



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, March 29, 2021
5:00 PM

Location:

You are invited to a Zoom webinar.

When: Mar 29, 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/89405954611?pwd=MIlrL29ZdndNTjlTTXFaNW9zZFNkUT09>

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<u>Name</u>	<u>Absent</u>
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 March 29, 2021 Agenda

**III. Approval of standing committee minutes from September 28, 2020 (Revised),
January 4 and February 1, 2021.**

IV. Committee Agenda

Item No. 1 - LAND BANK OPTION APPLICATIONS

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

26 Single Family Homes

CHWC - Rivers Edge East Subdivision

- Phase 1 - 6 Homes - 2021
 - 3036 N. Getty St. – 293023
 - 3030 N. Getty St. – 293024
 - 3022 N. Getty St. – 293025
 - 3016 N. Getty St. – 293026
 - 1726 Roswell Ave. – 293027
 - 2940 N. Getty St. - 293000
- Phase 2 - 6 Homes - 2022
 - 2938 N. Getty St. – 293001
 - 2938 N. Getty St. - 293002
 - 2938 N. Getty St. - 293004
 - 2938 N. Getty St. - 293006
 - 2938 N. Getty St. - 293011
 - 2938 N. Getty St. - 293012
- Phase 3 - 6 Homes - 2023
 - 3027 N. Getty St. - 293014
 - 3021 N. Getty St. - 293013
 - 3033 N. Getty St. - 293015
 - 3039 N. Getty St. - 293016
 - 3045 N. Getty St. – 293017
 - 3031 N. 18th St. - 293030

Kristi Smith High - 1 Home

- 202 Stewart Ave. - 094565
- 204 Stewart Ave. - 094566
- 206 Stewart Ave. - 094567

Karan Gupta - 2 Homes

- 844 Tauromee Ave. - 090403
- 848 Tauromee Ave. - 090402

Cinnamon Campbell - 2 Homes

- 914 Oakland Ave. - 080308
- 916 Oakland Ave. - 080307

Maribel Cortez – 1 Home

- 3517 N. 47th St. - 913921

Habitat for Humanity - 3008 N. 30th St. – 099328

(This application was delayed two months due to its distance from the Quindaro Townsite.)

New Construction – Home Addition

Victor Alfonso Laozano

- 3052 N. 31st St. – 099280

(Staff Advisory concerns: can build addition on lot; Habitat is building in the area.)

New Construction - Row Houses – Requested 3 Land Bank lots

Luminary Transformations - 8 Units

- 1026 Oakland Ave. - 087650
- 1030 Oakland Ave. - 080190
- 1038 Oakland Ave. - 080189

(Staff Advisory concerns: row houses will require rezoning to R-3)

(Advisory Board: Strugglers Hills Neighborhood group has reviewed the application, and no objections to the project.)

New Construction - Commercial

Oliver Tanner - Open air food plaza

- 3119 Strong Ave. - 166441

Tracking #: 21727

Item No. 2 - LAND BANK PROPERTY TRANSFERS

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

Yard Extension – Cassandra Bitterman

- 627 Shawnee Rd – 155110

(Lot is unbuildable by the Land Bank policy. Frontage: 12 feet)

