



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, January 4, 2021
5:00 PM

Location:

You are invited to a Zoom webinar.

When: Jan 4, 2021 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://us02web.zoom.us/j/81460137908?pwd=RnFHWfVHQ3M0OVhBUVhSakQyNFBsQT09>

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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 January 4, 2021 Agenda

III. Approval of standing committee minutes from August 31 (revised) and September 28, 2020.

IV. Committee Agenda

Item No. 1 - PRESENTATION: 2020 LAND BANK SUMMARY

Synopsis: Presentation of the 2020 Land Bank Summary, submitted by Jud Knapp, Interim Land Bank Manager.

For information only.

Tracking #: 20638

Item No. 2 - LAND BANK OPTION APPLICATIONS

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

New Construction – RST - Single Family Homes

5 Single Family Homes

- 1231 Armstrong Ave. 080915
- 1235 Armstrong Ave. 080916
- 1237 Armstrong Ave. 080917
- 1243 Armstrong Ave. 080918

Combine lots for 1 home

- 1246 Armstrong Ave. 080886
- 1244 Armstrong Ave. 080887

New Construction – J Horton Holdings - Residential

- Phase 1 (3 single family homes)

Combine parcels for 1 home

- 521 Oakland Ave. 081788
- 517 Oakland Ave. 081787

2 single family homes

- 516 Oakland Ave. 081780

- Phase 2 (4 townhome units, 1 duplex)

Combine parcels for duplex

- 509 Oakland Ave. 082009
- 1420 N. 5th St. 082007
- 1416 N. 5th St. 082008

4 townhome units

- 1400 N. 5th St. 082010

- Phase 3 (4 single family homes)

2 single family homes

- 520 Everett Ave. 081806

1 single family home

- 514 Everett Ave. 081807

1 single family home

- 504 Everett Ave. 081808

New Construction - Amy Strother – Agricultural

To develop an inner-city equestrian park

- 3319 N. 44th Ter. 914008 (Trails & Lean to's)
- 3334 N. 44th Ter. 914007 (Trails & Lean to's)
- 4551 Sloan Ave. 172300 (Trails & Lean to's)
- 4600 Parkview Ave. 172401 (Home & Horse Stalls)

Tracking #: 20639

Item No. 3 - LAND BANK PROPERTY TRANSFERS

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

- Current home – 805 N. 11th St. 080454
- Requesting neighboring Land Bank lot - 809 N. 11th St. 080453

Tracking #: 20640

V. Public Agenda

VI. Adjourn

REVISED
NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, August 31, 2020

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, August 31, 2020, at 5:00 p.m., remotely via Zoom or by phone. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Johnson (arrived at 5:03 PM), and Walters. The following officials were also in attendance: Melissa Sieben, Assistant County Administrator; Jud Knapp, Interim Land Bank Manager; and Katherine Carttar, Director of Economic Development.

Chairman McKiernan said before I call this meeting to order, I want to announce that due to COVID-19, some committee members, staff, and public are attending remotely via Zoom as well as being present on site. All participants joining by phone or by computer should mute their devices when not speaking to avoid background noise.

During the meeting, please make sure that you announce yourself by name and 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 is current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, in-person public comment has been suspended, unless otherwise required by law. However, the public is allowed to participate by Zoom or submit comments by email prior to the meeting. Those comments submitted by email 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.

Chairman McKiernan said I'm not aware of any revisions to the August 31 agenda that was originally published. Carol, were there any revisions after that was published that you are aware of? **Carol Godsil, Deputy UG Clerk**, said no revisions, Chairman.

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

Committee Agenda:

Chairman McKiernan said that takes us on to our Committee Agenda. We have two items on that agenda tonight. Both are concerning Land Bank.

ITEM NO. 1 – 20325...LAND BANK APPLICATIONS

Synopsis: 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.

Yard Extensions

1886 S. 6th St. – Kathryn Meyer

2726 N. 59th St. – Nakia Holley

Transfers from Land Bank to Unified Government

601 S. 26th – 151800

609 S. 26th - 151801

617 S. 26th – 151806

1602 S. 17th - 160401

3201 Kansas Avenue – 911304

3301 Kansas Avenue – 911303



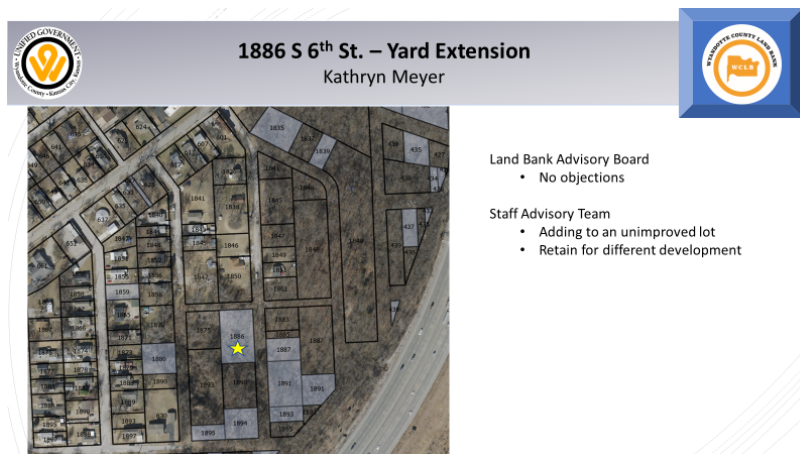
Neighborhood &
Community Development
Standing Committee

Land Bank Applications

August 31, 2020

August 31, 2020

Jud Knapp, Interim Land Bank Manager, said today, we have three applications for your consideration. We have two yard extensions and one transfer from the Land Bank to the Unified Government.



The first one is 1886 S. 6th St. This is a—the Land Bank is recommending this for a yard extension because it is unbuildable by the fact that it is landlocked and it has severe—it is very hilly, basically. The road is platted, but if there's no road there, we deem that it would cost too much to put a road there for this lot to be buildable.

We shared this information with the Land Bank Advisory Board and had no objections. Our Staff Advisory Team said they did have some objections that we're adding on an unimproved lot and that we should retain it for different developments.

Katherine Carttar, Director of Economic Development, said I would that that after reviewing this with the suggestions by the Staff Advisory Team, as Jud mentioned, the extension of a road would be cost prohibited as well as due to the topography. Additionally, as you can see from this slide, the owner of the adjacent lot, owns the adjacent lot, so it's in line with the Land Bank Policy.

Mr. Knapp asked, do I have any questions on this before I move to the next application?

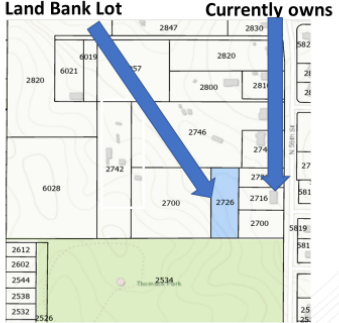
Chairman McKiernan said well, I'll tell you, Jud, I'm going to have a couple of questions about this and the next item; but why don't you go ahead and present the next item before I ask those.



2726 N 59th St. – Yard Extension
 Nakia Holly







Unbuildable Checklist	
Area less than 2,000 sqft	
Under 19.99 feet of frontage	
Flood plain	
Land locked	✓
Right of way	
Undermined	
Severe topography	

Mr. Knapp said the next one is 2726 N. 59th St. It is a landlocked parcel.



2726 N 59th St. – Yard Extension
 Nakia Holly





Land Bank Advisory Board

- No objections

Staff Advisory Team

- Add the land to the park

The Land Bank Advisory Board had no objections. Our Staff Advisory Team said to maybe add this to the park that's just to the south of it. I reached out to Parks and they said they were not interested in adding this to the park. That's all I have for this one.

Chairman McKiernan said it was interesting for me to see here that the Staff Advisory Team has recommended against both of these for the reason that there might be development available on these lots, and yet, from the position of the Land Bank, your position is that while it might be nice to have development, these particular lots don't lend themselves to it without an expensive investment. Therefore, it's your recommendation that we just go ahead and make the yard extension transfer as requested. Is that right? **Mr. Knapp** said that is correct.

August 31, 2020

Ms. Carttar said I will just for a point of clarification, these are (inaudible) by members of the Staff Advisory Team. This is not a recommendation from the entire team so, a pretty significant caveat there.

Chairman McKiernan said okay. So, they were discussed and is not necessarily a unanimous recommendation that we have brought forward for us. **Ms. Carttar** said correct. I think Jud thought of adding these on, I think, to stimulate potential discussion points by the committee here if you are interested in hearing kind of some of the discussions that we've had.

Commissioner Townsend said I would like to see some of the information that we used to get, a longer form, as part of the attachment to the applications because sometimes that had, or quite often it had good information about the purpose for which the requestor wanted the property that they're seeking. May have other tidbits of information about whether or not they had previously maintained it, maintained the lot. I would just like to see that added. I like the unbuildable checklist that's here, but I'd also like to see some of the other information included that we used to get in longer form. I found that helpful.

I don't have any particular questions that have not been answered on these two items. I did notice as I reviewed the packet, we don't have as much information about the applicant and the why history as we do now. I'd like to see that added back.

Commissioner Burroughs asked, Katherine or Jud, is 2726 presently—is that zoned ag there? **Ms. Carttar** said I'll find that quickly. Sorry, one moment. Bear with us. **Commissioner Burroughs** said I can't imagine the other piece of property being zoned ag, but this particular piece of property could be zoned ag. If 2716 wants to acquire it, I just want to see how that would work. Do we know how many? Is it a lot or is it acreage? Do we know? **Ms. Carttar** said it is zoned R-1 and it is just about one acre. It's 1.05 acres. That whole area is zoned either R-1 or R-2. **Commissioner Burroughs** said 2716, the one that wants to purchase that property is probably about three-quarters of an acre. **Ms. Carttar** said just about half an acre.

Chairman McKiernan said one thing that it seems to me as I look at these is that we probably should have some continuing discussions behind the scenes regarding our process. I think this may tie in somewhat to the item that's coming up next, which is the whole option item. So, as we think about updating our policies and procedures, making sure that our procedure is solid, that we

have criteria, that we advance enough information for the committee to make a decision. I think we might want to have some discussion behind the scenes, regardless of how these two properties tonight turn out. I'm just going to throw that out there.

Because, certainly, if we have criteria that suggest that a particular lot is not available for Land Bank transfer, then it would seem to me that lot should never come forward. So, it was a little odd to me that these both came forward to us, but with what looked like a recommendation not to do it on the part of staff. So, I found that a little confusing.

Chairman McKiernan asked, for the rest of the committee, any other comments or questions? If there are none, do we have a motion regarding these two properties? I'm going to elect to take these two properties separate from the next bundle that are coming because they are all for one purpose and these two stand alone as yard extensions.

Action: Commissioner Walters made a motion, seconded by Commissioner Burroughs, to approve these two applications.

Commissioner Burroughs said I understand we're going to take them separately; Item No. 1 and Item No. 2. **Chairman McKiernan** said my thought, Commissioner, was we have two groups of properties here under Item No. 1. Under Item No. 1, we have two yard extensions. Those are the two that we just discussed. Then, we're going to have a series of six transfers from Land Bank to the Unified Government, but that's for a different purpose. This will be for the consideration of these two yard extensions.

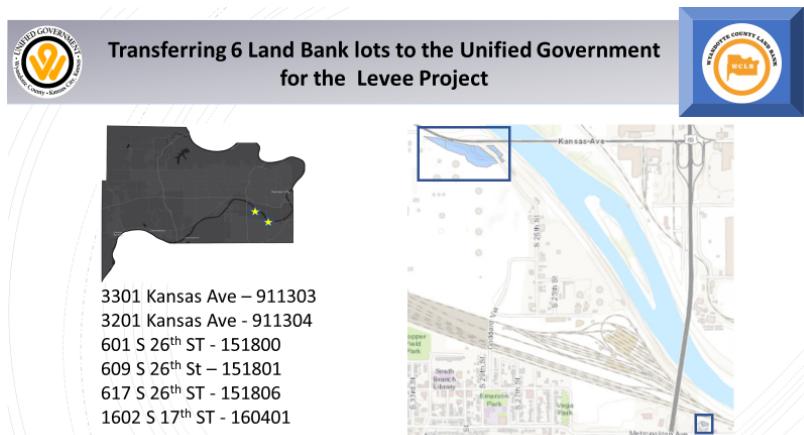
Commissioner Burroughs said second, Mr. Chair.

Chairman McKiernan said we have a motion from Commissioner Walters, a second from Commissioner Burroughs. Any further discussion among the committee? Carol, I'll ask you, did we have any communication regarding either of these properties? **Ms. Godsil** said the Clerk's Office received no communication from the public. **Chairman McKiernan** said with that, I'll ask for a roll call, please.

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

August 31, 2020

Chairman McKiernan said those have been approved and they will move forward. Now, Mr. Knapp, if you could present to us the second batch of properties that are being considered tonight.



Mr. Knapp said we are recommending the transfer of six Land Bank lots to the Unified Government for the Levee Project. There are five of these lots at 26th & Kansas Ave. and there's one lot around 17th & Metropolitan.



