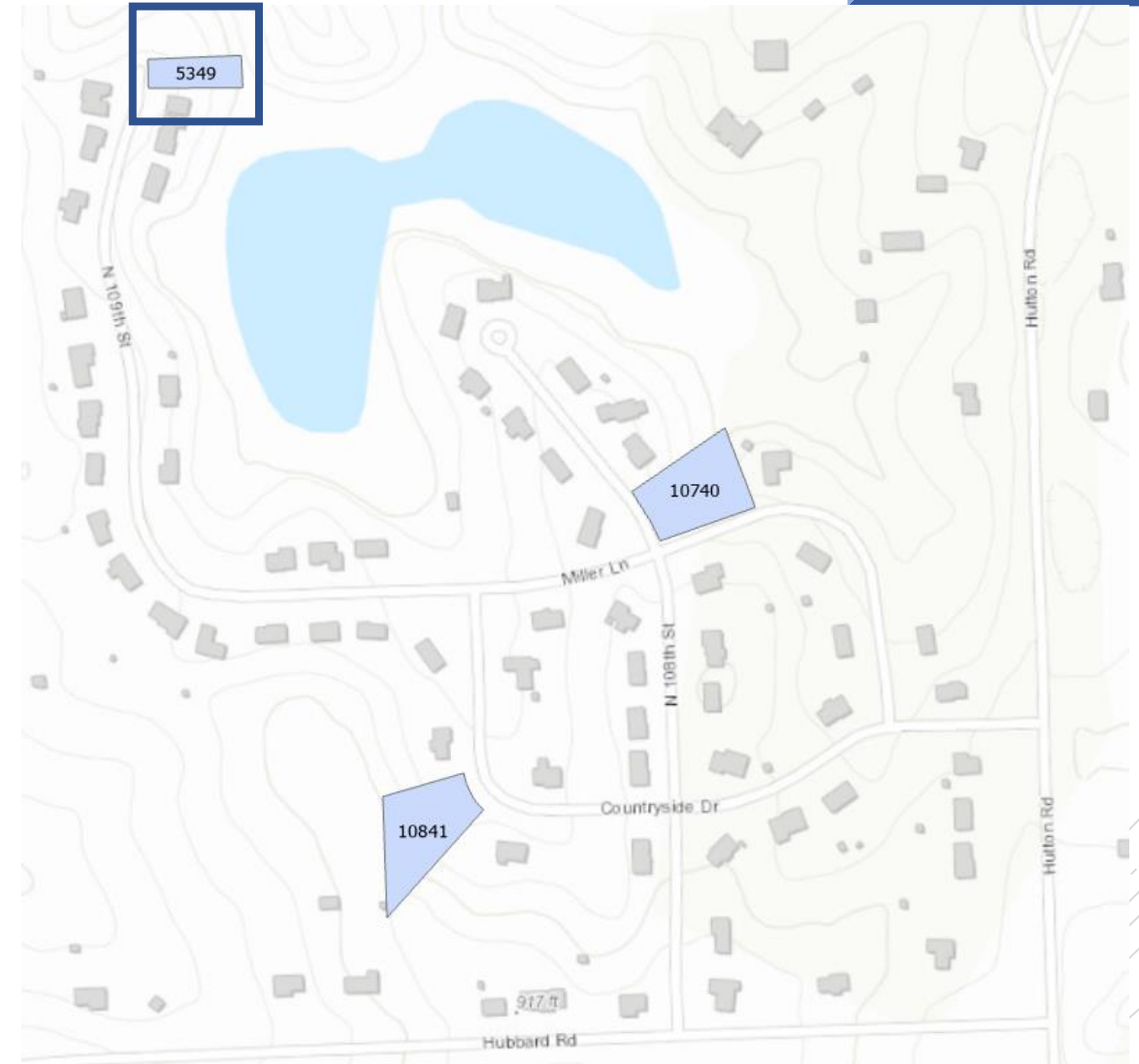


OPTION AGREEMENTS SEAN MCLUCAS

13



New Construction – Single Family Home
5249 N 109th St
Parcel – 182736
Zoning – R-1