Tracking #: 21728

V. Public Agenda

VI. Adjourn

REVISED
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



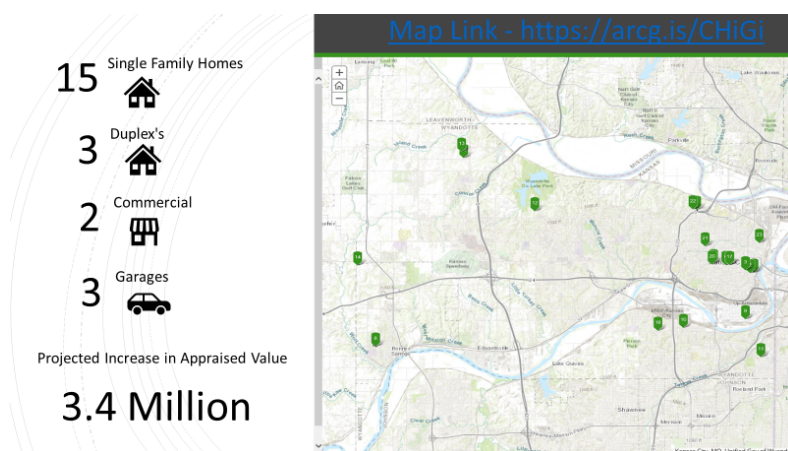
Option Agreements

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.

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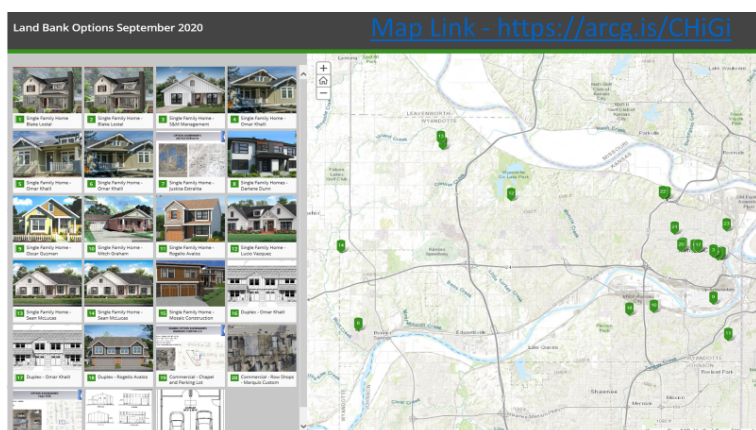
Katherine Carttar, Director of Economic Development, said thank you Jud I appreciate that. So, what we are looking at today is a number of options as Jud mentioned. This is the number of options we've received basically over the last three, four months. It's quite a substantial number. That being said, 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




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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**

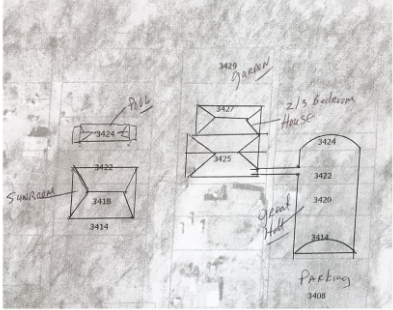
7



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




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.

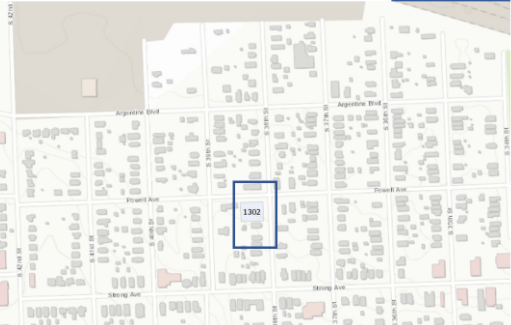


OPTION AGREEMENTS
MITCH GRAHAM



10







OPTION AGREEMENTS
MITCH GRAHAM



10




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

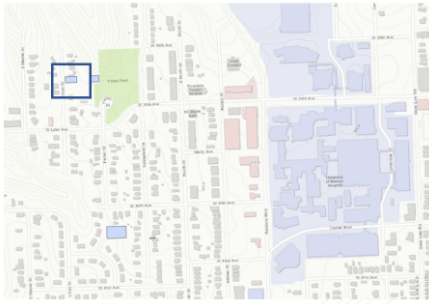
3 Beds
2 Bath
1,200 Sqft
Zoning R-1B

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

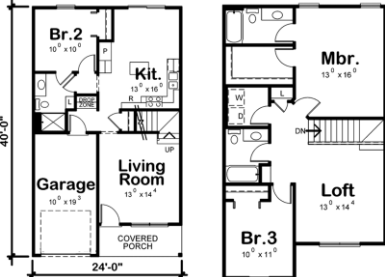
This is 3819 Lloyd Street. You can see it's right next to like a BPU substation.