Just some aerial views of the area. This is 26th & Kansas Ave. The total acreage here is 6.23 acres.



**Transferring 6 Land Bank lots to the Unified Government
for the Levee Project**





Land Bank Advisory Board

- No objections

Staff Advisory Team

- Give temporary access
- Only give what they really need

The next one is at 17th & Metropolitan and it is .17 of an acre. Sarah White is also here from Public Works to help answer any questions that you might have.

Chairman McKiernan said so, we have six properties; three on S. 26th, two off of Kansas Ave., and one off of S. 17th, all to be transferred from the Land Bank to the Unified Government so that the Unified Government has control of them for what purpose related to the Levee Project? Is it for staging? Is it for access?

Sarah White, Public Works/Engineering, said I'm the Project Manager for the Kansas City Levees Project. The KC Levees Project is a federally funded project with the Corps of Engineers for 17 miles of levee raise and enhancement along the Argentine, Armourdale, and CID Levee units. Part of the responsibilities of the UG, being a project partner, is we acquire the easements needed for this project.

In this case, these parcels, we are asking for them from the Land Bank for the project for access, laydown areas, and then also, in this area, this is a levee raise so we do need additional land to be able to—when you raise the levee, you also need to widen the levee to keep the same slopes. So, the ones closest to the levee, they're all needed for the actual levee raise. Then the 911303 and 911304 are for staging areas to be used.

Chairman McKiernan said, Sarah, there is a sliver of land in-between the three that are right up against the levee and then the other two that encompass 26th St. Do we have access? Do we own? **Ms. White** said I believe we already own that one in the center or it is already Kaw Valley Drainage District. It's either UG or Kaw Valley Drainage District on that one.

A lot of these areas will then be turned over to Kaw Valley Drainage District, the ones that are in the levee footprint. We are just doing the acquisition for them and they will be able to take over the O&M of these areas, but not the staging area. That would then be able to go back to being usable land. **Chairman McKiernan** said okay. That was going to be my next question. So, 151800, 801, and 806 might conceivably be—part of those might be taken by the Levee Project itself. The others would be used for staging and then could be returned to other uses after the levee raise is completed. **Ms. White** said right.

I know that one of the concerns was why we're not just getting an easement. All of these properties, we are actually—the ones that start with a 15, we are getting easements on those. We'll go through the process of getting easements on them because of the Corps' requirement that you have to have the easements for a levee. It needs to have a permanent drainage easement on there. So, those will have an easement on there.

One of the other reasons, like for the other two, why we're asking for that to just turn it over from the Land Bank to the UG is this project is a five-year construction project that will start next spring. At this time, we don't know their sequence or their phasing of how they'll—are they going to start downstream? Are they going to start upstream? It would be hard to know exactly when they're going to be in this location so that's why we're just wanting to have it for the full project.

Chairman McKiernan said got it.

Chairman McKiernan asked, Jud, could you flip to the next slide that has the S. 17th project, or parcel on it rather? I'm intrigued by this one. Is it also for staging? **Ms. White** said I believe this one is because it's a landlocked parcel and it is for access. **Chairman McKiernan** said okay, because if you look at the top of the picture that's on Jud's screen, that is the, I think, the BNSF Railroad tracks there. Then, the levee is further north of that. **Ms. White** said yes. **Chairman McKiernan** said so, there's no direct access to the levee from this location because of the railroad tracks in-between. **Ms. White** said right. I believe this is a pump station; needed for a pump station.

Chairman McKiernan said I guess my next question would be, it certainly just looks wooded to me. It doesn't look like there's any mechanical on this parcel. Would our transfer of these properties to the Unified Government, and would their inclusion as staging areas for the project,

what impact would that have on those few residents on S. 18th St. as it curves down there northward from Metropolitan and then to the west along the side of that parcel?

Ms. White said I'm going to backup, sorry. I just realized this location is where we are putting in—we have some railroad work because some of the areas we have to put in stoplogs for if there was a flood. We have to put them across the railroad. We have to install the mechanisms to allow for those closure structures to be put in. So, this one being adjacent to the railroad is because of a closure structure. **Chairman McKiernan** said okay. Got it.

Is it intentional, then, to have it next to the railroad because we access to those tracks as a part of the bigger project? **Ms. White** said yes. That line that you see drawn there that runs parallel, is where that becomes the railroad's right-of-way. So, that's the reasoning. There will be some stoplogs, mechanics put in there.

I missed your second question. **Chairman McKiernan** said no, that's fine. That explains everything that I need to know.

Chairman McKiernan said, at this point, I'll stop dominating the conversation and ask the rest of the committee if there are any other comments or questions?

Commissioner Burroughs said the question I would have is the fact that these are residential properties that we are butting up against. My comment is, will this construction work create dust or a residue that will impact the local residents in that area? **Ms. White** said yes. One of the things that we'll have as a requirement for any of these areas if they're up against residential, abutting residential properties or commercial property, is very strict construction, erosion control technique. The Corps has very strict requirements and they hold their contractors to them of spraying down the roads if there's any dust, etc. However, even though this parcel looks like its right next to those properties, the actual construction will be further away than just right there on the road because we're putting in those apparatuses closer to the railroad.

Chairman McKiernan asked, does any other member of the committee have a comment or a question for Ms. White or for Mr. Knapp? (There were none.) I'll ask the Clerk; did we receive any correspondence from the public regarding these properties? **Carol Godsil, Deputy UG Clerk**, said no comments were received. **Chairman McKiernan** asked, does any member of the public

wish to comment on these particular properties? I don't see any. At that point, I would just ask the committee if there is a motion regarding these properties.

Action: Commissioner Johnson made a motion, seconded by Commissioner Walters, to approve. Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

ITEM NO. 2 – 20326...UPDATE: LAND BANK OPTION PROCESS

Synopsis: The Land Bank Manager will give detailed information on the current option process for Land Bank properties. The Land Bank Manager will also give an update on the new proposed changes for the option agreement, submitted by Jud Knapp, Interim Land Bank Manager.

Chairman McKiernan said this item is for information only. It is an update on the Land Bank option process. We got a preview of this last month and Mr. Knapp is back after some more discussion with the staff to present us an update. Again, this is for information only this evening.

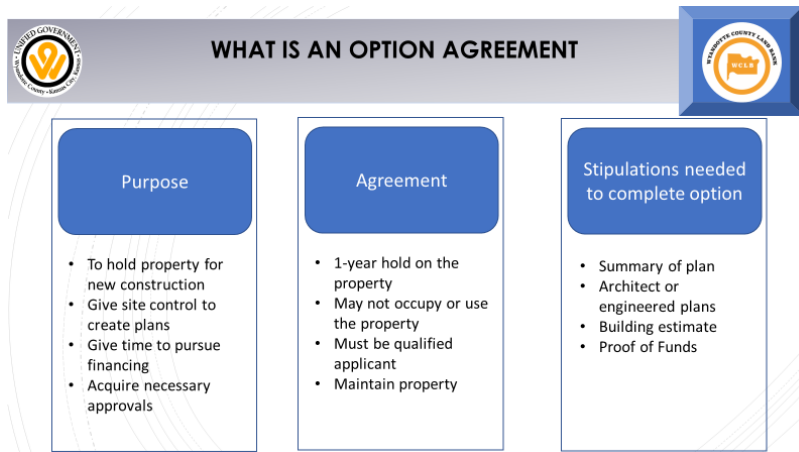


Land Bank Options

August 31, 2020

Jud Knapp, Interim Land Bank Manager, said today I'm going to explain what is an option and why we use it and the proposed changes.

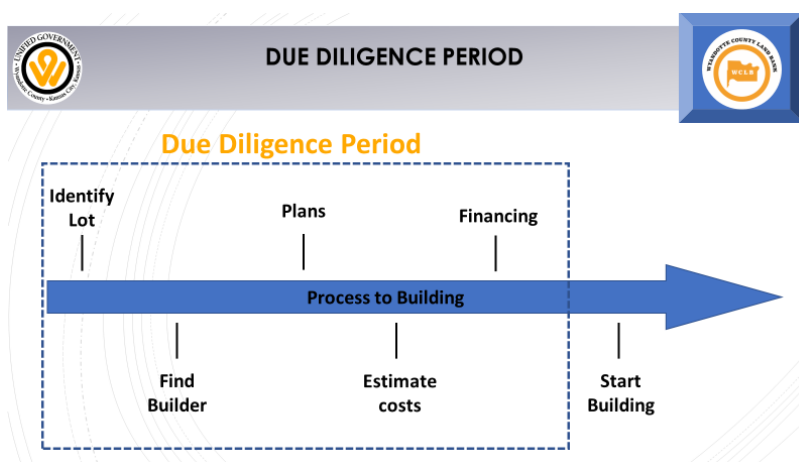
August 31, 2020



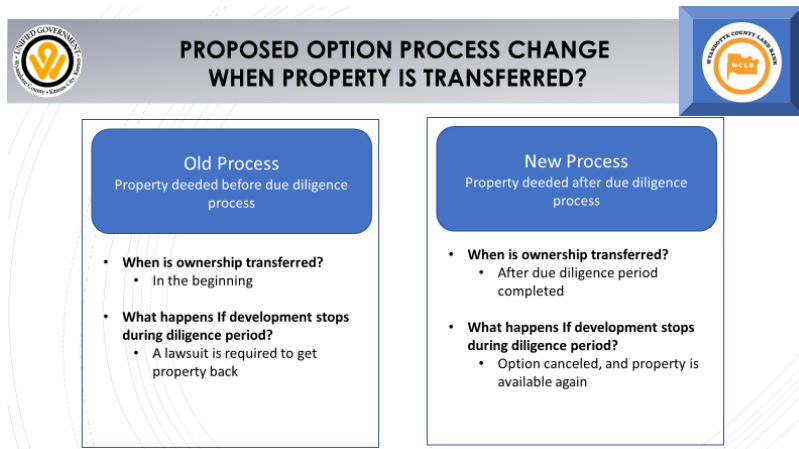
What is an option agreement? The main purpose is to hold property for new construction. It gives the applicant site control so they can create plans. It gives them time to pursue financing and to acquire the necessary approvals. The whole purpose is telling the applicant that the Land Bank will not sell the property for one year so you can go create those plans, you can go spend your money and be assured that you can build your project when you're done.

The agreement is for one year. You may not occupy or use the property during that time. You must be a qualified applicant. A qualified applicant is no code violations and you're current on your taxes and you have to maintain the property during this one-year period.

For the Land Bank to give the property to complete the option, we need like a summary of the plan, architect or engineered plans, a building estimate, and proof of funds that cover your building estimate.

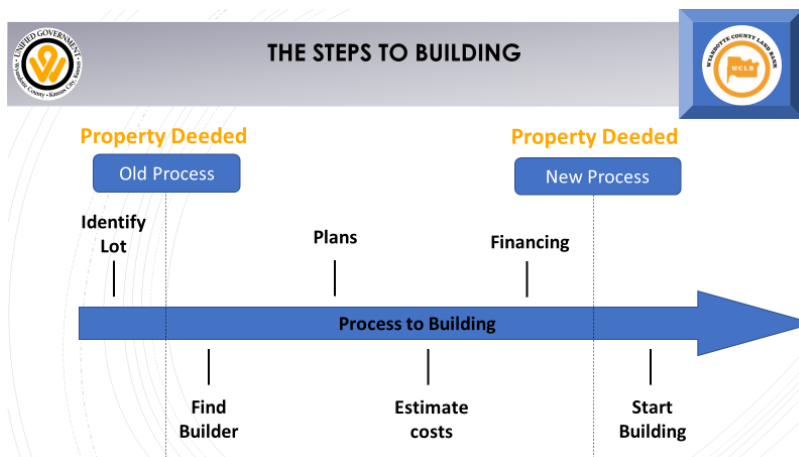


Here is where the due diligence period is. It's the whole planning process of building without actually building.



One is our proposed change here. It is the old or the existing process. Land ownership was transferred in the beginning. The new process, it's transferred after the due diligence period is completed. The main purpose for that is to make sure that there's no problems that come up that prevent development from happening. Let's say like a house is going to be built and we use the existing process and sign the property over to them but they found out that the old house that was demoed on that lot is buried underneath that lot. It would cost way too much for them to build their house and they walk away from it.

How do we get that property back? With the existing process, we would have to have a lawsuit to get the property back, but with the new proposed changes, we would just cancel the option and we would have the property available again the next day.



Here's a little like timeline of when the property would be deeded. The old process it's deeded after they identify a lot and they have interest in it. Then, the new process is when it's deeded is when they have their plans, their cost estimates, and their financing, and they are ready to build.



PROPOSED CHANGE TO THE PROCESS



Before the option agreement is signed, the Land Bank will get approval for the development

- This ensures that the applicant is approved to build
- The Land bank retains control during the due diligence process
- The Land Bank can easily get the property back if the development fails

The Land bank will present the current options for approval on September 28th

- Keep the approval conditional until the option stipulations are confirmed

The proposed change to the process. Before the option agreement is signed, the Land Bank will get approval for development. That means coming to this Board and getting approval for it. This ensures the applicant is approved to build. We would really hate if they spent all of their money in getting plans and then we tell them that they're not approved to build. So, that's the main reason we're making this change.