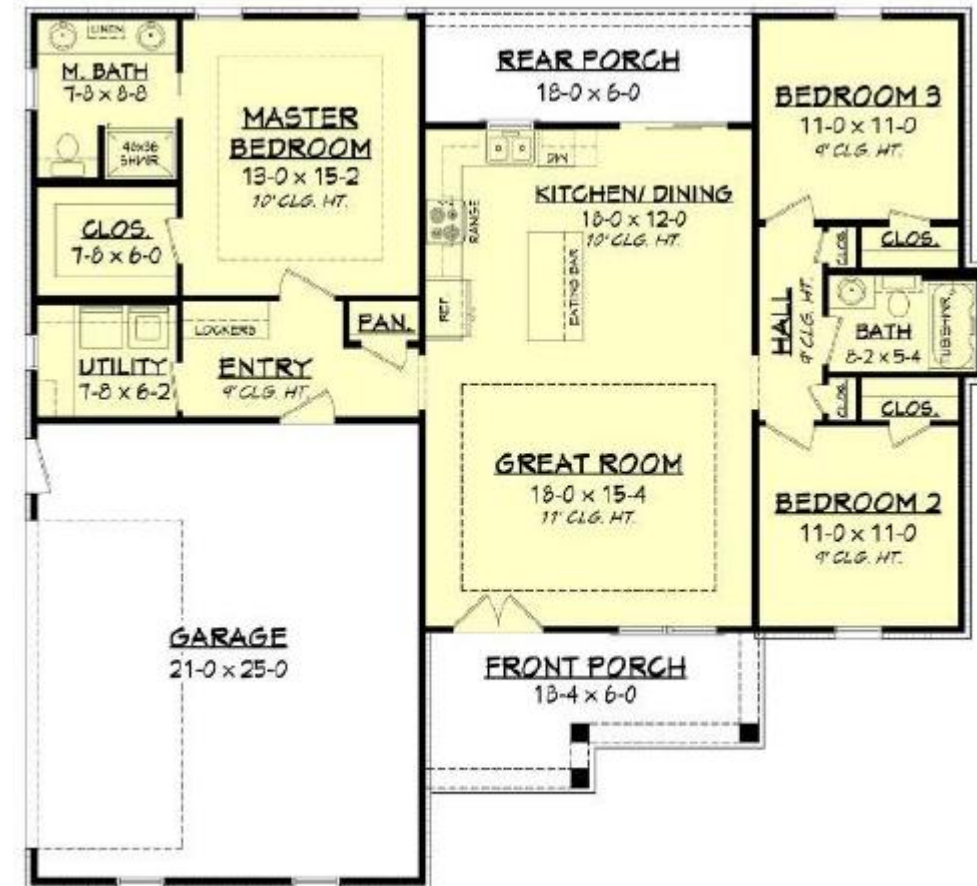


OPTION AGREEMENTS SEAN MCLUCAS

13



3 Beds
2 Bath
Sq. Ft. 1,398
Project start date – October 2020
Project Completion – August 2021



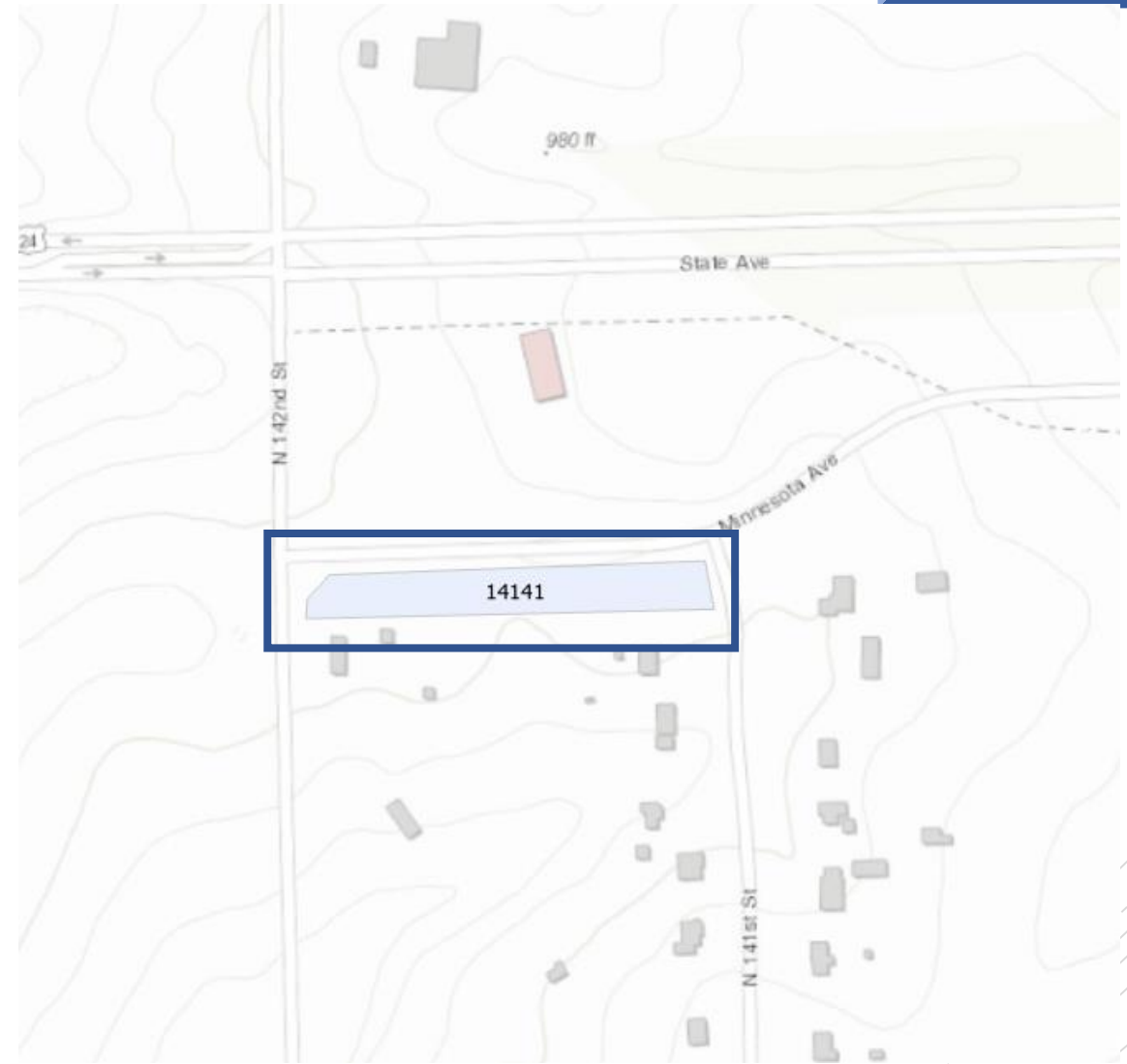


OPTION AGREEMENTS SEAN MCLUCAS

14



New Construction – Single Family Home
14141 Minnesota Ave, Bonner Springs
Parcel – 179500