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.

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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.

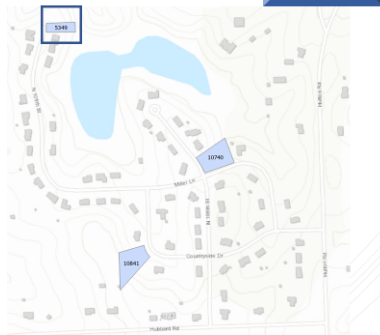


OPTION AGREEMENTS
SEAN MCLUCAS

13



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



This is at 5249 N. 109th St.

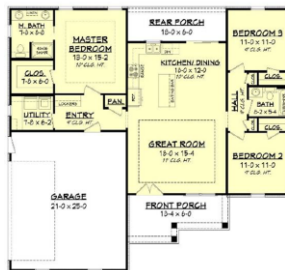


OPTION AGREEMENTS
SEAN MCLUCAS

13



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



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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.



**OPTION AGREEMENTS
SEAN MCLUCAS**



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

14



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

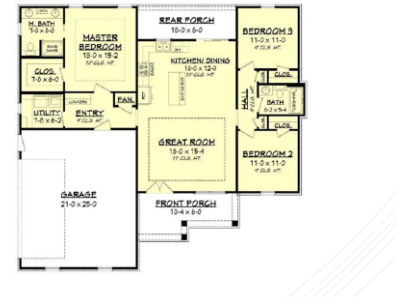


**OPTION AGREEMENTS
SEAN MCLUCAS**



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

14



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

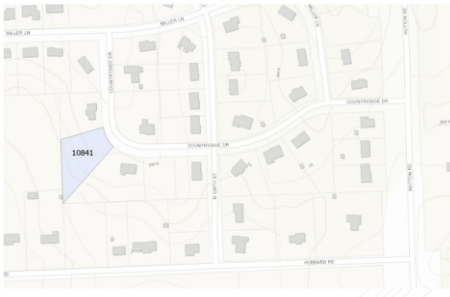


OPTION AGREEMENTS
MOSAIC CONSTRUCTION COMPANY

15



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

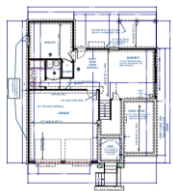


OPTION AGREEMENTS
MOSAIC CONSTRUCTION COMPANY

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**

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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 bit~~ 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.)

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

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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.

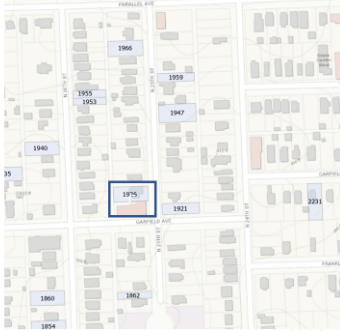
Chairman McKiernan said that takes care of that group. Now we go to the last group of Item No. 1, which is garages.