The Land Bank retains control during the due diligence process. The Land Bank can easily get the property back if the development fails.

The Land Bank will present the current options we have on September 28th. I believe we have like 8 options that are signed currently, but we have like 29 in total that could be like—that need to be approved. We will keep this approval conditional until the option stipulations are confirmed. That is, like they turn in their plans and their proof of funds and their building estimate.

That pretty much sums up what I have to say about the options. Do I have any questions about this?

Chairman McKiernan said, Jud, certainly you know I'm going to have a couple of questions. So, first of all, the Land Bank will present the current options for approval on September 28th. Unpack that a little bit more for me. Is that that this new process is going to be brought to the full Commission? Is that a regular Commission meeting on the 28th, by the way? **Katherine Carttar, Director of Economic Development**, said it's the next Neighborhood and Community Development. **Chairman McKiernan** said okay. So, sorry. That's our next standing committee meeting. **Ms. Carttar** said correct. **Chairman McKiernan** said and at that time, okay, alright. That's good to know.

Chairman McKiernan asked now, before an option is created, before this process is even contemplated, wouldn't the applicant have had to go through all the staff approval before they're even considered for having an option for a year's time? **Ms. Carttar** said no. The whole idea of an option is because all of this process, the planning process, it's an expensive process, both time and money. So, this is how we work with larger developers. We have some assurances that if everything goes according to plan, you kind of have reserved this property. You know that the Unified Government will not sell it out from under you.

So, really the idea with the option is that a person pays a fee so that they have kind of put that—have said that they are going to work diligently to move forward through the process. That's why we give them a very specific length of time. They get one year. That is their time to go look for financing, get their architectural drawings, all of that. Once all of that is done, then the actual transfer would be made.

Chairman McKiernan said I'm sorry. I didn't explain myself. That's perfectly clear to me that that's why that buffer is in there. I mean in terms of even considering them to build. We had two parcels tonight in Item No. 1 where there was still maybe a little bit of disagreement and discussion about whether or not that was an appropriate use of that parcel. So, I'm assuming before they ever got this option that we would have confirmed that the use they are proposing for that parcel is appropriate. Is that right? **Ms. Carttar** said that is correct. A much shorter than I thought. Sorry about that.

Chairman McKiernan said finally, Mr. Knapp, you said that they can't exercise their option for one year. That seems to me odd. If I have an option and I can lineup everything I need to lineup in six months, are you going to make me wait six more months before I can get started? **Mr. Knapp** said no. If you have all of your documents together within a month, we will deed it over to you, that's why we wanted to come to you first and get it approved so once we have all the documents together, we could deed the property over to them. **Chairman McKiernan** said perfect.

Commissioner Townsend said, Mr. Knapp, I too think you're going to have to pack a lot more for me, as Commissioner McKiernan said. Could you go back to the slide that says what is an option agreement? That will help with this. Okay. The first one, purpose. My concern is that I not hear from constituents who were saying I want to buy property out of the Land Bank and I'm

told it's on hold. A lot of constituents I've talked to still have kind of a, I'll say sour taste in their mouth about what we did a year ago trying to organize certain areas that were related to the Northeast Master Plan and that hold. If you could distinguish for me how this is not that. Is there a minimum sized lot? How would this impact what we just did for someone who wants merely a yard extension? Let me stop there with those questions.

Ms. Carttar said there's a pretty significant difference between what we had been utilizing the hold area, which was a very large area in most cases, for either a particular developer or in the case of the Northeast Area Master Plan, as we were going through that process, wanted to keep that on hold until we finished the policy. Anything that is currently on hold predates the change in policy about a year ago. We're actually kind of reviewing those and seeing exactly what is still on hold, what needs to be removed, and you may all see some of those coming forward in the coming months.

What this really does is it really tries to keep it very focused for a private, a person who's interested in building a house or a developer is interested in building a couple of houses; keep them very focused and on a very quick timeframe. When we had the larger hold areas, a lot of times those had no expiration dates. The Northeast Area Master Plan was a different one. That is no longer a hold area. That is open and we're happy to receive applications. But these, the goal is you have to pay a non-refundable \$100 if you're interested in residential. We're really trying to keep this very focused on people who are serious about actually investing and building on a Land Bank property rather than someone who is kind of interested in maybe somewhere down the road and just wants to keep it off the for sale sign.

Commissioner Townsend said so there is, I guess, as a basic criteria, it has to be a minimum size, a buildable lot, I guess would be the best term. **Ms. Carttar** said correct.

Commissioner Townsend asked, why is the \$100 nonrefundable if, as I think Mr. Knapp gave an example of a situation that may arise during that due diligent period? Why is the \$100 not refundable? **Ms. Carttar** said, again, we feel like that's an appropriate cost to separate someone who may be serious about looking into a property versus kind of more prospecting. We do have other costs that could get waived down the road when you're actually building your house, but we feel like that really when you're—especially when we hear from a developer who's interested in 20 lots. If you say well, you have to pay \$100 for each lot to get an option, they're more likely to actually whittle that down to what they're really serious about looking at today. We feel if that

was refundable, then they just wouldn't worry about it and they'd just try to get an option on a whole ton of lots; try to really weed out folks who aren't serious about building.

Commissioner Townsend said to the due diligence period, the due diligence period then, is that the year period of time from the time the buildable lot is identified to either the conclusion of the paperwork and whatever else needs to take place that allows the builder to go forward or they find out they can't? That's the one-year period, the due diligence we're talking about, right? **Ms. Carttar** said correct.

Commissioner Townsend said this new—this revision says that title on the property will be at the conclusion of that period or when all the paperwork is done as opposed to when a perspective builder identifies the lot. Correct? **Ms. Carttar** said that's correct.

Commissioner Townsend said on the agreement, it was back to that first graphic that showed the purpose agreement. Now, maybe I misunderstood Mr. Knapp. In that one-year period, the perspective owner/builder cannot occupy or use the property, but they must maintain the property? That's what I understood him to say. I didn't quite understand that. **Ms. Carttar** said yes. That really just means that they can't start building on the property until they've gone through—they don't own it yet. But, during that time, they need to mow the grass, make sure if there's illegal dumping, getting that taken care of, that kind of thing. **Commissioner Townsend** said okay, I understand now.

Commissioner Townsend said and, of course, this would apply the current as well as the proposed, should it go through, applies to not just one district, but the entire county. **Ms. Carttar** said that's correct. **Commissioner Townsend** said thank you. I think those answers clarified it for me. **Ms. Carttar** said thank you for bearing with us as we're kind of working through this new process and working out the issues. I'm sure it will not be the first time we kind of slightly modify things, but we appreciate your collaboration.

Chairman McKiernan said I would pretty much guarantee that we will talk more before the 28th.

Commissioner Johnson said to either Jud or to Katherine, I have a very simple question. I think I heard it during the presentation, but I want to make it clear for those that may be watching. This proposal is for both commercial as well as residential properties. Is that correct? **Ms. Carttar**

said that's correct. **Commissioner Johnson** said that's the only question I had. I just wanted to make sure we clarified it.

Chairman McKiernan said as I said, I think that as we all—first of all, thank you so much for bringing this forward. It does flush out a little bit further what we had first talked about last month. It gives us some more ideas about how this would actually be executed, and that's really good. I think we'll probably end up having a few more discussions behind the scenes before we bring this to the committee for approval at our next meeting on the 28th.

I would say that if no other member of the committee has questions or comments at this time, we will thank you for your presentation. We will just get some discussions scheduled before the 28th so that we can follow-up a little bit further.

Chairman McKiernan said I don't see any other members of the committee with comments or questions.

Action: For information only.

Public Agenda:

No items

Adjourn

Chairman McKiernan adjourned the meeting at 5:43 p.m.

cg

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, September 28, 2020**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 28, 2020, at 5:00 p.m., remotely via Zoom or by phone. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend (arrived at 5:10 pm), Johnson and Walters. The following officials were also in attendance: Melissa Sieben, Assistant County Administrator; Jud Knapp, Interim Land Bank Manager; and Katherine Carttar, Director of Economic Development; Bridgette Cobbins, UG Clerk; Patrick Waters, Senior Attorney; Angie Lawson, Deputy Chief Counsel; and Wendy Green, Assistant Counsel.

Chairman McKiernan said before I call this meeting to order, I want to announce that due to COVID-19, some committee members, staff, and public are attending remotely via Zoom as well as being present on site. All participants joining by phone or by computer should mute their devices when not speaking to avoid background noise.

During the meeting, please make sure you announce yourself by name and title every time you speak so that the public who is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, in-person public comment has been suspended, unless otherwise required by law. The public is allowed to participate by Zoom or to submit comments by email prior to the meeting. Those comments will be included in the record of the meeting.

Chairman McKiernan called the meeting to order.

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

Chairman McKiernan said our first order of business, let's see, there were no revisions to the agenda as originally published and we have no minutes available. So, we don't have any Standing Committee minutes to approve this time around. That'll take us into our committee agenda and although it only says one item here, committee, I think our best bet may be to take these in batches. The header, new construction single family, new construction duplexes, new construction commercial and new construction garages. So, unless there's an objection, I think we could probably handle this best by taking them in four batches, and then consider and vote on each batch

separately. With that said, what I'll do is, I'll ask Jud Knapp who I see to start us off by presenting the first batch under the heading of new construction, single family homes.

Committee Agenda:

ITEM NO. 1 – 20397...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 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 - 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)



Neighborhood &
Community Development
Standing Committee

September 28, 2020



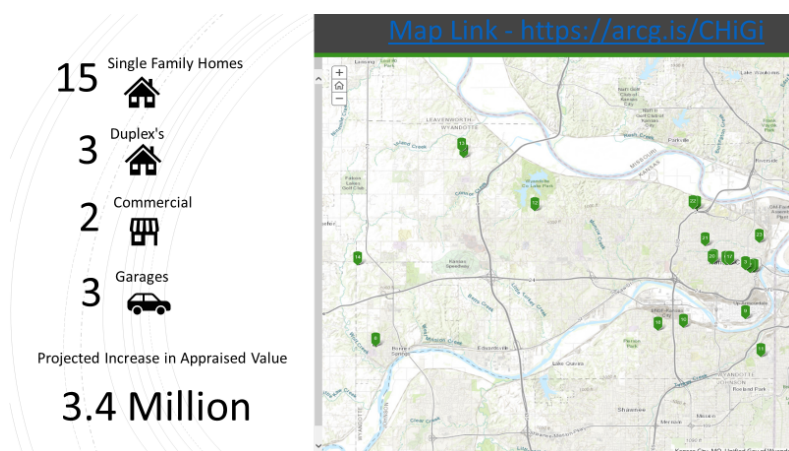
Option Agreements

Jud Knapp, Interim Land Bank Manager, asked can you let Katherine in as a presenter, please. I will share my screen.

Mr. Knapp said first, we're going to go through option agreements. We have 23 of them to go through tonight. Why we have so many is because we haven't had like a presentation of options in four months so this is a total of all of our options in the last four months. I will pass it off to Katherine to give you an overview of the options.

Chairman McKiernan said and then I'll just interrupt and jump right in for a moment. Katherine, I don't know if you were able to listen before, but I suggested it might work better for us if we took these in four batches rather than all at once. Katherine, I think you're still muted.

September 28, 2020



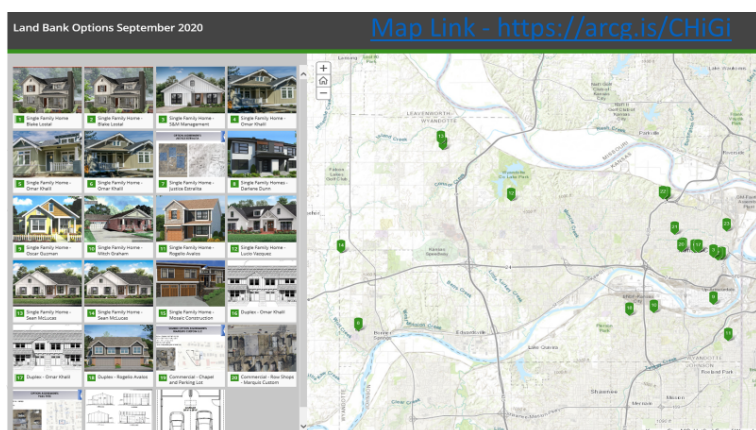
Katherine Carttar, Director of Economic Development, said thank you Jud I appreciate that. So, what we are looking at today is a number of options as Jud mentioned. This is the number of options we've received basically over the last three, four months. It's quite a substantial number. That being said, we're already looking at around 10 plus for next month already. So, we are gratified to see that the interest in building on our infill Land Bank lots has been growing. Now we are hoping that the sudden rise in lumber costs does not stop this and, in fact, maybe it will get everyone looking at alternative building materials or something of that sort.

