

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, August 10, 2020**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, August 10, 2020, at 5:00 p.m., remotely via Zoom and by phone. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Johnson, and Walters. The following officials were also in attendance: Gordon Criswell, Assistant County Administrator; Jud Knapp, Acting Land Bank Manager; Katherine Carttar, Director of Economic Development; Bridgette Cobbins, UG Clerk; Patrick Waters, Senior Attorney.

Chairman McKiernan said before I call this meeting to order, I want to announce that due to COVID-19, the committee members, staff, and public are all attending remotely via Zoom or by phone. All participants joining by computer or by phone should mute their devices when they are 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 observing knows who is speaking. This is critical given the number of remote participants and is our current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, public comment has been suspended unless otherwise required by law. The public has been allowed to submit comments by email prior to the meeting and those comments will be included in the record of this meeting.

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

Chairman McKiernan said I do not believe there have been any revisions to our agenda since it was originally published.

Approval of standing committee minutes from June 1, 2020. **On motion of Commissioner Johnson, seconded by Commissioner Burroughs, the minutes were approved.** **Chairman McKiernan** said at this point, what we could do is that silence will be assent. I'm going to ask all those in favor of this item, to please remain quiet and if you would not want these minutes to be

approved as submitted, then in that case, you may make your objection known. So, at this point, we will have an assent vote on approving the minutes from June 1, 2020. Silence is assent. We will consider those minutes approved as submitted.

Committee Agenda:

Chairman McKiernan said the first item is a memorandum of understanding regarding the Quindaro Ruins Project.

ITEM NO. 1 – 20300...MEMORANDUM OF UNDERSTANDING: QUINDARO RUINS PROJECT

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

Chairman McKiernan said at this point, I'm going to turn the meeting over to Commissioner Townsend because I do believe that she has an action she would like us to take as a committee on this item.

Commissioner Townsend said Item 1 is an MOU, a Memorandum of Understanding, between Western University and the church and the Unified Government. The purpose of which is to form a legal entity, a trust, to move forward and seek opportunities such as funding to get the Quindaro Ruins Project moving. Part of that MOU is the attachment which is a map which broadly defines some areas. I'm asking this item be tabled so that the map can be more specifically detailed to include streets and specific landmarks.

In the last several months, we've had quite a bit of activity out in that area near the ruins for one thing or another with Planning & Zoning. I'm sure you all may recall, and I think it's imperative that when the public looks at this map, they will be able to more specifically identify landmarks and streets so that all of us know when it comes to applications in this area, how close we are to what has been defined as the ruins area.

Assistant County Administrator Criswell and Chris Cooley and I will be working on the detailed map, which I believe will be presented at the Board meeting on August 27th. So, it's just

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the detail in the map that I think needs to be upgraded and that's why I'm asking for the tabling of this item. Otherwise, I would be in favor of the MOU as it reads.

Chairman McKiernan said so the motion that Commissioner Townsend has made is that we table this item until the supplementary materials, the supporting documents, are more fully detailed.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, to table the item so the map can be more specifically detailed to include streets and specific landmarks, and advance to full commission on Thursday, August 27th.**

Bridgette Cobbins, Unified Government Clerk, asked will that be at the August 31st date? **Chairman McKiernan** said I'm going to doublecheck with Commissioner Townsend because I believe she said it was the August 27th. **Ms. Cobbins** said that's correct, because we don't have an NCD meeting on that day. Our next NCD meeting will be on August 31st. **Chairman McKiernan** said I will clarify this because I do believe it's going to come back to full commission on August 27th as part of full commission. Am I correct, Commissioner Townsend? **Commissioner Townsend** said that is my understanding. **Chairman McKiernan** said this will be tabled and brought back to full commission on Thursday, August 27th, for consideration. **Commissioner Townsend** said correct.

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

ITEM NO. 2 – 20299...LAND BANK APPLICATION

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

Application
2725 Farrow – Rogelio Avalos, new construction



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Jud Knapp, Acting Land Bank Manager, said we have three items for tonight, requesting approval for one application. We're going to go over some option agreements and the Rehab Program Update.