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

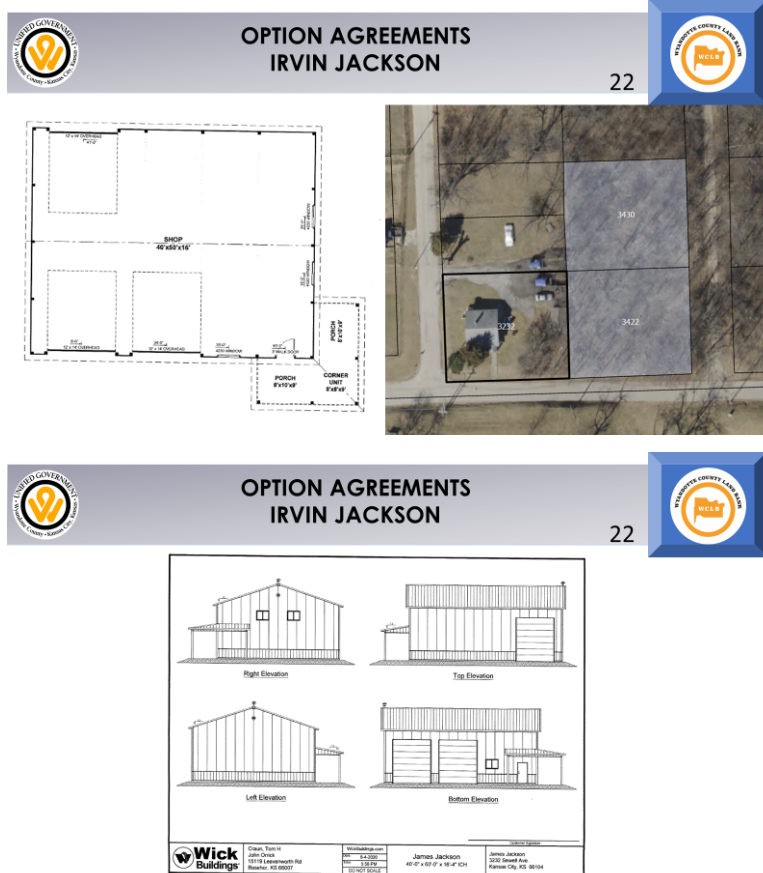
We would need to cancel a lease





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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



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.



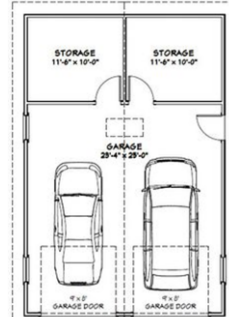
OPTION AGREEMENTS

ANGELA KNIGHT



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)



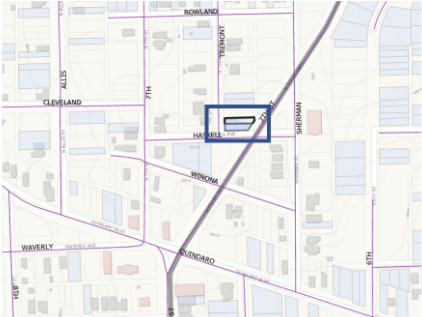
REHAB HOME – NEW CONSTRUCTION
OSCAR GUZMAN



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

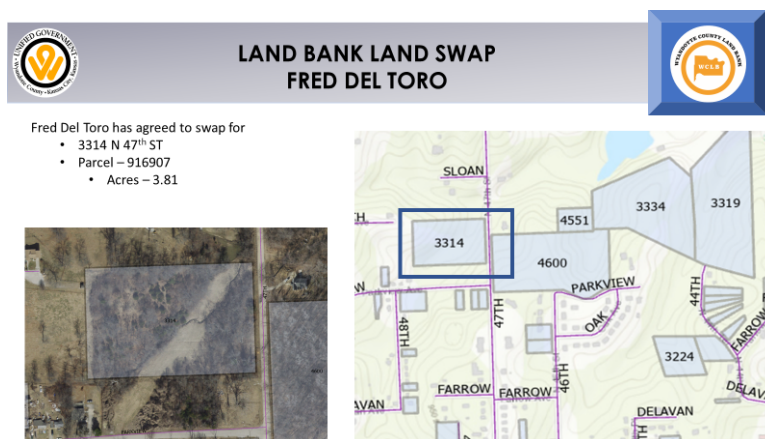


September 28, 2020

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.



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.