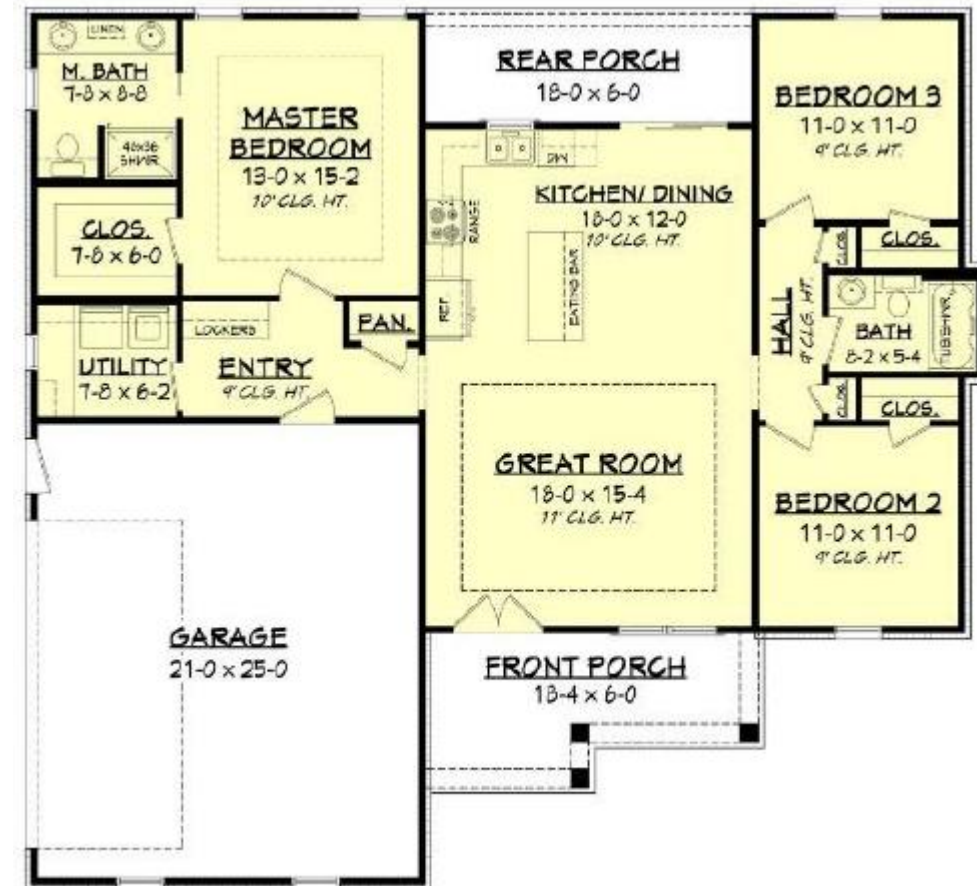


OPTION AGREEMENTS SEAN MCLUCAS

14



3 Beds
2 Bath
Sq. Ft. 1,398
Project start date – October 2020
Project Completion – August 2021



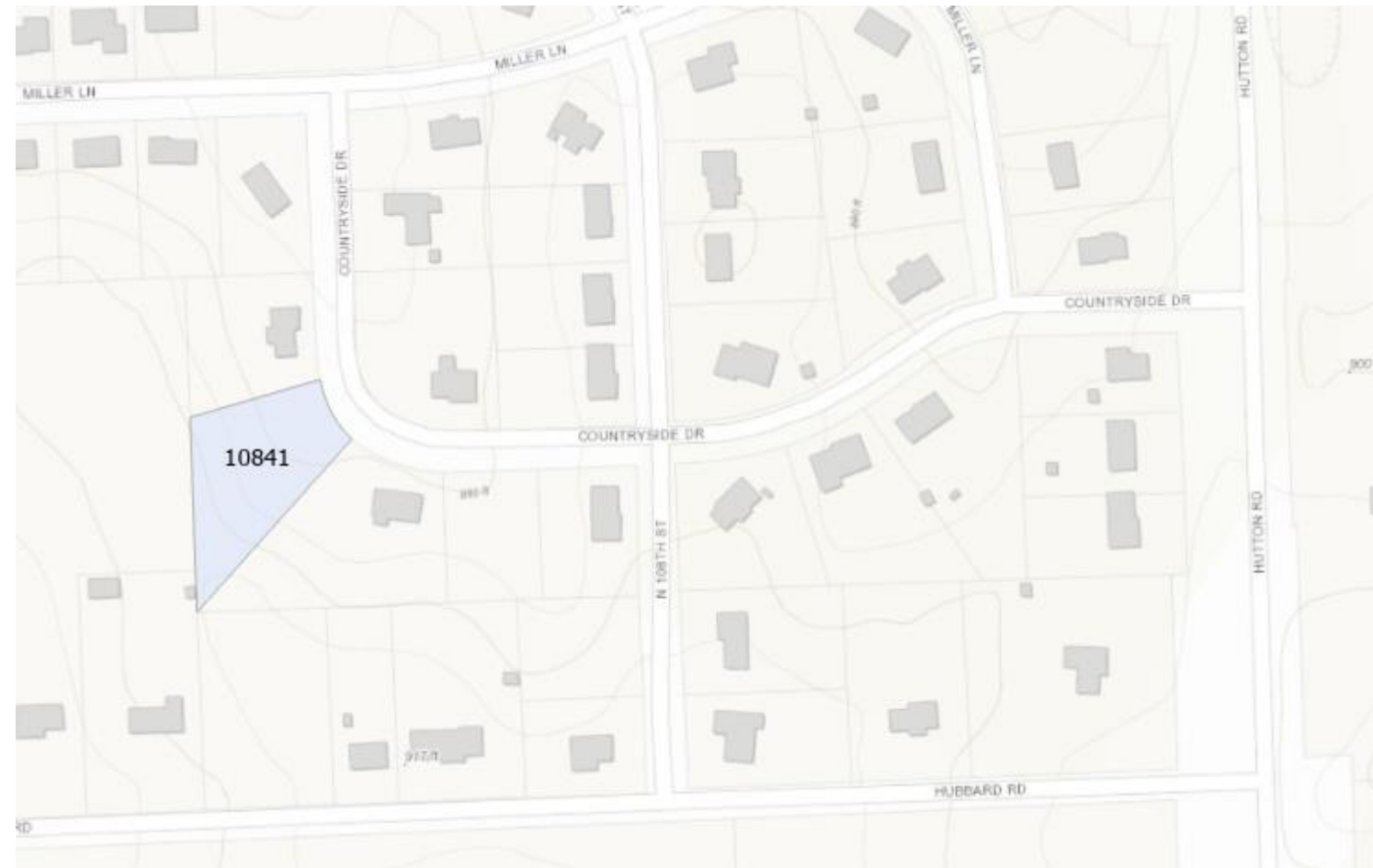


SIGNED OPTION AGREEMENTS MOSAIC CONSTRUCTION COMPANY

15



New Construction – Single Family Home
10841 Country Side Dr
Parcel - 182702



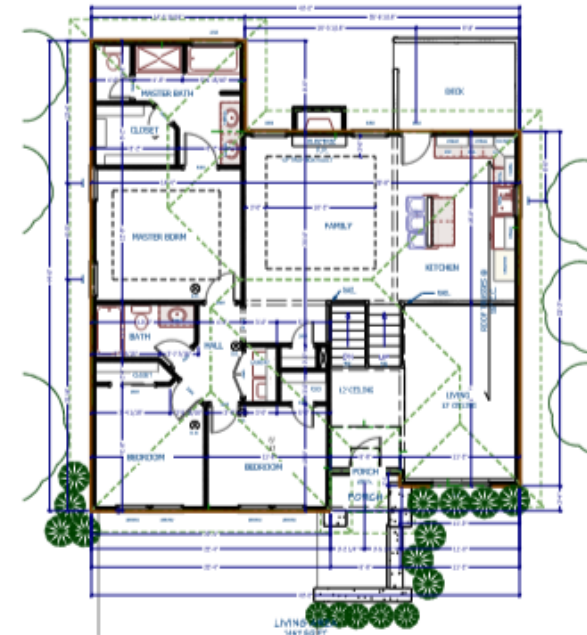
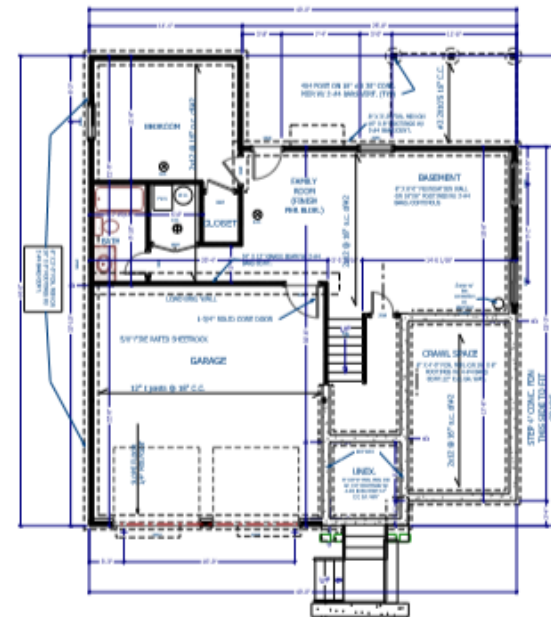