As we've talked about the last couple months, a couple of meetings, the kind of option path. Really what, you know just to kind of reiterate the path that we are on and have been working and working with you all on to kind of hone this process, is really to bring these projects in front of you. Keep in mind, these are all in their nascent stages. These are not final projects. The point of an option is that we are giving site control to them, to the applicant for one year, to really work through their process. In some cases, there may be some zoning issues that may need to come into play. Those are things, you know we do not as the Economic Development Department, do not comment on so they will receive, pending your approval, the option, for example, and then have a year to work through the finalized plans for the architecture, engineering, their financing as well as going through planning and zoning for any land use zoning changes, variances, etcetera, that they might need.

One kind of good example, an option that we had actually given a few months ago, once they got onto the property recognized there was some pretty significant foundational issues on the property. I believe the word sinkhole was bandied around. Because of that, they said you know what, this is not the property for us. Give it back to us, and we go along our merry way, they can look at another property. You know, we now know, have better information about a property without having to actually hand over the deed. You know, what we would have done in the past,

is actually transfer ownership of the property, then they would have done more of their due diligence, found out there's a big issue and then, now we're kind of stuck. They're not going to build, but we don't own the property anymore so we can never get it back, potentially, they don't pay property taxes. We get it eventually, in three more years after a lot of issues. Those are the type of things that we are hoping to streamline and assist people in making sure we are kind of setting them up for success.

All of the items that Jud's going to go through, all these 15-single family, three duplexes, two commercial and three garages, have all been recommended for approval by the Land Bank Advisory Committee, as well as the Land Bank staff Advisory Committee. As I mentioned, there were a couple questions on zoning related items, but we have kind of pushed those questions to the planning and zoning process. With that, I am going to hand it over to Jud, to start going through the amazing amount of new investment that is coming for our community.



Mr. Knapp said during the interim Land Bank beta disk of map, it's actually an aid to see where the properties are located. The number on each one of these will correspond with the PowerPoint that I will be showing you here in a second. As I go through these 23 applications, if you want to stop me for a question, please do. I'm going to try to go through these quite quickly because we do so many of them.



**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





**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



The first one is for two single family home at 517 Elizabeth Avenue and 624 Orville Avenue. He sent me a rendering of what he plans to build there. It's going to be a four-bedroom, two bath, 1,400 square feet. He expects to start this project in three to five months and project completion after that of six to eight months. His building experience is, he's built three homes and he has completed 20 rehabs.



**OPTION AGREEMENTS
S&M MANAGEMENT LLC**

3



New Construction – Single Family Home

Going to combine parcels to build home

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




September 28, 2020



OPTION AGREEMENTS
S&M MANAGEMENT LLC

3





3 Beds
2 Bath
1380 Sqft

The next one is 737 Tauromee Avenue. This contractor also owns 735 Tauromee Avenue. That's a rendering of what he plans to build and that is a three bed, two bath, 1,300 square foot house. He did not provide me with the building experience.



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

The next one is Omar; he has several properties down Armstrong. If we start with the three single family homes, he wants to build three homes on those three lots. Then, this lot, if he can buy this house that's currently vacant, he would like this one as a yard extension. Then he wants to build two duplexes on these two lots.



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



His building experience is he has built 24 homes. Here are renderings of what he plans to build. His single-family homes are two bed, two baths, 1,200 square feet. His duplexes are only two bed, two baths, his timeline is going to start in March 2021. He anticipates four months to complete the project.



OPTION AGREEMENTS
OMAR KHALIL

4,5,6,18





There is an aerial view of the selected partials that he would like.



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



The next one is for 12 parcels total. They plan to build a single-family home, a pool and a sunroom, a great hall. They are currently working with Planning.



**OPTION AGREEMENTS
JUSTICE ESTRALITA**

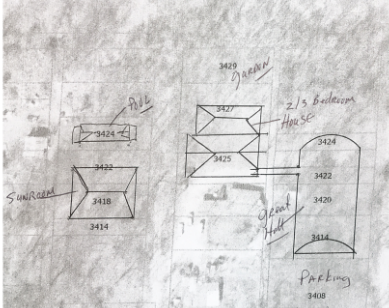
7



3425 N 31st ST

12 Parcels

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

Here is a drawing of what they plan to build, a single-family home and their sunroom and their pool. Like I said, they're currently working with Planning on this one. I got no start date. That's the rendering of the house that they plan to build.



**OPTION AGREEMENTS
JUSTICE ESTRALITA**

7



3 Bedrooms
4 Full Baths





September 28, 2020

OPTION AGREEMENTS
DARLENE DUNN

8

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




The next one is actually in Bonner Springs. The acreage on this is 6.2 acres.

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.





They plan to build five to seven homes. She plans on like building homes for their family and their whole family move into this lot. The bedrooms range from one bed, one bath to five beds and three baths.

OPTION AGREEMENTS
OSCAR GUZMAN

9

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




The next one is at 926 South Coy Street. This is for a single-family home.



OPTION AGREEMENTS
OSCAR GUZMAN



9

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




Three beds, two baths, 1,500 square feet and a completion time of 12 months and his construction experience is 15 years of experience in building and he has built 20 new homes.



OPTION AGREEMENTS
MITCH GRAHAM



10







OPTION AGREEMENTS
MITCH GRAHAM



10




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

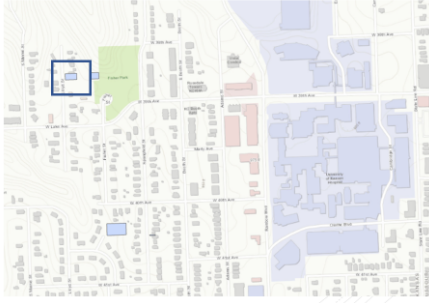
3 Beds
2 Bath
1,200 Sqft
Zoning R-1B

Mitch Graham is the next one and that is at 1302 S. 38th Street. It's a three-bedroom, two bath, 1,200 square feet. He currently doesn't have any construction experience, but his parents just went through the building process and they're going to help him out with planning.

OPTION AGREEMENTS
ROGELIO AVALOS

11

New Construction – Single Family Home
• 3819 Lloyd St – Parcel 132721

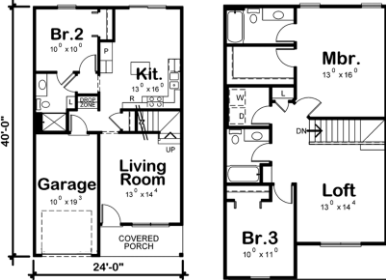
This is 3819 Lloyd Street. You can see it's right next to like a BPU substation.

OPTION AGREEMENTS
ROGELIO AVALOS

11

3 Bedrooms
3 Baths
Sq. Ft. 1,540

Project Start – February 2021
Project Completion – July 2021

Three bedrooms, three baths, 1,500 square feet, project start anticipated is 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




This is 3341 North 78th Street. This is actually, this house was taken out by the 2003 tornado actually.

September 28, 2020



OPTION AGREEMENTS
LUCIO VAZQUEZ

12



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



They plan to build a four bed, two bath, 1,500 to 2,000 square feet. They plan to start in December of 2020 and finish in October 2021. Their construction experiences, they have completed several residential rehabs.

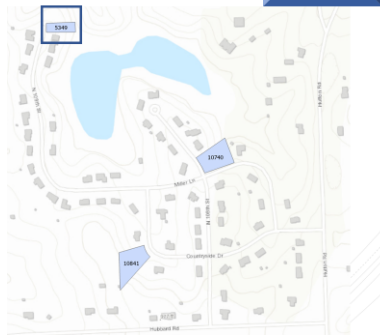


OPTION AGREEMENTS
SEAN MCLUCAS

13



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



This is at 5249 N. 109th St.

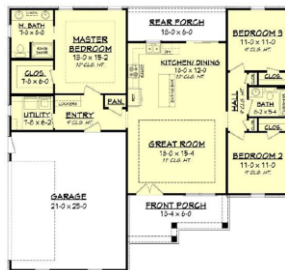


OPTION AGREEMENTS
SEAN MCLUCAS

13

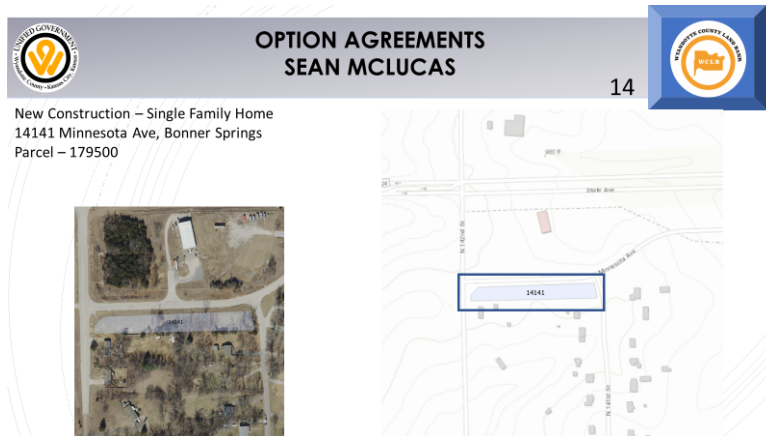


3 Beds
2 Bath
Sq. Ft. 1,398
Project start date – October 2020
Project Completion – August 2021

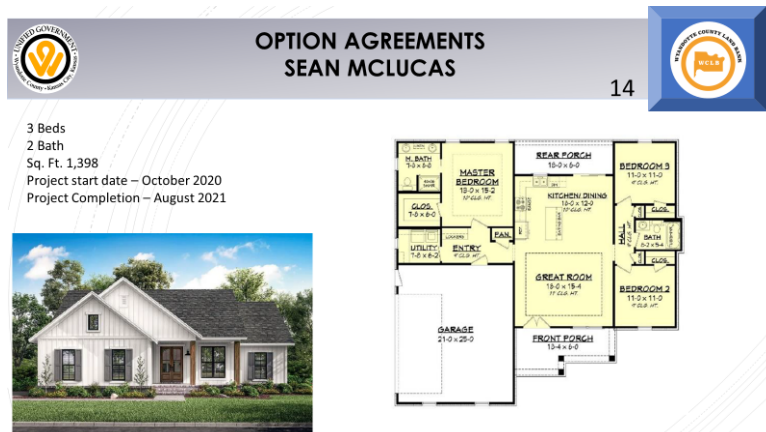


September 28, 2020

This is three beds; two baths, 13—1,400 square feet. Project start date of October 2020, project completion August of 2021. Construction experience is, he is an insurance adjuster and he's familiar with the cost of buildings and he has construction experience with foundation, roofing and siding.



This is also another one from Sean. This is at 14141 Minnesota Ave.; this is in Bonner Springs.



This is the same house again. The project start date is October 2020, completion date August 2021.

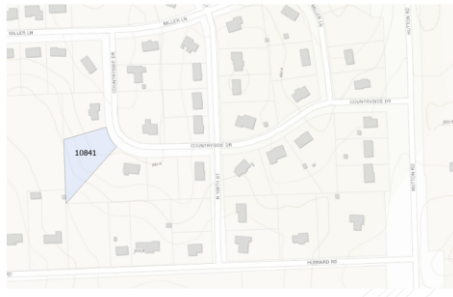


OPTION AGREEMENTS
MOSAIC CONSTRUCTION COMPANY

15



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



OPTION AGREEMENTS
MOSAIC CONSTRUCTION COMPANY

15



4 Beds
3 Baths
1,461 Sqft





Mosaic Construction Company, there's 10841 Country Side Drive; four bed, three bed, 1,400 square feet. The construction experience is, they have, I don't have it written down, but they have built several new homes. That's it for the new single-family homes.

Chairman McKiernan said thank you Jud. So, in this case, these folks are asking for options that they would still have to go through all of the permitting process, they still have to go through all the inspection process. If there are any land use conflicts, for example; through Planning and Zoning, they'd have to go through all of that. This just gives them the option to go through that process on these properties. I see Katherine nodding, so thank you very much.

Katherine Carttar, Director of Economic Development, said it basically gives them the site control that they can apply for these things. **Chairman McKiernan** said fantastic. I do have a couple of committee members who have either some questions or comments and so I'll ask Commissioner Burroughs.

Commissioner Burroughs said I have two questions, well actually three. I didn't realize that we went into other cities. Are we going into other cities as the County Land Bank? **Ms. Carttar**

September 28, 2020

said so the Land Bank is actually the Wyandotte County Land Bank. We don't have many properties in Bonner and Edwardsville, but there are a few and typically we do get a heads up to the folks over there and just let them know what's going on and what's coming up. **Commissioner Burroughs** said thank you for that.

Second question, is there a minimum that we put in for square footage on new construction? **Ms. Carttar** said there is according to the building. This is a great question for the Planning staff. I want to say it's like 800 square feet. Does anyone know? It's part of our building inspection codes, whatnot, it's really specific, I apologize. **Commissioner Burroughs** said and that's okay, Katherine.