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

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, January 4, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, January 4, 2021, at 5:00 p.m., remotely via Zoom and on-site. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Johnson, and Walters. The following officials were also in attendance: Melissa Sieben, Emerick Cross and Alan Howze, Assistant County Administrators; Misty Brown, Acting Chief Counsel; Alley Porter, Commission Liaison; Lynn Melton, Assistant to the Mayor's Office; Jud Knapp, Interim Land Bank Manager; Katherine Carttar, Director of Economic Development; Angie Lawson, Deputy Chief Counsel; Wendy Green, Assistant Counsel; Debbie Jonscher, Deputy Chief Financial Officer; Rick Mikesic, Director of Revenue/County Treasurer; Shaya Lockett, Program Coordinator for Economic Development; Stephanie Moore, Management Analyst for Economic Development; Carol Godsil, Deputy Clerk; and Allie Facio, UG Clerk's Office.

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 some being on-site. All participants are asked to mute their phones or computers when they are not speaking to avoid background noise during the meeting. During the meeting, please make sure that 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 comments have been suspended unless otherwise required by law. The public is allowed to participate by Zoom or submit comments by email prior to the meeting and those comments will be included in the record of this meeting.

Chairman McKiernan called the meeting to order. Roll call was taken and all members were present as shown above.

Chairman McKiernan said there were no revisions to tonight's agenda after it was originally published.

Chairman McKiernan said we'll move to our next item of business which is approval of our Standing Committee minutes. Tonight we have two different sets of minutes, one from our August 31 meeting and one from our September 28th meeting. Our August 31 meeting, there were some revisions requested at our last meeting, so it has come back for approval. But before we get to that, Commissioner Townsend had tipped me off that she wanted to make a couple of clarifications on at least one of those sets of minutes.

Commissioner Townsend said I'll address the minutes from August 31 of the 2020 Standing Committee minutes. I'd like to thank our Clerk's Office for their hard and diligent work in making the correction that I had requested, and I have no other questions or comments for that set of minutes. Having said that, I would move to approve the minutes for August 31, 2021, and then we can address the September 28, 2020, and I do have some corrections for that set of minutes.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Burroughs, to approve the minutes from August 31, 2020.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Commissioner Townsend, some comments about September 28th.

Commissioner Townsend said with respect to the minutes from the September 28, 2020 Standing Committee meeting for Neighborhood and Community Development, I would direct your attention to what is page 26 of those written minutes and line 7. In the middle of that line you'll see the word did. There's a phrase beginning, having to go through it, where the first one did off more than they could chew. The word did should be bit.

Also, on that same page, page 26 line 14, and it starts off with the word participated, and then it goes into a sentence: if we already have guidance that 6 is the number, I would love that I would agree with Commissioner Walters. I would like for the Clerk's Office to go back and review that section. It could be the way that the punctuation is placed here, I'm not sure, but I'm just asking they go back and review that section, and to call me if there are any questions. It's just something I think is out of order and it could be the way it's punctuated, I'm not sure.

Chairman McKiernan said thank you, Commissioner. As I look at that sentence, I'm guessing that the period is three words earlier than it should be, but I guess I would ask, with your observations, would you like to approve the minutes in light of the corrections being made in the future, or would you like to hold these minutes over until our next meeting so that we can consider those corrections then?

Commissioner Townsend said I would prefer to do as we've done in the past and hold the minutes for the September 28, 2020, over to make sure that all corrections requested have been made. That seemed to work out well this time and I always appreciate the work of our Clerk's Office.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, to hold these minutes over to the next meeting, the September 28, 2020 minutes.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Committee Agenda:

ITEM NO. 1 – 20638...PRESENTATION: 2020 LAND BANK SUMMARY

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



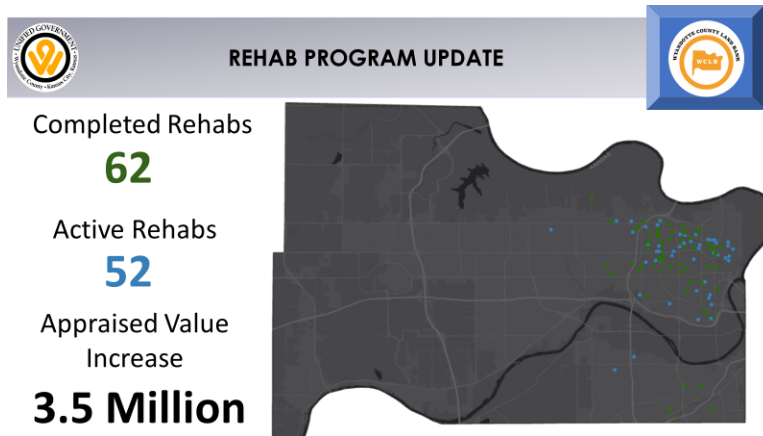
**Neighborhood &
Community Development
Standing Committee**

March 1st, 2021

Jud Knapp, Interim Land Bank Manager, said tonight, I'll give you an update on what happened in the Land Bank in 2020. I'll give you an update of the Rehab Program, an update of

January 4, 2021

our Option Program, and introduce a new app and our plans for the 2021 improvements to the Land Bank.



To start out, we have a map of our Rehab Program. Our Rehab Program started in 2017. In 4 years, the program has completed 62 rehabs. For the year 2020, we have completed 15. We currently have 52 active rehabs, and the appraised value increase is for the completed rehabs, it's the difference between how much it was valued at when it came into the Land Bank and then how much it is currently valued at, is \$3.5 million.

Next, we'll present some of our completed before and after pictures of our recent 5 homes that have been completed.



First one is at 1858 N. 27th St. Its appraised value when it came into Land Bank was \$4,760. Its current listing price is \$82,000.



It's some before and after of the front.



The bathroom that didn't exist before.



The kitchen that was missing.

January 4, 2021



COMPLETED REHABS
2211 RUSSELL AVE



Appraised value when Land Bank acquired

\$4,190

Current listing price

\$90,000



Our second one is 221 Russell Ave. Its appraised value when it came into Land Bank was \$4,190. Its current listing price is \$90,000.



COMPLETED REHABS
2211 RUSSELL AVE



Before



After



Some before and afters of the front.



COMPLETED REHABS
2211 RUSSELL AVE



Before



After



Inside.

January 4, 2021



Before



After



Before



After



Appraised value when Land
Bank acquired

\$30,000

Current listing price

\$82,000



Our third one today is 2715 Haskell Ave. Its appraised value when it came into the Land Bank was \$30,000. Its current listing price is \$82,000.

January 4, 2021



**COMPLETED REHABS
2715 HASKELL AVE**



I didn't have any before pictures on this one, but here are the after photos.



**COMPLETED REHABS
1713 N 43RD ST**



Appraised value when Land
Bank acquired

\$89,580

Current listing price

\$165,000



Our next one is 1713 N. 43rd St. Its appraised value when it came into the Land Bank was \$89,000. Its current listing price is \$165,000.



**COMPLETED REHABS
1713 N 43RD ST**



Before



After



COMPLETED REHABS
1713 N 43RD ST

Before**After**

COMPLETED REHABS
1713 N 43RD ST

Before**After**

COMPLETED REHABS
1713 N 43RD ST



COMPLETED REHABS
3137 N 29TH ST

Appraised value when Land Bank acquired

\$5,350

Current listing price

\$145,000



And our final one today is 3137 N. 29th St. Its appraised value was \$5,350 when it came into the Land Bank. Its current listing price is \$145,000.