Land Bank Rehab New Construction
2725 Farrow Ave

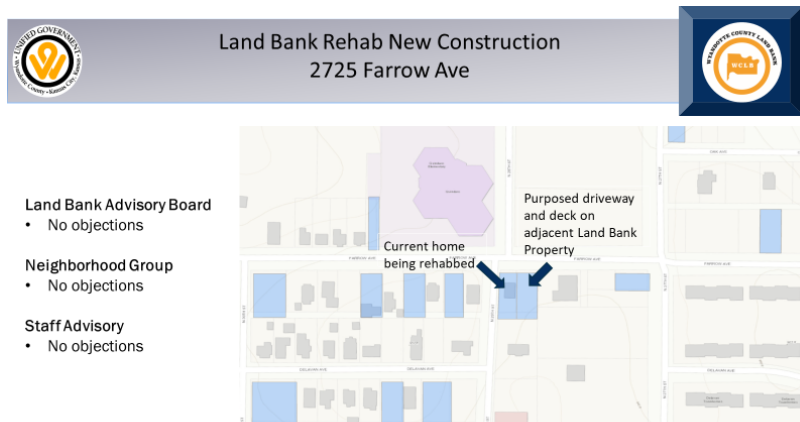


- Adjacent home is currently being rehabbed in the land bank rehab program (3217 N 29th ST)
- Requesting to build deck and new driveway




The first application we have is for 2725 Farrow Ave. It is a vacant lot next to a current rehab home. The rehabber is requesting the lot next to it to build a deck and a driveway for the new rehab.

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As you can see on the map, that's the arrow where the current home is being rehabbed and then the lot next to it is the proposed lot for the deck and the driveway.



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

The Land Bank Advisory Board, the neighborhood group, and the staff advisory team have no objections.

Chairman McKiernan asked, does the committee have any questions or any comments for Mr. Knapp?

Commissioner Townsend asked, is the item that we're looking at, that's just a representation of the desired driveway and deck? **Mr. Knapp** said yes, that is correct.

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

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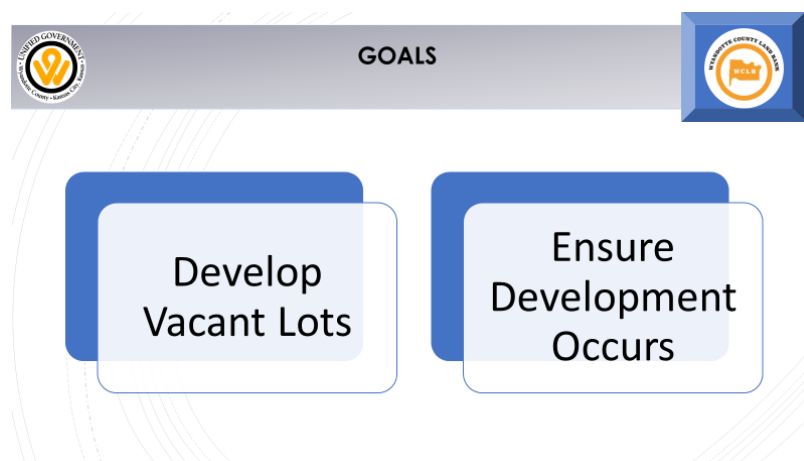
ITEM NO. 3 – 20301...UPDATE: LAND BANK REHAB PROGRAM