When I found out that we have property in Bonner and Edwardsville, my concern was I didn't know if they had local city ordinance in reference to what the size of homes and minimum square footage, whether it be 800 on the ground level, 1,500, 1,000, I just wanted to make sure that we're not approving something that we're all in agreement as to what the minimum size of a home could be on those properties. **Ms. Carttar** said that's a great point and something we will certainly check.

We would not, you know, if we worked with a property in Bonner Springs in terms of the Land Bank, they would still have to go through and get their building permit and everything from the Bonner Springs city government. It's a bit bifurcated, kind of the process, but we're just kind of in those cities we are just the land seller.

Commissioner Burroughs said okay and last question, do any of these homes, Jud, are they basements, or slabs, or are they a combination of both? **Mr. Jud** said I would say that a combination of both, but I do not know for sure, but I could find out it's a question you would like to have in the future. **Commissioner Burroughs** said it would be interesting to know how many of them are slabs due to the fact that these are Land Bank properties that may have had other residences that may have been demolished on those properties. I'd be curious as to what kind of information we're getting back on our properties. If they're going to be slabs, it may be that we look at how we put in a minimum amount, or a minimum size requirement and if they're basements, if we're going to include some kind of incentive or something in reference to those areas that may have had a prior residence sitting there and there may be some debris. I'm just trying to get a handle on some of this property. I mean I'm excited to see this new construction. Some of the homes you showed are just beautiful. **Chairman McKiernan** said thank you, Commissioner.

Commissioner Townsend said this is great to see new construction. I have a couple of concerns. I don't know if they've been addressed already, I don't remember any option. The first one, is there a limitation per individual for coming at a given time with multiple requests? My concern is that the person or persons not overtax themselves one, so that they've got so many properties going on at one time, it becomes a challenge; they think they can do it right now, but run into some problems with it, doing so many at one time.

I also recall that it had been this committee's position that if someone wanted to get more than five properties out of the Land Bank at one time, we wanted to know what they were doing and clearly here it's to build. But I guess that kind of goes hand in hand with what I'm concerned about in letting an individual have so many properties at one time. As we've said, this can be—these properties will be tied up for at least a year. I am concerned that if we let them have—the same individual or individuals have, I don't know what the number would be, maybe it's three at a time, do those three and then come back with some more. It's just something to consider.

Next question is, the drawings that I saw were really beautiful, but what obligation will the builders have to follow as closely as possible the models that we're seeing. If they decide for whatever reason to change what we're looking at, is there an obligation, or requirement even better, for them to come back to us and say, hey, I'm not doing three stories, I'm doing two, or I'm not going to have a porch, you know that look like, what I showed you, it's going to be something different. So, I have a couple of more questions, but let me just hear what we're talking about right now with those two concerns.

Ms. Carttar said sure, Commissioner, so in terms of the number of properties, per builder, at this time we don't have a limit. I think that is, that's certainly something that has come up and I know Jud and I, as well as others, have had some conversation about that in the last month or so. One of our hopes was that by—there is a fee that's nonrefundable when you apply for an option. So, our hope with some of this would be, you know, you're only going to ask for an option for as many as you legitimately can handle. That being said, it's not an exorbitant fee. It's \$100 for sites just to hold it, but I think that is a fair question. I know some of the builders who have multiple sites are on with us today if there are specific questions, but we are certainly amenable to looking into setting a cap. I mean, it does become kind of depending on—the problem with this, or kind of concern we have is just that depending on the amount of experience; you know, all builders are not equal when coming into this process so some legitimately can handle four or five, others, one

will be challenged enough so trying to kind of determine that through our processes is something we're working on.

Commissioner Townsend said well, I think I would like to see a specific limitation because \$100 per app is not going to deter anybody when you're talking about building homes that are, you know, hundreds of thousands, and we've all heard the adage I'm pretty sure, you know I've been off more than I could chew. Because these properties, well, because the land will be tied up for such a long time, I'd rather see somebody do three, get them done, or either know for whatever reason they can't do them, release them and keep it turned over. I'm just afraid that people may be too drawn out, you know their resources. They think they can do it, but again, you know the adage, they bit off more than they can chew. I would favor us having a limit that one builder can tie up property for over a year at one time. You know, three to five, I think seems to be a good number because that's what we've talked about before and that's kind of the protocol we've used in the past when people wanted to buy property out of the Land Bank with less of a tie up then what these are. I think that would help keep this—the building process going.

Let's see, the other thing—**Ms. Carttar** said as far as the rendering. **Commissioner Townsend** said oh the rendering, yes, please.

Ms. Carttar said so we anticipate that these will likely change. Most of these folks are very early in the process. So, before we actually transfer the property, we need to actually see the architectural drawings as well as proof of financing. So, we will know before we actually transfer that property over exactly what they are doing and so we can kind of determine if it's strayed too far from what they brought in front of you all. **Commissioner Townsend** said yeah, refresh my recollection again, at what point will we be turning the property over? **Ms. Carttar** said once they have completed their architectural drawings as well as secured financing. **Commissioner Townsend** asked and they've got a year to do all of that. **Carttar** said correct.

Commissioner Townsend asked so there will be some check on whether or not they strayed too far from what they first presented to us. **Carttar** said correct. **Commissioner Townsend** said okay.

Commissioner Townsend asked now the other was just, I think Mr. Knapp did do this later on, we were going a little bit fast with these, but for the record, some people may be watching this now, others may seek to get a written transcript. So when we present these, it would be great to identify each parcel and the person who is seeking control of those parcels so that when we go

back, either we, or anyone else who may want it, they can readily identify what we're talking about. Thank you, that's all I have for right now.

Commissioner Walters said I have a question and I don't know the parcel number, but it was the one that had multiple parcels and they were going to build the house and the great hall. Could you bring up that image? Could you go back to the drawing that showed the plans or the site plan? So, this is 12 parcels that are being applied for and how many single-family homes are going to be built? **Mr. Knapp** said one. **Commissioner Walters** asked, is it just one? **Mr. Knapp** said yes.

Commissioner Walters said its kind of a campus approach and so what is a great hall? Is that a commercial building? Is it a bar? **Mr. Knapp** said entertainment space. **Commissioner Walters** asked, what is it? It's what? **Mr. Knapp** said it's an entertainment space. **Commissioner Walters** asked, for private entertainment or is it—**Mr. Knapp** said they said that they weren't going to rent it out. **Commissioner Walters** asked, so there's not much information yet on exactly what that is? Looks like a Quonset hut. **Mr. Knapp** said but we have, like I told them to contact Planning and they were talking with Planning about what they wanted to build. **Commissioner Walters** said I guess there's a couple of questions on this.

First is, what is it that they're proposing? But second, like kind of as a policy, we're selling 12 parcels and there's going to be one single family home that we develop. I don't think we've ever had that kind of a situation before and it does kind of surprise me.

Is that a public street that separates the four parcels on the left from the remainder? **Mr. Knapp** said I believe that is an alley that was never developed. **Commissioner Walters** asked, but it's public right-of-way? **Mr. Knapp** said that is correct.

Commissioner Walters said this is kind of a strange application in my mind. I guess I do have a question as to why, or whether it's in the public's best interest to give up 12 parcels for one for one single family home? I guess I'd like to know if any other committee members have any thoughts on that. You could easily end up with multiple single-family homes on this much land. What is the purchase price for these 12 parcels? **Mr. Knapp** said these, it's \$100 per lot. **Commissioner Walters** asked, it's \$1,200 dollars for the 12 parcels? **Mr. Knapp** said yes.

Commissioner Walters said, well, I'm just going to throw out there, I am alone concerned about this development. I guess you would call it a development even though it's only a single-family home and the fact that 12 parcels are being transferred or sold and I'm not sure that's the highest and best use of land for this situation. I do have reservations on this particular one. I'm

looking at my agenda, which item is this one? **Ms. Carttar** said so this could all be taken as the first item. That being said, you know—**Commissioner Walters** asked, the first item? **Ms. Carttar** said yes. **Commissioner Walters** said five on my agenda, I have 517 Elizabeth Avenue, is that what it is?

Chairman McKiernan said so, Commissioner Walters, we may have discussed this before you were able to get on. I had suggested that we take all of these properties and break them up into four groupings. **Commissioner Walters** said yes. **Chairman McKiernan** said single family, duplexes, commercial and garage. This is the second to the last entry under single family, 3425 North 31st. **Commissioner Walters** said 3425 North 31st. **Chairman McKiernan** said my concern is, I think you have a very legitimate concern on this. My concern on this one is, that one address, that one parcel number, is all that's listed here on the agenda. All of these other parcels and all of these other addresses weren't listed and so I didn't even consider them as being in play for this.

Mr. Knapp said next time I definitely will include them all, Commissioner. My apologies for that. **Chairman McKiernan** said I will say, unless my fellow committee members change my mind, I'm not inclined to move forward with this particular one at this time because of the confusion and the fact that everything was not listed and because of the concerns that Commissioner Walters has raised.

Commissioner Burroughs said I would make a motion at this time to exclude those from discussion out of the first group. I too have concerns, I appreciate Commissioner Walters bringing that forward. Plus, the renderings that we've seen this evening are renderings that we can review and have an idea of what's being built. Here, these are hand-drawn renderings, and we don't know as to what size, what quality they're being built, we haven't had any discussion. So, Mr. Chairman, if you would entertain a motion, I would make the motion that we exclude 3425 from the discussion of the first group under new construction.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Walters, to exclude 3425 from the discussion on the first group under new construction.**

Chairman McKiernan said thank you, commissioners. We have a motion by Commissioner Burroughs, seconded by Commissioner Walters. Although this may not be the last motion on this grouping, that motion is to exclude 3425 North 31st from consideration in that first group and I guess, is Angie with us tonight from Legal?

Commissioner Johnson said I would be reticent to render a vote on this until I heard from the in-district commissioner who happens to be on this committee. **Chairman McKiernan** said okay. **Commissioner Johnson** said I think that it would be appropriate, I think if my other commissioners would be willing, I'd certainly want to hear from the in-district commissioner. **Chairman McKiernan** said absolutely. I was just going to check and see. Anyway, you are absolutely correct. We do have some people who are stacked up here waiting to get into the discussion. So, before we take any action, let's make sure that we get to everyone who has input. Assistant County Administrator Sieben, please.

Melissa Sieben, Assistant County Administrator, said sorry, I was trying to weigh—in earlier on the square footage of the houses and there is some change also coming forward in the zoning code. But there is a minimum square footage that we, have in KCK and our zoning code covers that in the Loring area, actually doesn't include Loring. So, we, in our incorporated Kansas City, Kansas, there is a minimum. Bonner Springs and Edwardsville, as Kathrine noted, would have other numbers probably under their planning and zoning law.

Chairman McKiernan said very good, thank you so much for clarifying that. Commissioner Townsend, please.

Commissioner Townsend said I too agree with Commissioner Walters. First of all, the presentation of this is quite misleading. It appears there's only one parcel to consider and we've got what, 12. That's just the reverse of what I mentioned earlier about multiples for one individual. Here you've got multiple parcels with one structure. I'm not comfortable with this particular one at all for those reasons. I think more detail about what is to be built needs to be presented. So, I am in favor of setting this one aside and addressing those issues. I think we should be looking at, again, the number of parcels and limiting it. I'm not comfortable with the presentation of this application.

Chairman McKiernan said thank you, Commissioner. I do see that Angie Lawson is now available. The question I was going to have for you, Angie, I assume it's okay that we have broken all of these into separate motions and that we can make a separate motion to exclude a parcel even when we will consider the rest of those later, would that be correct? **Angie Lawson, Deputy Chief Counsel**, said that's correct.

Chairman McKiernan said thank you so much. Commissioner Burroughs, did you have another comment, I saw your hand was up a moment ago? **Commissioner Burroughs** said sorry, Mr. Chairman, no, I was just trying to find the thing to lower my hand, I apologize, thank you. **Chairman McKiernan** said no worries at all, it's always a challenge. I can never find the unmute button nor the lower my hand button when I really want it.

Chairman McKiernan said so before we consider anything further with this group of single-family home parcels, we do have a motion and a second to exclude 3425 North 31st and any associated parcels from consideration this evening. Is there any further discussion among the committee about that motion? Hearing none, I'll ask if any I think anyone who is attending tonight, logged in with us on this meeting, would like to make any comment about that particular item?

Rocki Mayes, Program Supervisor in County Administrator's Office, said I do not see any hands raised in the attendees list, Commissioner McKiernan. **Chairman McKiernan** said thank you so much.

Ms. Sieben said I just wanted to note that there was some concern expressed by UG Legal with the application on the house that's by, I'm not sure what Mr. Omar's last name is, but I believe you guys have discussed that concern tonight. **Chairman McKiernan** said and that's something that we will circle back to and if I did see correctly, Mr. Khalil is with us as an attendee. **Ms. Sieben** said well great thank you. **Chairman McKiernan** said so after we get through with this, we may end up circling back and asking for some input from him. At this point, seeing no further discussion, if we could call the roll on the motion to exclude 3425 N. 31st.