SIGNED OPTION AGREEMENTS MOSAIC CONSTRUCTION COMPANY

15

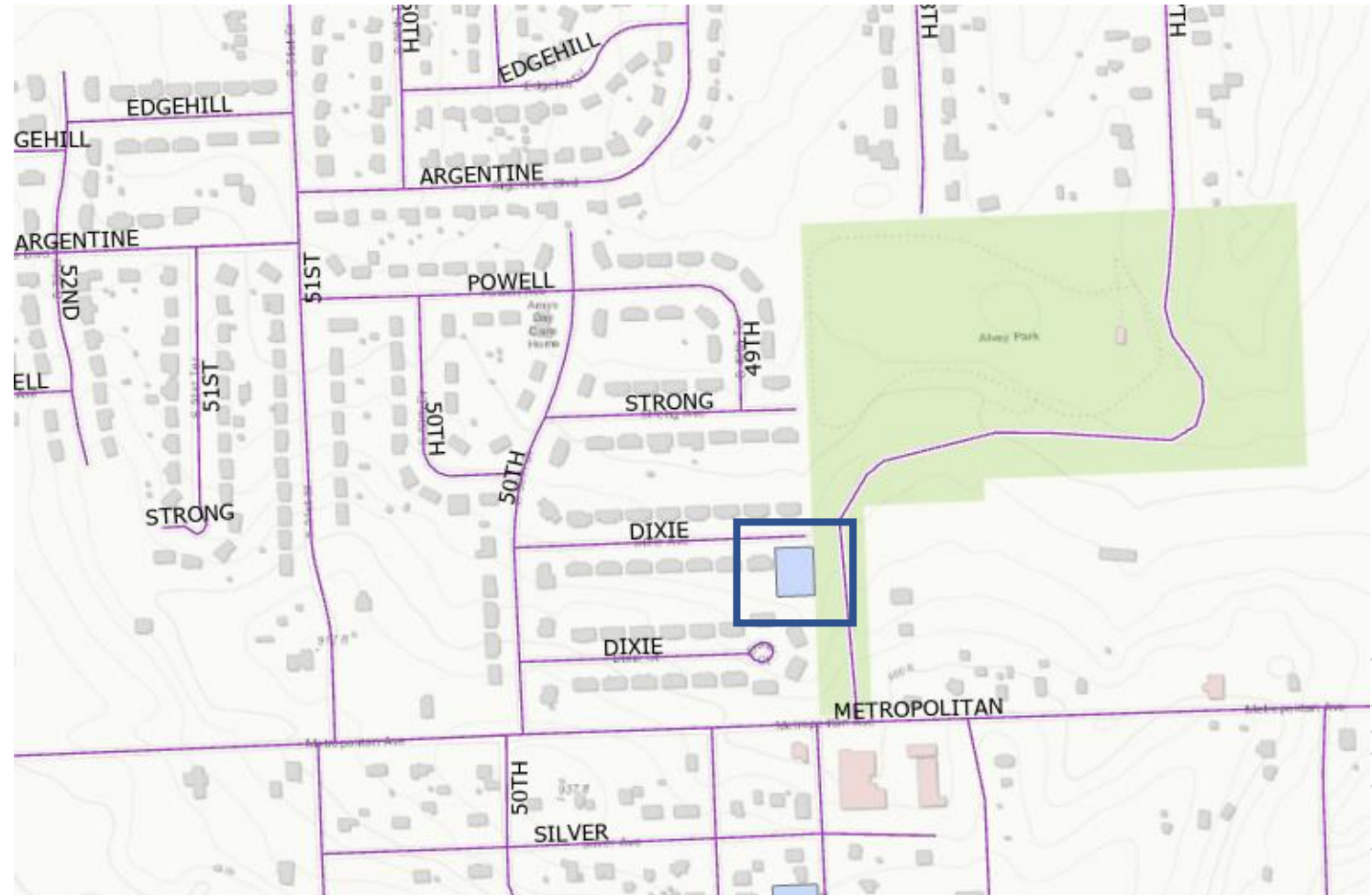


4 Beds
3 Baths
1,461 Sqft





- Duplex
 - 4903 Dixie Ave
 - Parcel 217327





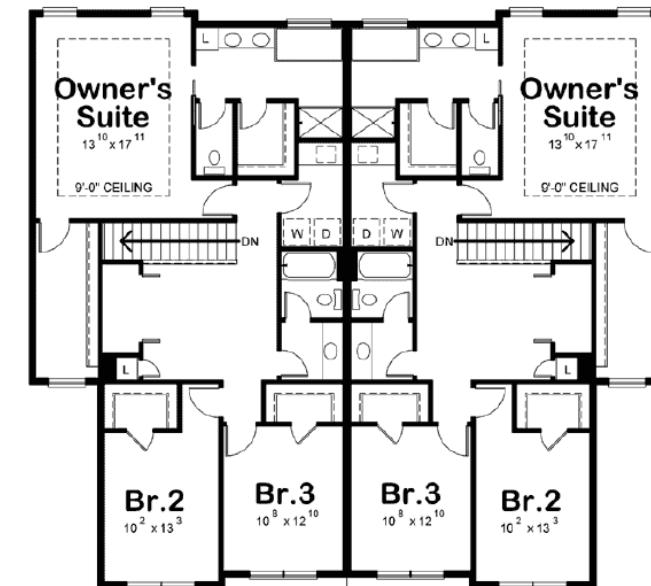
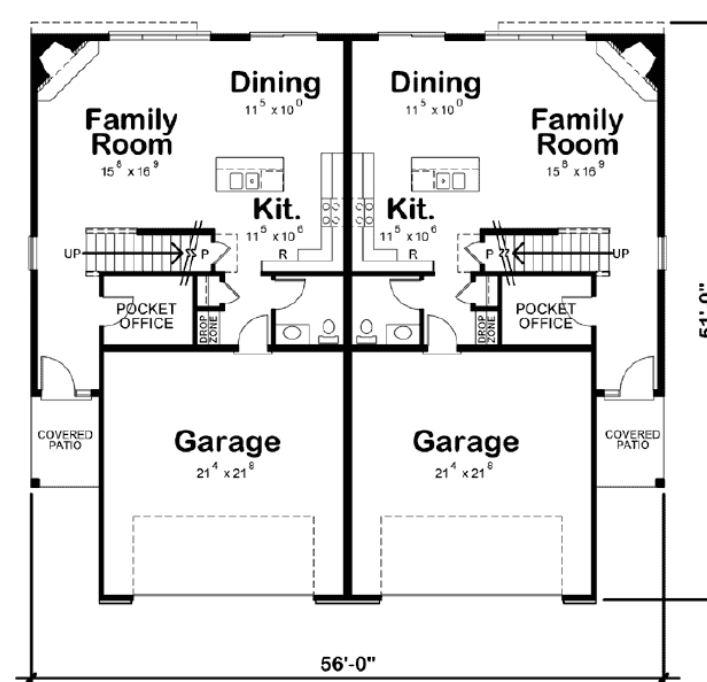
OPTION AGREEMENTS ROGELIO AVALOS

18



3 Bedrooms
2 Full Baths
1 Half Bath
Sq. Ft. 2,064

Project Start – July 2021
Project Completion – December 2021





SIGNED OPTION AGREEMENTS MARQUIS CUSTOM LLC

19



New Construction – Chapel and Parking lot

- 1840 Minnesota Ave – Currently owns
- 1845 State Ave – Currently owns
 - Will demo current home
- 1841 State Ave – Requesting Land Bank Lot
 - Parcel - 054096