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



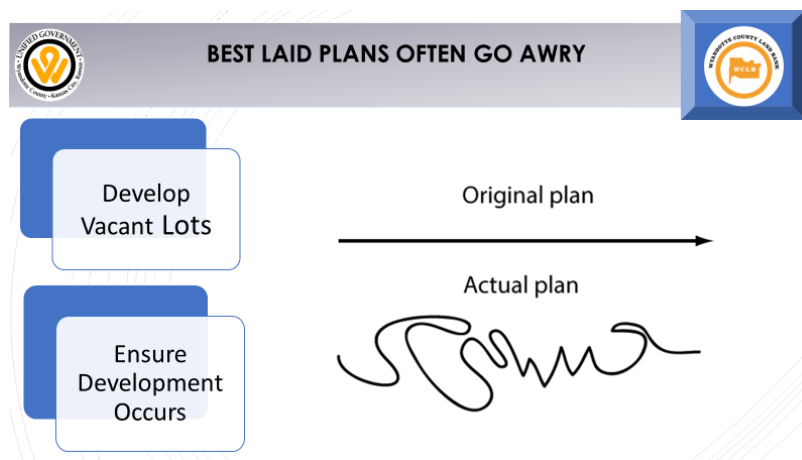
Option Agreements

Jud Knapp, Acting Land Bank Manager, said I am going to go over why we are using option agreements.



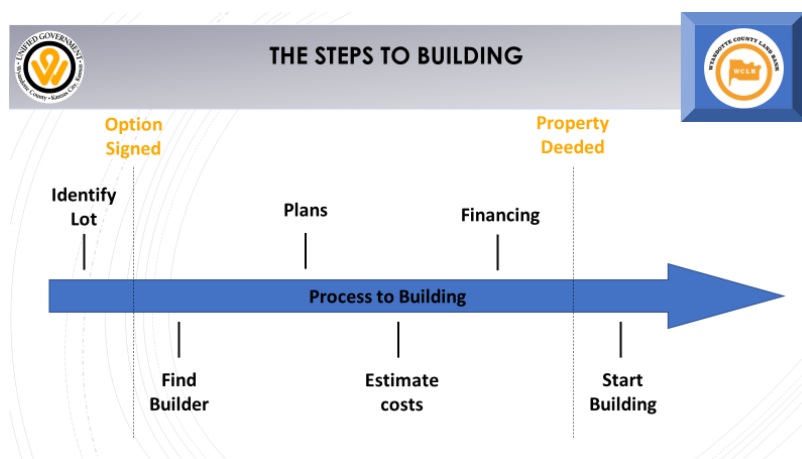
In the Land Bank, we have a few goals: to development vacant lots and ensure development occurs. The option agreement is really useful to ensure the development occurs.

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The best laid plans often go array. How often do our original plans look like the final outcome?

When I built my home, my plans also drastically changed. I found out it's very expensive to run utilities into a middle of a field, so I moved my home location. My home build definitely looks like this crazy lines of ups and downs. It did not match my original plan.

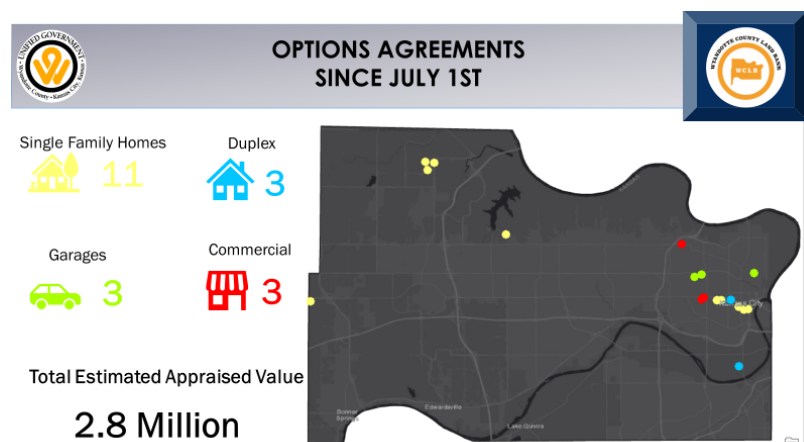


So, how does this work with Land Bank lots? We have brainstormed and identified the steps that causes our plans to change, so like the plans there, maybe the lot is too small. The estimate cost, this is what caused by plans to change when I seen how much it was to build a new home, I started looking for other houses that were already built. And financing, can I get that construction loan?