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

Chairman McKiernan said thank you so much on that. Those parcels have been excluded, and if the applicant wants to bring back a new and updated application, we can consider that at a future meeting. That then leaves us with the remainder of the single-family home parcels and I think we need to circle back at this time to Commissioner Townsend's concern about multiple parcels for one applicant.

There is an applicant who has requested three parcels under the heading of single-family homes, and then a total of four parcels for two duplexes under the heading of duplexes. At this point, I want to see if the committee members had any further discussion or had a direction that they'd like to take in terms of a potential limit to the number of properties that a single applicant could get at one time.

Commissioner Townsend said well, I hope I'm following this. I'm looking under item one and I can't really tell it's showing new construct—well it does say single family. I'm looking at 1236, 1238, 1240, all Armstrong Avenue and then the duplex is also on Armstrong. I would be less concerned about the type that they are, than the one applicant with X number of projects going on simultaneously.

My concern is I've stated before, is the number that may be held from anyone else by one individual in the year period of time. I want to see them be successful. I hope they're not stretched too thin. So five, in my opinion, would be the absolute maximum and I have some reservations about that, three we might be better. I'd also like to know from Mr. Knapp's group, Ms. Carttar's group, if people who are coming to us with requests like this currently have any other properties that they just purchased from Land Bank. I want to know the broader picture here. Does this individual currently have other properties that they've gotten from Land Bank and what's their status?

Ms. Carttar said at this time Mr. Khalil has no properties from Land Bank. He has successfully completed two rehabs with the Land Bank in the past year and I believe has also successfully completed some infill homes in KCK, not associated with the Land Bank. He is also present if you all have any specific questions for him. **Commissioner Townsend** said that's a good report to hear, nevertheless I would say five would be the absolute maximum that I would feel comfortable with. We are in a new setting with this option situation, so I would rather on the side of caution, with the hope that the people coming to us would be successful and just not stretch themselves too thin. So that would be my recommendation.

Commissioner Johnson said I just want to get clarity on this. These particular residences are going to be converted from residential to residential so there will be no change of zoning for these, is that correct? **Ms. Carttar** said (inaudible) family. I am not aware if they need any kind of change in zone for the duplexes. I don't believe so, but it would still—we would want it to be consistent with the land use plan. **Commissioner Johnson** said I guess the only reason I'm asking that is, I'm just thinking about larger projects where it looks like, for instance, one may be coming up here with regard to our next batch where it may be changed from residential to commercial.

In terms of process, if we approve it, then does it—do you deal with the change of zones later, or how does that process work in terms of timing? I guess that is the question I'm asking. **Ms. Carttar** said this is the first step. So, basically, with getting an option from the Land Bank, you have control of the property so that you can then go apply for a change of zone. Otherwise, what we have done in the past is actually transfer ownership so that people can move forward, but then if they don't get zoning, if they find out there's some structural issues with the site, etcetera, then we're kind of stuck because we've already given the property away. So, this is the way we figured that they can go through that process with having the site control, yet we still own the property. If they don't get the zoning change, then we move on and we look for another project.

Commissioner Johnson asked so we don't—they still don't acquire property until afterwards, so we can change zone without them having access to said property, I guess is where I'm going with that. **Ms. Carttar** said correct, they need control from us which is what we grant them for a year to get through all their processes. **Commissioner Johnson** said okay, thank you. **Ms. Sieben** said I wanted to just note that this is part of that package that we brought back to you all last year to change. I think that, as Commissioner Johnson pointed out, that the critical element here might be that the first time someone takes one, if they take five or seven that might be an issue, but if they show withal, then we may want to look at that going forward from a redevelopment standpoint. I think they're concerned about first time out of the gate with us is really important.

The question is, if going forward, if an individual is successful doing five, could they take ten? I think that's probably just something we need to think about. When we put this in place, we felt like we were getting to the point where we could let people start to do infill lots which was huge without us losing control. I just think that's probably something that we want to think about going forward. I'm just assuming we're going to be successful because that's the goal, right?

Commissioner Walters said I wanted to comment on Gayle's concern, and I share the concern. I don't know how we put a number on it though. I think for some builders two properties is one too many, whereas others might easily be able to do five and an even more. That's where we are really at the mercy of the information we're given and the due diligence that Jud's staff and the background checks that we receive so that we have the information we need on whether these developers are capable of doing the work that is being proposed, or whether it's a flyer and they're just trying to, for \$100, lock up some property in case they might want to do it at some point in the future.

I think the other half of it is, you know, the financial institutions will sort of be a governor on people getting overextended as well. I do struggle with putting a firm number on it because, as I said, some people can do and have a lot more capacity than others and that's where we're really, Mr. Knapp, we're kind of at your mercy to give us the information that we can make good decisions on. I do like the new program, I think it's fantastic. We just need to make sure that we keep our eye on the ball as far as keeping these things moving forward.

Wendy Green, Assistant Counsel, said I did want to bring up that I've been reviewing the Land Bank policy while we've been discussing this. Under Section 16, there is a rehabber threshold for our tier one rehabbers and those are ones that have proven records of successful rehabs and have proven that they have the financial wherewithal. Our policy limits them to making no more than three offers on newly acquired houses of Land Bank, and they can have no more than six projects going at a time. So, we do have limits within our own policy right now. **Ms. Carttar** said for the Rehab Program. **Ms. Green** said correct, but I would guess, I don't see it for the options, but I'm guessing that if we give them—if they get the option and they want to do a rehab next, then that would fall under this and it would probably be different. I don't believe we have any as far as just straight up purchases, but there are limits within the rehab program itself.

Chairman McKiernan said so if we were to consider similar criteria for the option program, then we would have some guidelines that we've previously established for the Rehab Program. **Ms. Green** said correct.

Commissioner Townsend said I appreciate Commissioner Walters comments and I'm happy to hear that from Counselor Green that we do have something in our Land Bank Rehab Program that

addresses that and if six is the number, I would love to see us be consistent. This is new, a new program we can always change it, but what I want to keep in mind is that no one goes into these projects thinking that they're going to fail. We can change the number later as we get better, a better feel from the contractors who come before us and see their success rate.

Everybody thinks that they're going to do well going into it, but I have personally witnessed right across the street from me, with an ultimately successful Land Bank Rehab, two contractors having to go through it where the first one did off more than they could chew, and that was just with one. So, everybody plans to succeed, but we don't know, the proof is in the pudding and like I said, sometimes people inadvertently bite off more than they could chew at one time.

The other thing with limiting this, it will keep the market competitive, as I see it, because if we have a limit, then those people who get these multiple properties are going to know that if they want more, they're going to have to be successful, they're going to have to turn them over and not sit on an inordinate number of them, and close the potential for other contractors to also participate. If we already have guidance that six is the number, I would love that I agree with. Commissioner Walters, you never know, one is too many for some people, maybe 10 would be good, but to level the playing field and so that we control the process and it doesn't get away from us, I think we really should observe a limitation starting off. That's the number we can change, but we already have guidance and I would certainly like to see that continue as we go into this process, thank you.

Chairman McKiernan said, so, get some direction from the committee on this. If we were to put in place some sort of limit, three projects, six properties, whatever it might be, that would really only affect one applicant tonight who is applying for three parcels, four single family, and a total of four parcels for two duplexes. So, I guess I'd like to hear from the committee, would we like to hear from that applicant and get his perspective on those applications?

Commissioner Burroughs said I think that would be a benefit. I hate to have a hard line drawn in the sand. I do understand the discussion this evening. I've been listening to Commissioner Townsend and Commissioner Walters; they both have a unique perspective in reference to how much someone can take upon themselves. I don't want this—I think it would be difficult for us to lock up properties on a speculation if someone can do something. If they have a proven track

record in our community, that's one thing, but if they're just speculating, that's another. So, I think that's the point of discussion, I believe, Mr. Chairman, that you're trying to get into.

Chairman McKiernan said yes, I think at this point, the decision that we're going to need to make is, if we decide to put a limit on properties is, do we let any of these applications move forward tonight, or do we just pull them all, the multiple properties and hold them until we've had a chance to review and revise the guidelines. What I would like to do, if it's okay with the committee, and Rocki if you could help me out on this, I thought I saw, there he is, he's got his hand raised. So, Rocki if you can see Mr. Khalil in the attendees list and now it looks like he is permitted to talk. Mr. Khalil, if you're able to hear me, what the committee would like to hear from you is your approach and your thought in terms of requesting so many properties at one time.

Chairman McKiernan said this is where our control panels sometimes let us down because it certainly looks as if he is online and able to talk, but we're not hearing anything. I did see a hand up from him a moment ago. At this point, I think what I'll do then is turn it back to the committee and get direction from the committee on how to handle this instance, wait a minute, hang on, I see a hand back up. He appears to have dropped off and come back on. **Omar Khalil** asked, can you guys hear me now? **Chairman McKiernan** said there we go. Thank you so much, yes, we can.

Mr. Khalil said okay, sorry about that. I switched from my computer to my phone. So, yeah, thanks for the opportunity to present this project. I could definitely appreciate everyone's concerns on the amount of houses where I know in construction there are always opportunities for you to have something go wrong, weather, it's delayed materials, or weather, or issues with the crew, or labor, or any other site issue so I totally understand the concern. The reason why I have a cluster of properties here is because of the proximity of the properties towards each other.

I'll start with the duplexes; the duplexes are two lots that I like to combine into one for each duplex. Both of those duplexes will be similar in design. So, it gives us an opportunity to take advantage of some construction costs. For instance, if we have a good system, which we do plan to have, we can bring the trades on one at a time. Once they're done with one building, then they can proceed to the next one, and it saves us quite a bit of cost, especially when it comes to site control, and the concrete and working on the foundations.

You know, if the crews only have to bring out their equipment for one project, instead of, you know, waiting months before in between projects. So, it saves us some costs there. There's a lot of folks, a lot of guys that I work with that are looking for work so having this amount of work would actually benefit everyone including the developers as far as getting cheaper labor costs and keeping the labor themselves busy. So, there's a lot of coordination that happens before we start construction. A lot of the delays can be identified at that point of time. It's sort of the same deal with the three single-family homes. They're right next to each other. We can start foundation work, I usually do like two at a time, so it will probably be the two duplexes that will begin at the same time and then two of the single-family residences and then we'll build one of the single-family residences on his own.

So, I am kind of right at the limit which is five properties that you guys have discussed. Hopefully, you guys won't change that because I'd hate for someone to come in and snatch up those other properties. I feel like those are good lots. The other one which is 1214, where it's adjacent to the vacant home, I think that is owned by a private person. It's privately owned. I haven't heard anything back on that so that one is really not on the list at this point. I hope that answered everything, but if you guys have any more questions, I'm here to answer them.

Chairman McKiernan said thank you so much, Mr. Khalil. We really appreciate you sharing that. In terms of 1214, I don't even see that on our list to be considered tonight. So, that's certainly not one that I'm thinking about at this point in time. I will say, for the benefit of the rest of the committee, this is in my district. These lots have been vacant far longer than I've been a commissioner. I do not recall anyone else so far, in my terms at least, having come forward with plans to build on this. I would throw out that if it pleases the committee, we might consider that all of these properties—that we vote on these properties for approval or not this evening. Then prior to the next batch of option properties come in, that we as a committee decide if there is going to be a limit, upper limit, on the number of individual properties that someone can apply for.

Commissioner Townsend said I appreciate Mr. Khalil's perspective and yours as the in-district commissioner with a comment you made of how long these have been vacant, also, the proximity to each other. I still think we should definitely consider a limit, but I would not be averse to moving these particular items forward tonight, but I think a limit should be considered by us at a later date.

Chairman McKiernan said certainly, there is the one-year time limit that does apply even if we were to transfer these this evening. So, it's not in perpetuity that these would be out of our control. If for whatever reason the builder was not able to complete, then these properties would come back to us, although it would be a year from now.

Commissioner Townsend said yeah, that's part of my concern that these properties would be tied up for a year, but in these particular instances, and in fairness to Mr. Khalil and others, I don't see a whole lot of others who have multiples. I would not be adverse to moving forward.

Chairman McKiernan said I guess I would ask the committee then, are there any other comments, is there any other discussion that you feel we need to have or is there a motion regarding this first batch of properties.

Action: Commissioner Walters made a motion, seconded by Commissioner Burroughs, to approve all remaining properties on the list of new construction, new single-family homes excluding 3425 N. 31st.

Chairman McKiernan said so we have a motion and a second to approve all of the items that are the remaining items that are on the single-family homes list. Again, we excluded, 3425 N. 31st. Any further discussion among the committee? Any comment from the public? Seeing no hands raised, roll call please. Again, hey, hang on just one second. I thought I did see it popped up and then it popped down. So, it does, Rocki, it looks like Ms. Jefferson does have her hand raised and I would recognize her for three minutes of public comment if she chooses. (Rocki said Ms. Jefferson, you are unmuted. You can unmute yourself when you're ready to speak.)