SIGNED OPTION AGREEMENTS MARQUIS CUSTOM LLC

20



New Commercial Construction

- Coffee, Donut, and Pizza Shops

Going to buy

- 1855 Minnesota Ave

Requesting Land Bank Lots

- 1857 Minnesota Ave – Parcel 054050
- 1873 Minnesota Ave – Parcel 054051



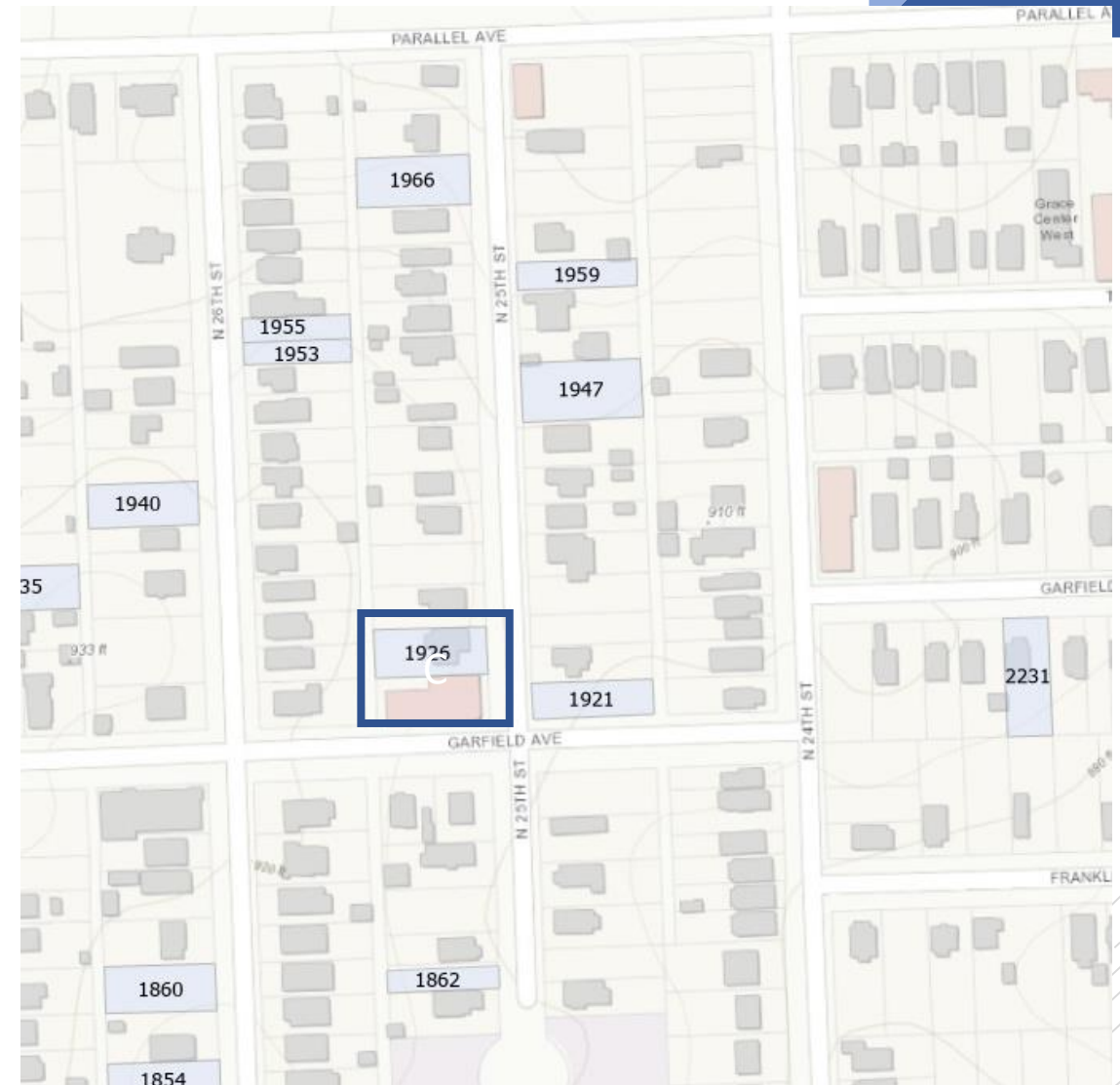


OPTION AGREEMENTS PAUL TYES

21



New Construction – Garage
1926 N 25th St
Parcel – 208314
Zoning – R-1B





OPTION AGREEMENTS IRVIN JACKSON

22



Build a garage to store dump trucks

Currently owns

- 3232 Sewell Ave 163825