The process for the option would help a person identify a lot that would suit them and then we would sign an option agreement that's basically telling them that I will hold that lot for one year while you do this due-diligence process like find a builder, get your plans together, estimate your costs and financing. When you have all that completed and almost ready to build, we will deed you the property so you can start building. The key to the option is we aren't deeding the

property at this time to the person so they can go through this process and then maybe they decide they don't want to build. Then what happens to that lot? Do they stop paying their taxes? Stop maintaining it? As it is, they walk away from the building.

The option basically lets them do this part without actually owning the property and they complete this step and then we deed them the property and they start building. It's a way that we ensure that development happens.



Our option agreement since July 1st, the ones that have signed, we have 11 single-family homes. We have 3 duplexes, 3 garages, and 3 commercial buildings. The estimated appraised value for just those option agreements is \$2.8M after they get built.

Katherine Carttar, Director of Economic Development, said I want to just jump in here for a second. I just want to make sure—this is not something that we have brought to you all in the past. Jud kind of laid out what the process is. I feel like it is imperative that we give this committee a heads-up on what is coming down the road.

One of the things—these are just since July 1st. I would say that this is probably more options, more interest in in-fill development and people wanting to build a new home. These are all new builds. This is all looking at vacant property. I think we've had more interest in just over a month than we have probably in the last year. It's exciting. It's trying to get some of—we've done a great job on the rehab, and Jud will give another couple of these examples of that in a second, but really trying to push forward into having our collective stable of rehabbers move into a new build and in-fill homes is really exciting. You can see going from lands that had not paid any taxes, in many instances for quite a long time, to a potential estimated appraised value in a

year or two, once everything is built, to almost \$3M. It's pretty significant. We think this is just the beginning.

Chairman McKiernan asked, does that conclude this part of the presentation? **Mr. Knapp** said I still have the Rehab update. **Chairman McKiernan** said okay. Let's stop here for just a moment because I had not seen these materials in the agenda, so I'm interested to see these.

Now, does this effectively replace what has been our standard procedure? Historically in the past, it seems like we've had somebody could acquire a property from the Land Bank and we made them promise that they were going to, within a year, develop that property or it would come back to us. Do I understand that what we're doing now is that we're holding the property, they have the option to it, if they have the capacity to move forward within a year, it's all good, it's all already taken care of. If they don't—

Ms. Carttar said this is just kind of giving you an overview of kind of what's happening so that all of these properties, once we get to the property deeded point, that we'll come back to you and each of those properties will get approval from this committee to actually be transferred. **Chairman McKiernan** said okay. That's good to know. That's great information.

Chairman McKiernan asked, does any other member of the committee have questions or comments either for Ms. Carttar or Mr. Knapp?

Commissioner Townsend said I'm glad, Mr. Chairman, that you made the comment because I thought I had missed something in the packet. I think I may have had more questions if I had seen kind of a written summation of what this is about really. It's not too late for that. If there's some written, I don't want to say proposals, but summation of what this is about so I can more clearly understand what is changed in here with this. That's the bottom line for me. I would appreciate that.

Chairman McKiernan said I would absolutely endorse that, that if we could get a copy of these slides as well as any written summary of the process and how it's changing from our current process, that would be marvelous.

Chairman McKiernan asked, anybody else from the committee have comments or questions? Alright, I don't see anybody else's hand up. Since this is for information only, you'll just provide

us a little bit of additional information after the meeting. Then, we'll wait for you to bring it back at some point in the future.

Chairman McKiernan said, Mr. Knapp, I believe you have a Rehab update for us. **Mr. Knapp** said I do. A very exciting one.