Ms. Jefferson said the comments that I have is really appropriate for the three or four batches as a group. I just want to make that known, rather than go make the same comment for each of the four, but it applies to all of them. Shall I wait then until after the full group has gone through and been voted on by the by the committee? **Chairman McKiernan** said no, I think that this would be a very good time to do that even though we're only considering one group. We can then be informed of your comment as we move through the rest of them.

Ms. Jefferson said I'll proceed. I have three comments and these comments I sent to or emailed to the Land Bank manager on Friday. These are the comments. The first one is, there is a precedent that has always been—that has always existed for the sale of Land Bank lots, and that is prior to the sale of lots. The applicant was required to contact and hold a meeting with the neighborhood group and or the NBR, but specifically, the neighborhood group so, that the neighborhood group would have an opportunity to talk about the plans to share perhaps projects and plans that the neighborhood has that no one was aware of and also just to see if there was a great fit. When these applications are approved, they are approved without that neighborhood input. So, although the applicant satisfies the technical aspects of the options, goes to the zoning, the planning and all of that, just like what is done currently for owners who already have—property owners who already have their land. Then the land transfers from the Land Bank, but there's no neighborhood input and this precedent has been for at least 12 years. I do have documentation to show that.

The other thing is about the thing that's the, well, the other thing (Ms. Mayes said you have one minute)—in that particular category is about the adjacent owners. There's nothing here that talks about the adjacent owner, if there is one, whether adjacent owner has been cutting the grass and maintaining the lots. So that has been eliminated in this particular process, and we get our bottom line with maybe the half minutes I have left, it speaks to the fact that I've asked, and others have asked, to have a meeting with staff regarding the new policy, the procedures that are in place. Frankly, I don't know what the procedures. I had a neighbor come to me yesterday almost in tears because of some procedures that I was not aware of. I'm using I, but it applies to the entire Land Bank Advisory Board. Thank you very much. Like I said I have other comments, but I'll have to make those at another time.

Commissioner Johnson said I'd like to give her the opportunity to facilitate the rest of her comments. **Chairman McKiernan** asked, is the Committee amendable to that? I certainly am.

Commissioner Walters said yes. **Chairman McKiernan** said, Ms. Jefferson, if you are still hooked up, and it does appear that you are, if you'd go ahead and just finish out your comments for us, please.

Ms. Jefferson said okay, thank you all. The other part in this category is that, looking at the strategic plan, not involving the neighborhoods does something, it keeps the people from actually being engaged and empowered in the decisions that have effect on their community or in their

neighborhood. That is not to say that this is not a good program. I'm not saying that and certainly we're not talking about not having an opportunity to build new homes and that type of thing, but it's just how the precedent was set and the lack of neighborhood and citizen participation.

The second thing goes to what I had mentioned before about the first—we just have not had the opportunity, the opportunity has not been presented for the staff to sit down with the Land Bank Advisory Board to let us know what of this new policy procedures entail. To be very honest with you, we make decisions, just like the one here, to approve applications. I'm not sure what the criteria is used to make those decisions.

The beginning when the advisory board was set back in the 1990s, it was established to deal with crime, blight and delinquent taxes. Well since then, this whole scope of neighborhood building has broadened. Some of us have—the gentleman who asked a question about zoning on the advisory board, some of us have experiences, skills and knowledge that we'd like to bring to bear in order to add to and to assist you in making your decisions, like what you're doing tonight. I think it's just a wonderful discussion and the amount of detail that you're taking it to look at this particular program.

I look at Brownfields, the majority of the land in the Northeast, of course it's in the First, well the First and Fourth Districts, which is the Northeast, where we have a lot of Brownfields. The land and asbestos do not wash away from the soil. The soil is contaminated until something happens. Either it is abated or something and I don't know where that fits in the building of these homes. Are there going to be playgrounds? Are there going to be gardens? Are people going to be exposed to lead? Then if they are, is there any liability as far as the Unified Government is concerned? The building materials, are they going to be using mold-free drywall? These are some of the questions and so forth that I believe that the advisory committee could bring so that we can strengthen and add to the options in the new Land Bank policy.

Post construction marketing. How are these homes be marketed? Who's going to, you know, the marketing piece has not been discussed on that. Reading here and now, we had experienced a moratorium in the Northeast as far as Land Bank properties. What my question is, are the applicants who may have wanted to construct, let's say they wanted to construct a garage, for example. How did those applicants sit in with this new options program? So that's—I'm looking to see if the people in the Northeast feel as if the Land Bank is there and it's something that they can participate in.

The last thing is the third point and it has to do with the Quindaro Townsite. I've noticed a couple of sessions where we've had applicants who are wanting lots and have been allowed to purchase lots and aggregate lots and rezone for agriculture in the Quindaro Townsite. So, I was confused, and I looked at the Northeast Area Master Plan, I said, specifically, it talks about the theme of the Quindaro Townsite being the number one attraction for history and legacy. I couldn't understand why we were selling lots in the Quindaro Townsite when it was also to be set up to be a catalyst, if you will, for funding and to be a destination point for the Northeast in order to increase the revitalization of that particular area. That's still a question that I have. I don't understand, it seems like to be contradictory between what was established in the Northeast Area Master Plan and what the citizens agreed was extremely important to them and then just the selling of the lots in the Quindaro Townsite. So those are the three things. Thank you very much for your patience and I hope it flowed okay so you understand some of the points that I had to bring up there.

Chairman McKiernan said absolutely Ms. Jefferson. We appreciate those comments and I think that even though we are taking action on some properties tonight, I think that the comments that you've made really illustrate to all of us that we need—it's probably a good time for all of us to go back and review our Land Bank policies and procedures. To revisit our interaction with neighborhood groups with Livable Neighborhoods, with neighbors to these properties, and really make sure that we are engaging as many stakeholders as we can when we come to what ultimately is going to be progress, but we want to make sure that everyone is engaged in that process.

Commissioner Johnson said thank you, Chair, for extending that time to Ms. Jefferson. She obviously works with the Energy Groundworks Group that is facilitating the Northeast Master Plan. I think that as we were talking about the things that she's brought up as well as the things that we've discussed tonight, I would like to at least since we've got this break here and we've identified the fact that we need further discussion, that we would incorporate her request to make sure that we're meeting with Jud and with Katherine, to make sure that we're all—so that we get all of these issues aligned so that by the time they bring all this back to us for, I suppose, final approval of that, or however it will be facilitated, that we will have all of those items addressed. We've already tried this once and it's kind of fallen between the cracks and I just want to make sure that it doesn't happen again.

Chairman McKiernan said I think you make an excellent point that we need to be very intentional about taking this input and going through a review process even as we take action on some properties tonight. We need to have a more solid process moving forward. **Commissioner Johnson** said agreed.

Chairman McKiernan asked any other discussion from the committee. If not, we have a motion and a second to accept all of group one single-family homes. I see none, roll call please.

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

Chairman McKiernan said that takes us through our first group. Actually, Mr. Knapp, if you can present duplexes. Now actually you've already presented two of those duplexes. If you could give us the third one, then we can consider that group.



OPTION AGREEMENTS
ROGELIO AVALOS



New Construction

- Duplex
 - 4903 Dixie Ave
 - Parcel 217327




Mr. Knapp said this is a duplex by Pilar Construction, it's at 4903 Dixie Avenue, also number 21737. It is on a block that has several other duplexes.



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




He plans to do a three-bedroom, two bath and one-half bath, and 2,000 square feet for each duplex. Project start is July 2021, project completion is December 2021. That is three duplexes that we have.

Chairman McKiernan said very good. Is there any discussion among the committee about these three duplexes or is there a motion?

Action: **Commissioner Johnson made a motion, seconded by Commissioner Walters, to approve these options for the duplexes.**

Chairman McKiernan said we have a motion and a second to approve these options for the duplexes as presented. Any further discussion among the committee? Any comment from the public?

Commissioner Townsend said I was asking what was the particular address on this item. This duplex, I'm missing it. **Mr. Knapp** said 4903 Dixie Avenue. **Commissioner Townsend** said Dixie Avenue, okay.

Chairman McKiernan said if there are no other question, then we have a motion and a second. Could we have a roll call please.

Roll call was taken and there were four "Ayes," Walters, Johnson, Townsend, McKiernan. (Burroughs did not respond to the roll call.)

September 28, 2020

Chairman McKiernan said, Mr. Knapp, if we could have the third group which are commercial.



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




Mr. Knapp said we have two commercials. This is for the funeral home at 1840 Minnesota Avenue. Funeral home also owns 1845 State Avenue and has a house on it. They plan to demo the house to build a chapel on it. They're requesting 1841 State Avenue as our Land Bank lot to build parking and a back driveway to get to the back of their funeral.



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



The second one is, it's a new commercial construction. They plan to put a coffee, doughnut and a pizza shop. We own two Land Bank lots, 1857 Minnesota Avenue and 1873 Minnesota Avenue. They also own 1855 Minnesota Avenue, but we do not own it, so they're going to try to buy that from a private individual. That concludes what I have.

Chairman McKiernan asked any comments or questions from the committee on these.

Commissioner Johnson said I think I'm aware of these, they're are in my district. I wasn't aware of the coffee shop piece there. I think ordinarily I might have some reticence about it, but the fact

September 28, 2020

that we have commercial properties intermingling with residential properties along that stretch on Minnesota, I'm fine with that. Of course, the home, that home has not recently been remodeled or anything has it, the home that they want on, what addressed am I looking at here. **Mr. Knapp** said 1845 State Avenue is what we're currently on. **Commissioner Johnson** asked okay, so they already own the home. **Mr. Knapp** said yes. **Commissioner Johnson** said okay, very well.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Burroughs, to approve the Commercial Group.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

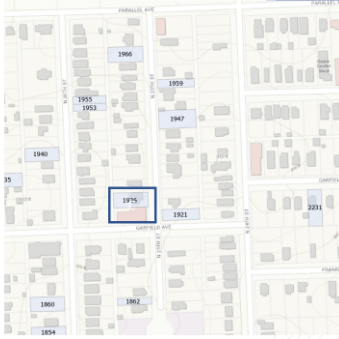
Chairman McKiernan said that takes care of that group. Now we go to the last group of Item No. 1, which is garages.



OPTION AGREEMENTS
PAUL TYES



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

Mr. Knapp said the first one we have is Paul Tyes. It's at 1926 N. 25th Street, that is the Land Bank Address. He owns the house just to the north, he owns 1930 N. 25th Street.



OPTION AGREEMENTS
IRVIN JACKSON



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

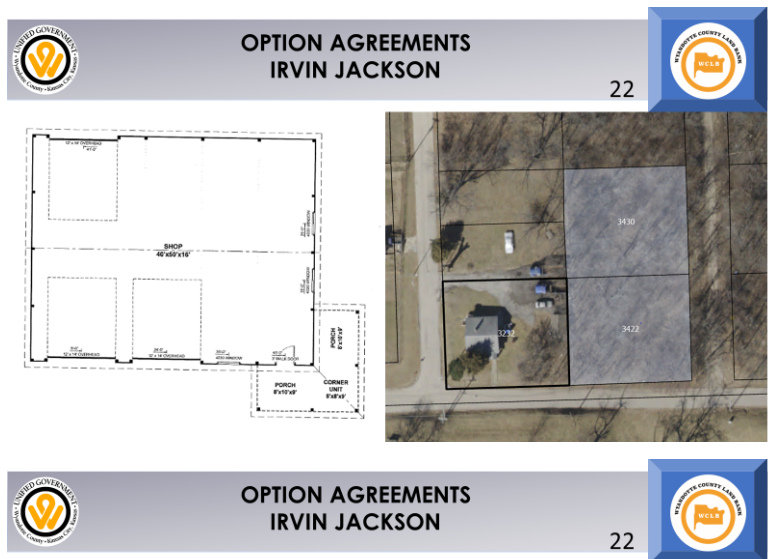
We would need to cancel a lease





September 28, 2020

The next garage application we have is Irving Jackson. He wants to build a garage to store his dump trucks. He currently owns 3232 Sewell Avenue and he's requesting Land Bank lots 3422 N. 32nd Terrace and 3430 N. 32nd Terrace. I would have to say if this gets approved, we'll probably come back next month to cancel a current lease that is on this property.



There are the plans that he that he submitted to us and some pictures of what the outside will look like.



**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





Angela Knight is the next one. They're looking to build a garage, a two-car garage. They currently own 2025 North 4th Street. They're requesting the Land Bank lots next to their home at 2027 N. 4th Street.



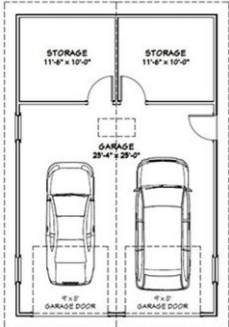
**OPTION AGREEMENTS
ANGELA KNIGHT**

23



Start date – May 2021

Completion – end of summer



They plan to start construction in May of 2021 and complete by the end of the summer, and there's a drawing of the two car garages with storage.



Other Land Bank Requests

That completes the garage section.