Requesting Land Bank Lots

- 3422 N 32nd Ter 163808
- 3430 N 32nd Ter 163809
- Zoning – R-1B

We would need to cancel a lease

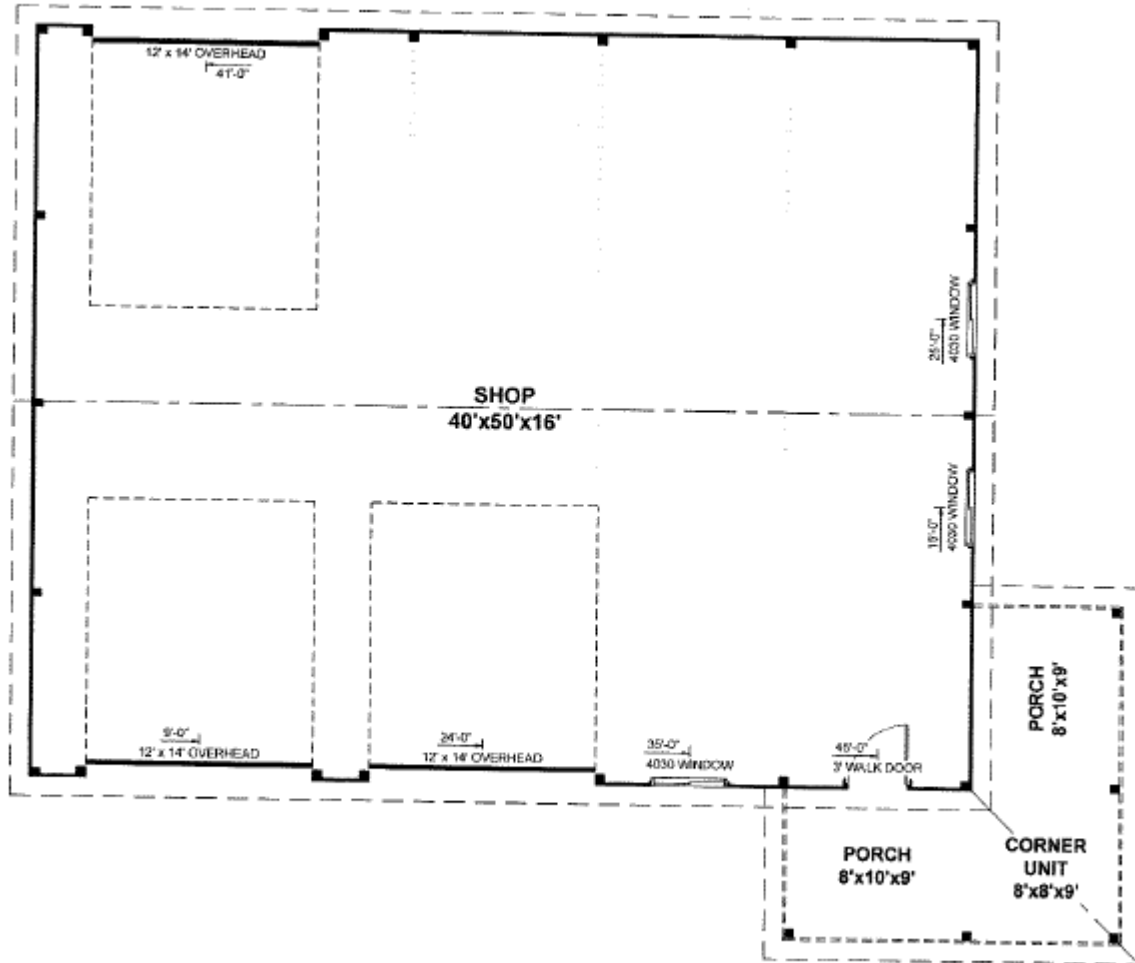




OPTION AGREEMENTS

IRVIN JACKSON

22

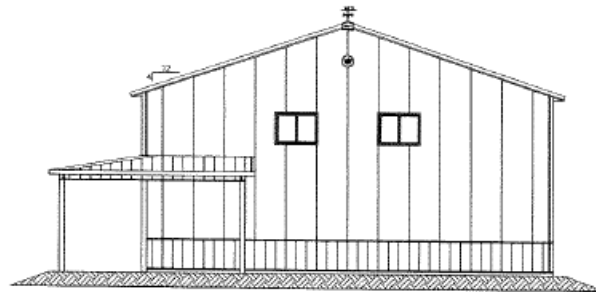




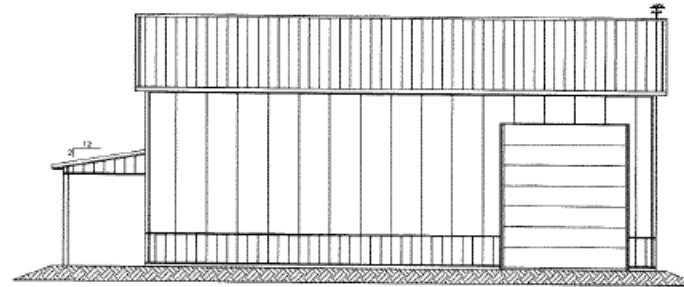
OPTION AGREEMENTS

IRVIN JACKSON

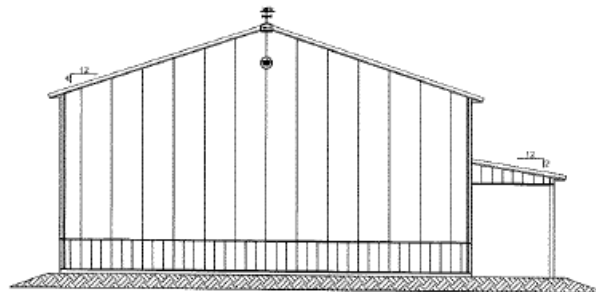
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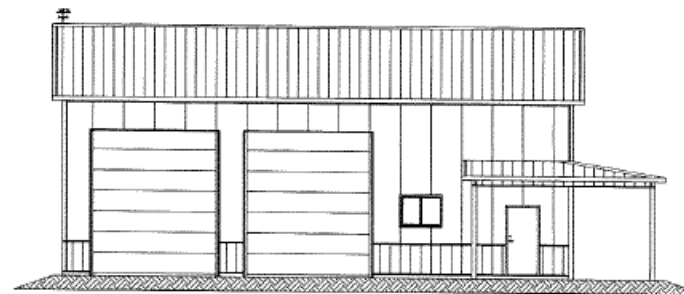
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation



Craun, Tom H
John Orrick
15119 Leavenworth Rd
Basehor, KS 66007

WickBuildings.com
Date: 8-4-2020
Time: 5:56 PM
DO NOT SCALE

James Jackson
40'-0" x 50'-0" x 16'-4" ICH

James Jackson
3232 Sewell Ave.
Kansas City, KS 66104

Customer Signature



SIGNED OPTION AGREEMENTS

ANGELA KNIGHT

23



New Construction

- 2 car garage

Currently owns

- 2025 N 4th St – Parcel 109716

Requesting Land Bank Lot

- 2027 N 4th St – Parcel 109717



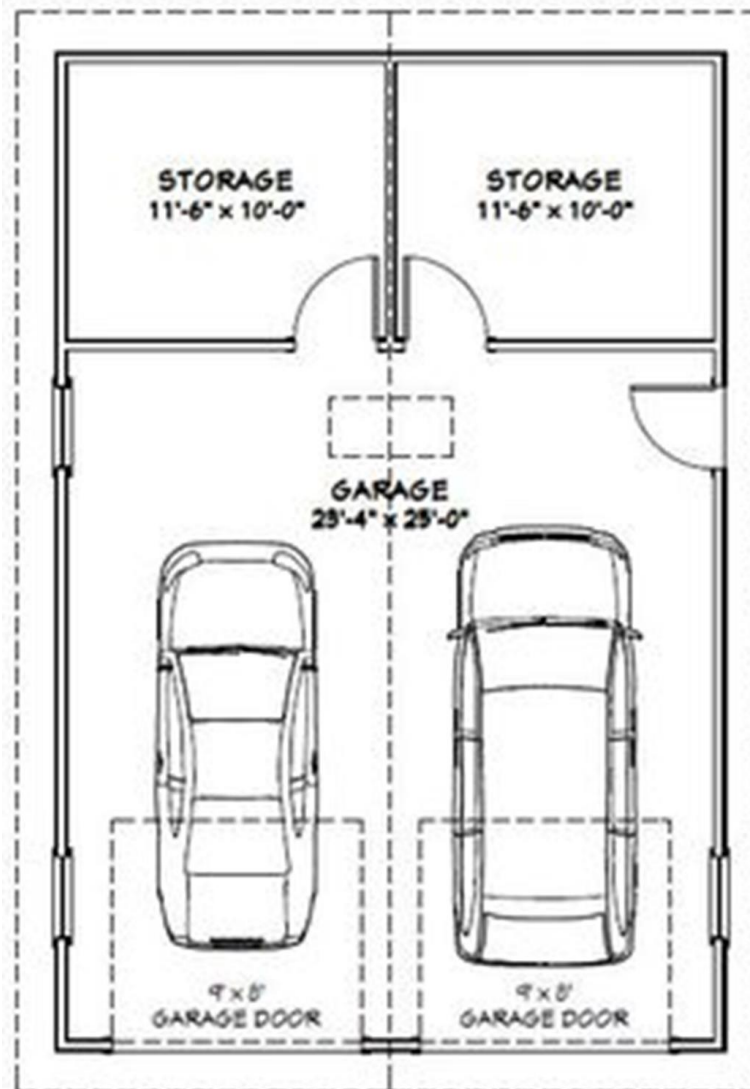


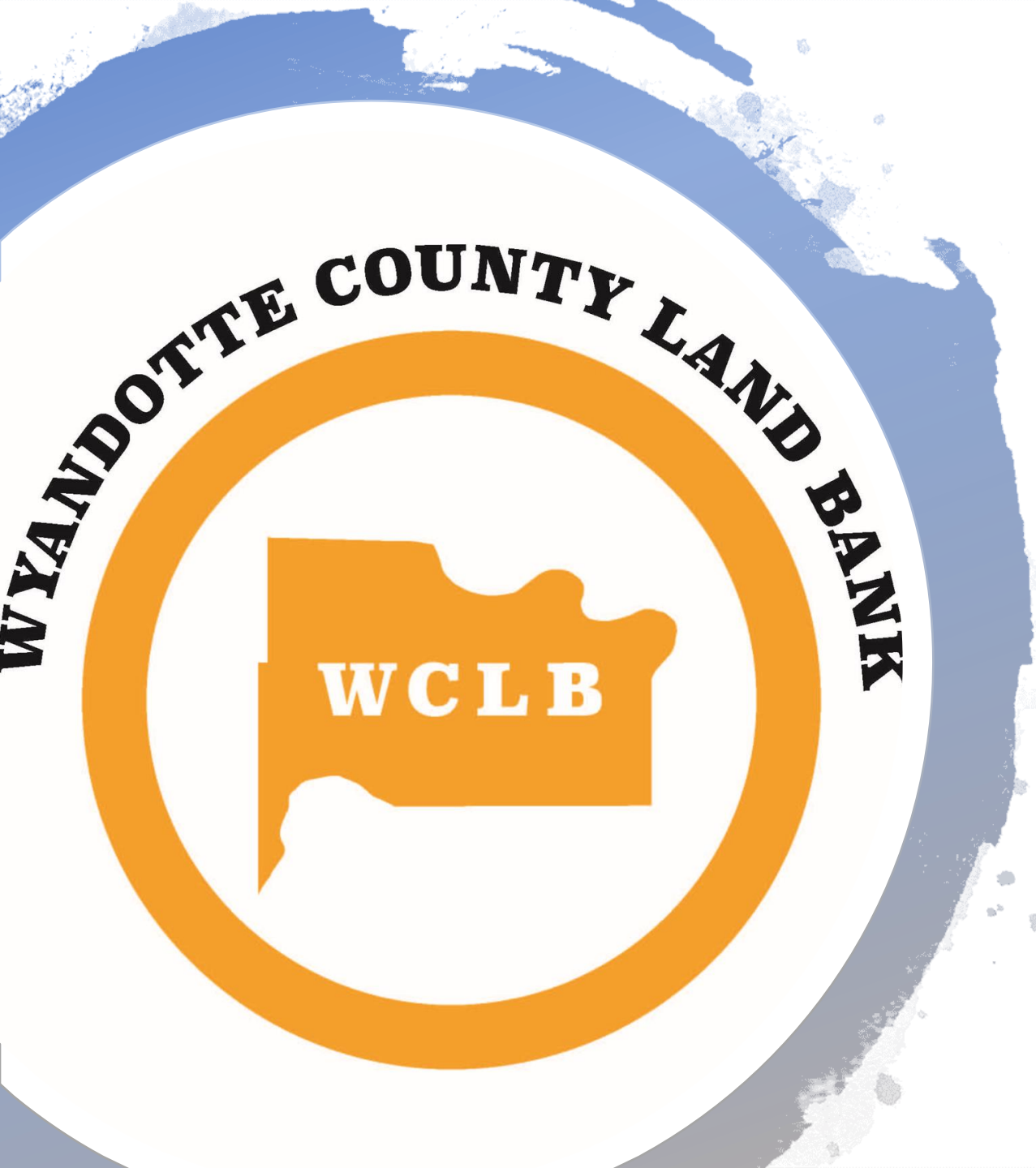
SIGNED OPTION AGREEMENTS ANGELA KNIGHT

23



Start date – May 2021
Completion – end of summer





Other Land Bank Requests



REHAB HOME – NEW CONSTRUCTION OSCAR GUZMAN



A contractor is requesting the neighboring lot to a current land bank rehab.