Rehab Program Update

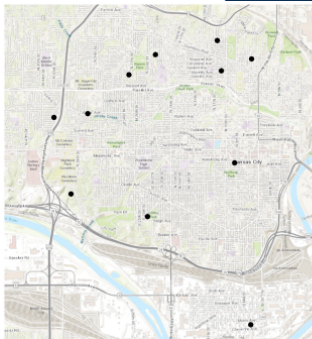


REHAB PROGRAM OPEN HOUSES JULY 21ST & 22ND



Address	Contractors attended	Number of offers
66 S 23rd St	13	1
327 N 40th St	13	4
1713 N 43rd St	28	12
908 Ann Ave	17	5
1051 Webster A	15	2
2602 N Allis St	11	1
1024 Waverly Av	14	1
3605 Wood Ave	19	6
2715 Haskell Ave	21	9
923 S 8th St	11	5

Winning Bid Total **\$121,841**



Mr. Knapp said we showed our open houses for 11 houses on July 21st and July 22nd. There's a map of all the locations of the houses we showed. Legal removed one house, so I had 10 remaining that we could sell. We sold all 10 for a winning bid total of \$121,000.

The house on 1713 N. 43rd St. had 12 offers on it. That was a very popular one. That was a very good showing. I currently don't have any houses left for the Rehab Program. They're all taken by rehabbers.

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If we go into our completed rehabs, this is a rehab by JC Keys. It's a 2 bed/1bath, 884 sqft. The appraised value at the tax sale was \$18,000. I talked to JC Keys today and he said he's expected to sell it between \$80,000 - \$100,000.

Here's some before and after pictures.



The new kitchen was amazingly put together. He definitely used some upgraded materials there.

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**COMPLETED REHAB
2915 FARROW AVE**



Before

After



**COMPLETED REHAB
2915 FARROW AVE**



Before

After



**COMPLETED REHAB
2915 FARROW AVE**



Before

After



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COMPLETED REHAB 631 FREEMAN AVE



Rehabber - Bright Solutions
4 beds 4 baths
2,228 sqft
Appraised Value at Tax Sale \$7,500



Then, we have another completed rehab at 631 Freeman Avenue. The rehabber was Bright Solutions. It's a 4 bed/4 bath house. It's 2,200 sqft. It's appraised value at tax sale was \$7,500. He actually already sold this house for \$230,000.

Ms. Carttar said \$230,000 is about twice as much as any other rehabbed house we've sold so this is pretty exciting. I think we had one other that hit \$200. **Mr. Knapp** said this house was like completely gutted from the inside and he just went through. It's really an amazing house.

Here's some before and after shots.



COMPLETED REHAB 631 FREEMAN AVE

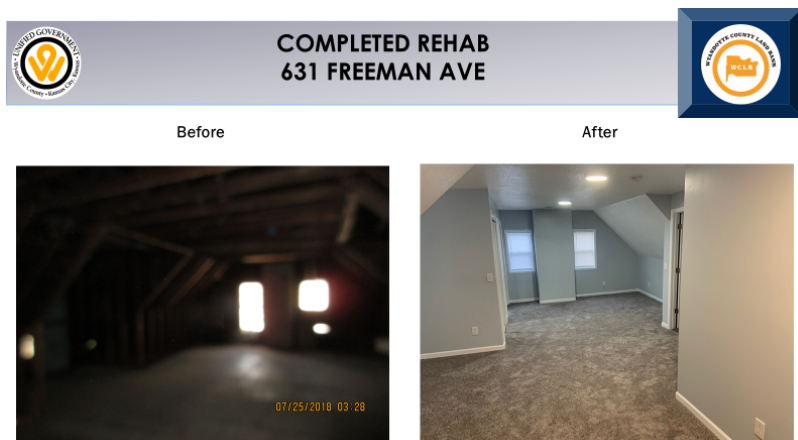


Before

After



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This is actually the upstairs, the third floor. This room is huge and there's actually a bathroom up here.

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**COMPLETED REHAB
631 FREEMAN AVE**



These are the two bathrooms that they have. I didn't really have a before picture of a bathroom because the house was gutted.

That is my presentation.

Chairman McKiernan asked, does any member of the committee have comments or questions for Mr. Knapp? I don't see any hands up so we will just thank you for your continued work and ask you to just keep moving forward.

Action: **For information only.**

Public Agenda:

No items

Adjourn

Chairman McKiernan adjourned the meeting at 5:22 p.m.

dt/cg

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