September 28, 2020

Chairman McKiernan said thank you, Mr. Knapp. I do have one question about the property. I don't remember what the address was, but where he wants to park dump trucks. **Mr. Knapp** said yes. **Chairman McKiernan** asked would that be a case where the applicant would need to get a special use permit to be able to park those and we would require that he get that special use permit before starting any construction that he might later not need? **Mr. Knapp** said I believe Gunner Hand is all already talking with Urban Jackson about this issue. **Chairman McKiernan** said okay. So, again, we're clear on the fact that this option does not give a clear path all the way to use, it gives a clear path to the next step of the process, whatever that step might be. **Mr. Knapp** said yes, and the option like reassures them that we're going to hold it for one year so they can do that process. **McKiernan** said thank you so much.

Commissioner Townsend said if this is the gentleman that I think it may be, he has special use permits already. I believe he is the gentleman who was located whose house faces across from Quindaro Park. I think he's already come to us at least twice in the last four years. I had some concerns because I directed a lot of cement money over to the betterment of that park so if you're in the park, you can't see the trucks. If you're on the side street, and I can't remember which it is, you can see them, but apparently, he does not—As he told me early on before, you know when he came to us that his neighbors were okay, but I think this would be an improvement so long as the garages don't look industrial, if you get what I mean, because that's still a residential area. But to have them out of sight would be, I think an improvement even if the neighbors didn't say anything. But I'm just hoping that his design would not be so industrial that, you know, it's not really an improvement overall, it's just you swap visuals, if you get me. I believe Mr. Jackson already has a special use permit, that these are the ones I'm thinking about across from the park, Quindaro Park.

Chairman McKiernan said fantastic. Thank you, Commissioner.

Commissioner Burroughs said I would agree with Commissioner Townsend in reference to an improvement to the neighborhood. I'm a little reluctant to bring industrial vehicles into a residential area, but at the same time if he's willing to build this garage and park the vehicles inside when they're not in use, I have a higher comfort level. I do believe that in industrial vehicles, commercial vehicles have a tendency at times when they set outside, especially when they're need

in of repair, are a detriment to the neighborhood. I would like to see these vehicles restricted to being stored inside the garage when they're not in use. **Chairman McKiernan** said that is something that would be handled in the process of getting this to completion, correct? I'm looking at Jud and Katherine, that would be something that would be handled ultimately? Good, thank you.

Commissioner Townsend said the other questions I had just for better clarification, the garages on the other two parcels that are sought to be built, are these freestanding or are they going to be attached? I'm just wondering if we have a visual of those as well. **Ms. Carttar** asked, Jud, are they freestanding or attached? **Mr. Knapp** said they are going to be detached. **Commissioner Townsend** said okay. **Mr. Knapp** said Angela Knight's picture is a free standing two car garage with storage in the back of it, so yes, they are free standing.

Commissioner Townsend said and right next to their homes, I presume, I can't, part of this is cut off. Okay, thank you.

Chairman McKiernan said this is the point where I can confess, I've lost track if whether or not we have had a motion for this group of properties and if we haven't, I would entertain a motion.

Action: **Commissioner Walters made a motion, seconded by Commissioner Johnson, to approve the garages as submitted.**

Chairman McKiernan said we have a motion and a second to approve the garages as submitted. Any further discussion among the committee? Any comment from the public?

Jeff Bryant, BPU Board Member, said my only question would be, if these are industrial vehicles in a neighborhood, why wouldn't we just have the participant park them in an area that's more appropriate to industrial vehicles instead of allowing them to come up and down residential streets? We already suffer a lot with our streets being broken up and worn down. So that's my only question.

Chairman McKiernan said, Mr. Bryant, I think the answer, and Katherine and Jud can back me up on this, I think the answer to that is, that's a consideration that would come before the Planning Commission when this individual applies for the special use permit, that would be necessary to put the trucks in that structure that he proposes to build. Am I correct on that? **Ms. Carttar** said that's correct. **Chairman McKiernan** said okay, perfect. So that is something that would get itself worked out in the Planning Commission process, but thank you for that clarification. Seeing no other comments, we have a motion and a second roll call please

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

ITEM NO. 2 – 20403... 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)



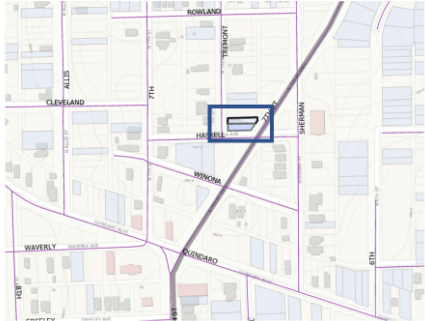
REHAB HOME – NEW CONSTRUCTION
OSCAR GUZMAN



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
Contractor requesting lot

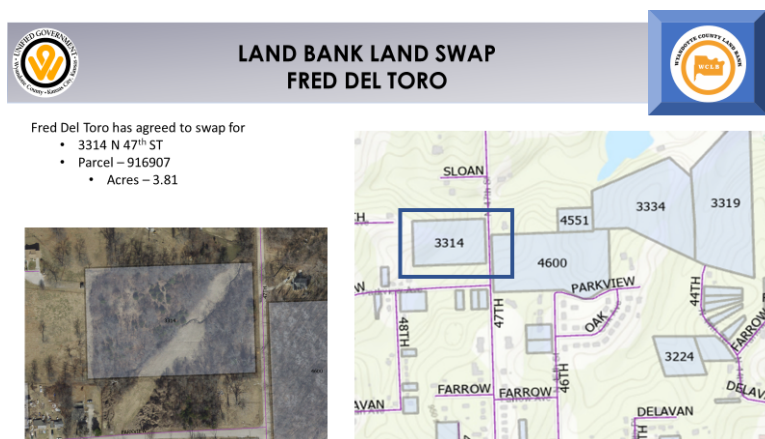



September 28, 2020

Jud Knapp, Interim Land Bank Manager, said the first one is for Oscar Guzman. He is currently rehabbing the house at 2403 N. Tremont St. and he is requesting the neighboring lot to it at 2401 N. Tremont St. He plans to build a deck and a driveway. **Katherine Carttar, Director of Economic Development**, said I would say that the reason this has not fallen under the option is because he is currently rehabbing the property and wanting to do so immediately so he has the financing ready, he has shown us the plans, etcetera, so we have kind of checked off those boxes. **Mr. Knapp** said that's that request.



Mr. Knapp said the next one is a Land Bank, land swap with Mr. Fred Del Toro. He owns two properties at the entrance of the Quindaro Cemetery. There was a desire to do something else in redevelopment of the area, the entrance to the—so he was requested that he see what other Land Bank lots we had available.



Fred Del Toro has agreed to swap for

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

We found a lot at 3314 N. 47th St., it is 3.81 acres. It's kind of unbuildable because it has a pipeline running through the middle of it but he has agreed to the land swap.

September 28, 2020

Ms. Carttar said I think this goes to maybe a need for some clarification to one of Ms. Jefferson's comments. I think it's possible she was not quite clear on what was happening, which way the swap was going. We fully agree that we are trying to make sure there is consistency around the Quindaro Township site as well as the cemetery there. It came to this, Mr. Del Toro applied for a special use permit to have horses at that location that was determined that we have other options. We would like to see other options as you are driving into the cemetery there. That is why we're requesting that Mr. Del Toro swap and take some different property in exchange for giving us the property that he currently owns right at the entrance of the Quindaro Townsite.

Chairman McKiernan said I know this is an issue that has come before us in our Planning Commission role more than once. I know that Commissioner Townsend has been really involved in trying to work out a resolution that's amendable to everybody involved. So, I'm going to ask for Commissioner Townsend to give her thoughts on this.

Commissioner Townsend said I'm happy too. Mr. Del Toro may be listening in. He was aware that this was coming up tonight. To be clear and to go back, I think this first came to the full board in a Planning and Zoning meeting back in April or May. There was a lot of concern because Mr. Del Toro bought not from the Land Bank, but through a tax sale, two properties that are on either side, I think more than south of the road that leads up to the Quindaro Cemetery. He wanted to put some different types of livestock there.

There was a lot of community outreach and concern about how this makes that area look and how that may stymie future development in that area. Mr. Del Toro, to his credit, was very consolatory when I talked to him about looking at something else. One thing for sure we've got plenty of land in the Land Bank and other land that's being let to the public through the opportunity to purchase it through a tax sale as he did, but the cemetery is not going anywhere. We had land that can be used to accommodate him. The cemetery would not be, I don't want to use the word defiled, but I will right now, in terms of it's approach way. To be more clear, this is a swap, but the goal of these two properties that Mr. Del Toro is relinquishing in favor of this one property, is to go to the Unified Government, not the Land Bank so we don't repeat this happen—stance. So, it's not just this swap going back to the Land Bank because they really didn't come from the Land Bank, they were purchased through a tax sale. The goal is when he relinquishes them to, put them

to the ownership of the Unified Government, but not in the Land Bank, that way this doesn't come up again.

If Mr. Del Toro is here, he may want to comment, but I talked with him I believe Wednesday or Thursday of this week to verify that he's okay with this and he is. Went and viewed the property with him and another one that he was considering. It was sometime in August, the same day that we had a ribbon cutting on the new fire station out west. He's agreeable and I appreciate his willingness to enter this resolution that seems to work for everybody.

Chairman McKiernan said we certainly thank you for the time that you've invested and the effort you put into making sure that we have an agreeable resolution to this, much appreciated.

Commissioner Burroughs said I would too like to commend Commissioner Townsend for her work on this. I think this has a tremendous impact. It's sacred and its historical significance is a bunch of importance to our local government as well as the National Parks. The Northeast Master Plan plays into this. I commend Mr. Del Toro for allowing the land swap. I believe this is an important piece tonight. I'm really looking forward to having a discussion on this so thank you, everyone. Mr. Chairman, if you need a motion from me to approve this piece, I'd be willing to make that motion. **Chairman McKiernan** said you can consider that motion made.

Action: Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve the property transfers as outlined in Item #2.

Chairman McKiernan asked, any comment from the public? Seeing none, roll call.

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

Public Agenda:

No items

Adjourn

Chairman McKiernan adjourned the meeting at 6:42 p.m.

mbb

September 28, 2020



Staff Request for Commission Action

Tracking No. 20638

Full Commission Meeting Date: NA

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 1/4/21

(If none, please explain):

Publication Required: No

<u>Date:</u> 12/22/2020	<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 Interim Land Bank Manager will present a rehab program and option summary for 2020

Action Requested:

For information only

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Staff Request for Commission Action

Tracking No. 20639

Full Commission Meeting Date: 1/28/21

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 1/4/21

(If none, please explain):

Publication Required: No

<u>Date:</u> 12/22/2020	<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 item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Interim Land Bank Manager 13 Single family homes 4 Town home units 1 Duplex				
<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> NCD Memo Land Bank Options 01.04.21				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Interim 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, Interim Land Bank Manager
DATE: December 22, 2020
SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 01/04/2021 meeting:

New Construction – RST - Single Family Homes

- 5 Single Family Homes
 - 1231 Armstrong Ave 080915
 - 1235 Armstrong Ave 080916
 - 1237 Armstrong Ave 080917
 - 1243 Armstrong Ave 080918
- Combine lots for 1 home
 - 1246 Armstrong Ave 080886
 - 1244 Armstrong Ave 080887

New Construction – J Horton Holdings - Residential

- **Phase 1** (3 Single Family Homes)
 - Combine parcels for 1 home
 - 521 Oakland Ave 081788
 - 517 Oakland Ave 081787
 - 2 Single Family Homes
 - 516 Oakland Ave 081780
- **Phase 2** (4 Town Home Units, 1 Duplex)
 - Combine parcels for Duplex
 - 509 Oakland Ave 082009
 - 1420 N 5th St 082007
 - 1416 N 5th St 082008
 - 4 Town Home units
 - 1400 N 5th St 082010

- **Phase 3** (4 Single Family Homes)
 - 2 Single Family Homes
 - 520 Everett Ave 081806
 - 1 Single Family Home
 - 514 Everett Ave 081807
 - 1 Single Family Home
 - 504 Everett Ave 081808

New Construction - Amy Strother – Agricultural

- **To develop an inner-city equestrian park**
 - 3319 N 44th Ter 914008 (Trails & Lean to's)
 - 3334 N 44th Ter 914007 (Trails & Lean to's)
 - 4551 Sloan Ave 172300 (Trails & Lean to's)
 - 4600 Parkview Ave 172401 (Home & Horse Stalls)



Staff Request for Commission Action

Tracking No. 20640

Full Commission Meeting Date: 1/28/21

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 1/4/21

(If none, please explain):

Publication Required: No

<u>Date:</u> 12/22/2020	<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 item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Interim Land Bank Manager 1 yard extension request				
<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> NCD Memo Land Bank Property Transfers 01.04.21				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Interim 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, Interim Land Bank Manager
DATE: December 22, 2020
SUBJECT: Property Transfers applications for consideration

The following **application(s)** are being presented at the 01/04/2021 meeting:

Yard Extension

- Current home – 805 N 11th St – 080454
- Requesting neighboring Land Bank lot
 - 809 N 11th St - 080453