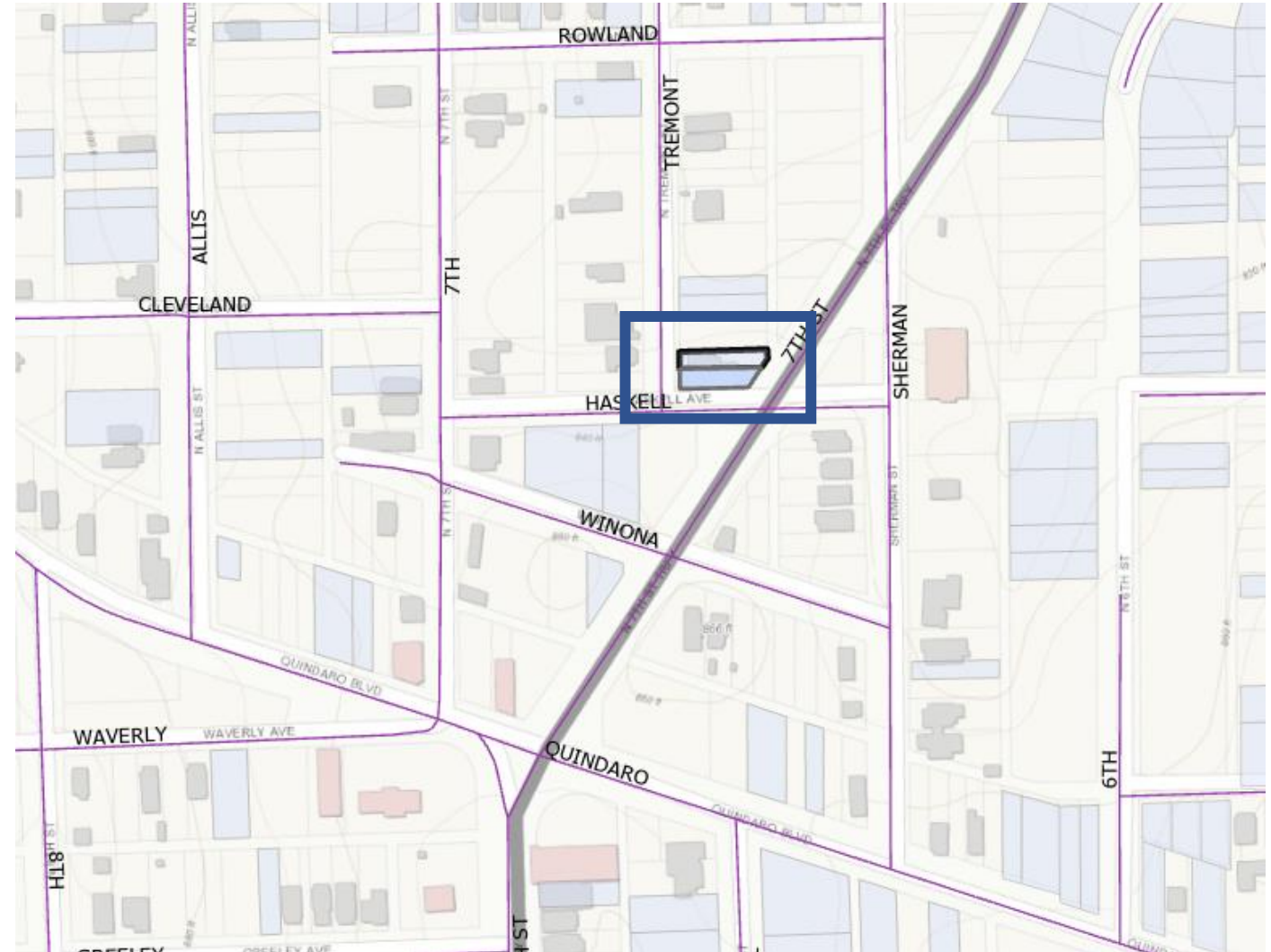
- Plans to build a deck and driveway

2403 N Tremont St - 111814

Currently being rehabbed

2401 N Tremont St - 111813

Contactor requesting lot





REHAB HOME – NEW CONSTRUCTION OSCAR GUZMAN





LAND BANK LAND SWAP FRED DEL TORO



Fred Del Toro

- Wanted to a special use permit to put livestock on the parcels that have the driveway to the Quindaro Cemetery
 - 3447 N 31st Ter – Parcel 163904
 - 3456 N 31st Ter – Parcel 163902
- The Land Bank was asked if we could find a property that would meet Fred Del Toro's needs



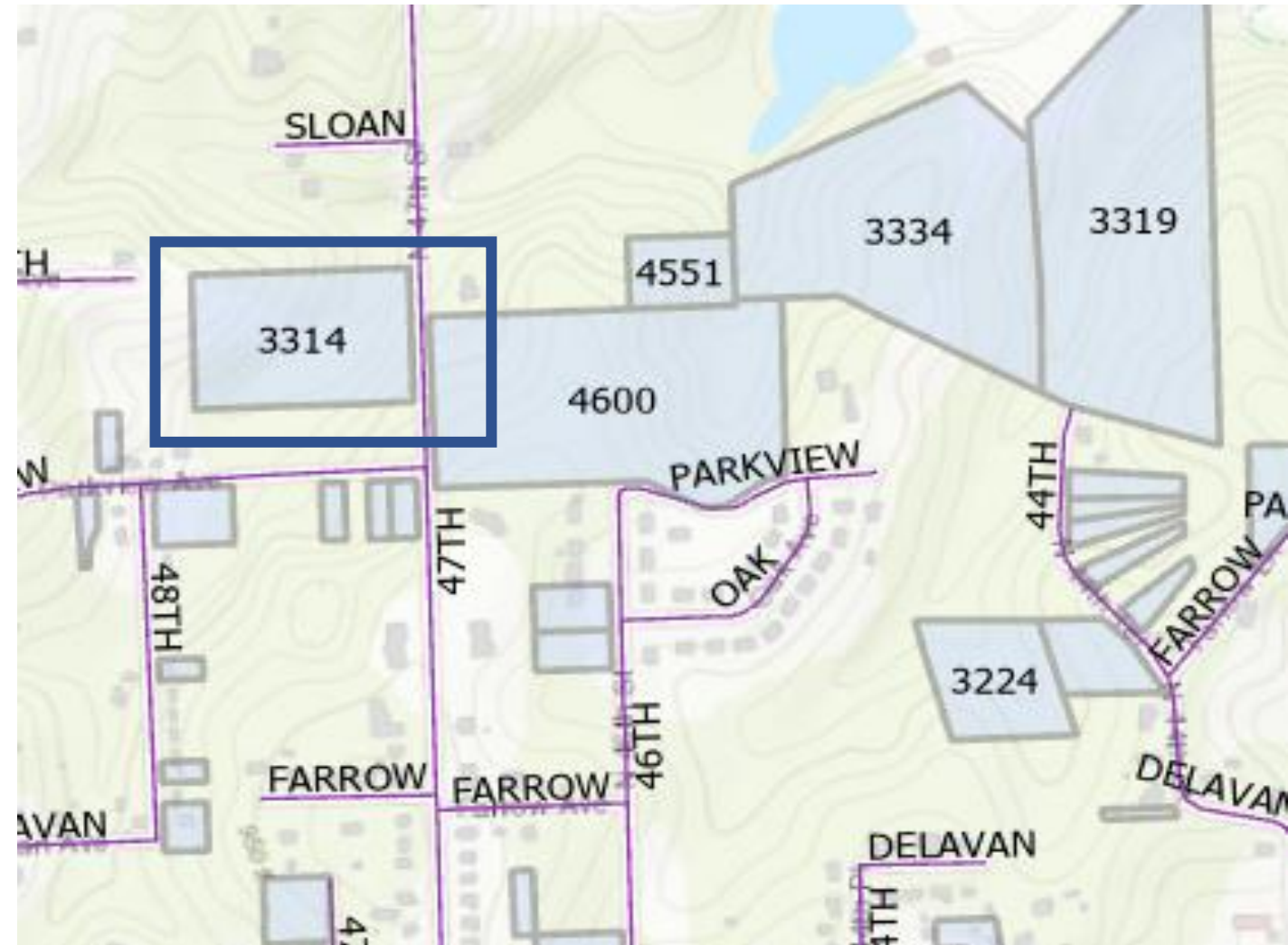


LAND BANK LAND SWAP FRED DEL TORO



Fred Del Toro has agreed to swap for

- 3314 N 47th ST
- Parcel – 916907
 - Acres – 3.81





Staff Request for Commission Action

Tracking No. 20403

Full Commission Meeting Date: 10/29/20

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 9/28/20

(If none, please explain):

Publication Required: No

<u>Date:</u> 9/17/2020	<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 and Community Development Committee review the proposed items and forward to the Land Bank Board of Trustees for final consideration. 1 Rehab program side lot to build a deck and driveway 1 Property swap				
<u>Action Requested:</u> Approve and forward to Land Bank Board of Trustees				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> RFA 09.28.2020 Applications				



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: September 17, 2020
SUBJECT: Applications for consideration

The following **application(s)** are being presented at the 9/28/2020 meeting:

Rehab - New Construction side lot

- 2401 N Tremont St Parcel 111813
 - This lot is neighboring a home that is currently being rehabbed by the Land Bank. The contractor is requesting the neighboring lot to build a deck and driveway.

Land Bank land swap

- Fred Del Toro applied for a special use permit to put livestock on his property, but it was at the entrance to the Quindaro Cemetery. The Land Bank was asked if we would have property that we could swap that would meet his needs.
 - Fred Del Toro Current property
 - 3447 N 31st Ter Parcel 163904
 - 3456 N 31st Ter Parcel 163902
 - Land Bank lot
 - 3314 N 47th St Parcel 916907

The applicants do not have violations for their property taxes or code violations.

This memo will be sent to the Land Bank Advisory Board, and the Staff Advisory Team. Staff will report any comments at the meeting.