COMPLETED REHABS
3137 N 29TH ST

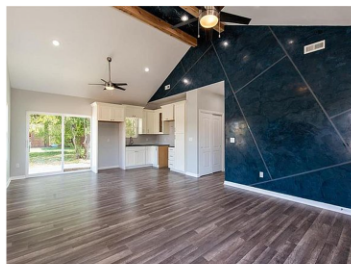
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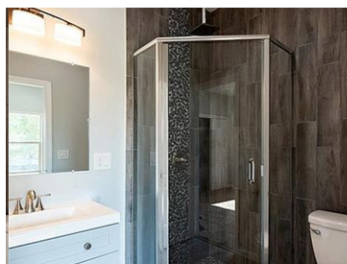
After



COMPLETED REHABS
3137 N 29TH ST



COMPLETED REHABS
3137 N 29TH ST

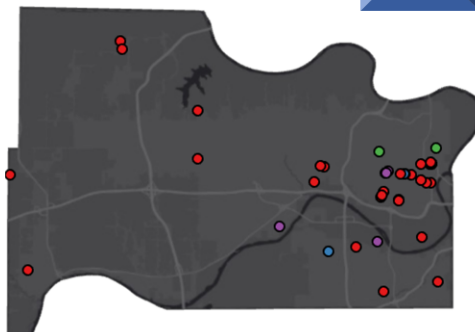


COMPLETED REHABS
3137 N 29TH ST

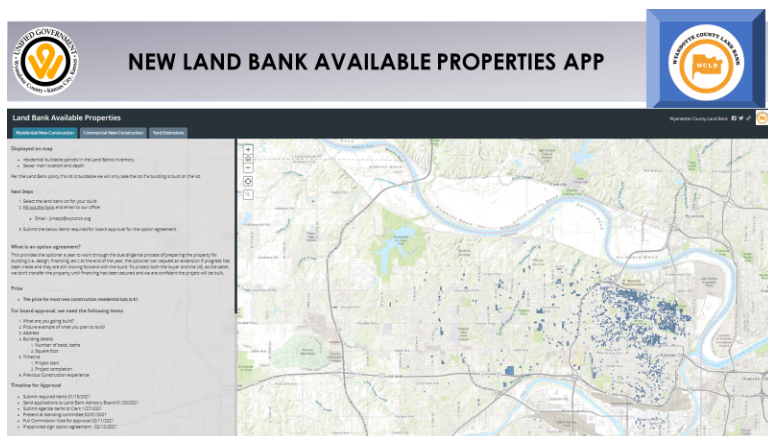


2020 OPTION UPDATE

Single Family Homes	Duplex
32	4
Garages	Commercial
2	4
Estimated Increase in Appraised value	
6.1 Million	



That takes us to our option update. We started signing our first options in late 2019. You'll actually see one of those later in our presentation for our next items. But during that time, we have signed a total of 42 projects. 32 of those have been single family homes. There's been 4 duplexes, 2 garages, and 4 commercial projects. The estimated increase in appraised value is \$6.1 million when these are constructed.



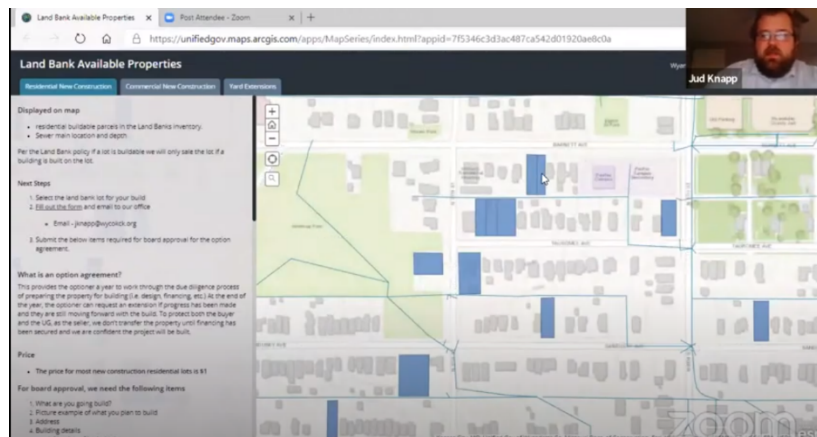
Next is our new app that we built. The number one question I've ever received in the Land Bank is, is this property available, and how can I get it? So, we do the research and determine if the property is available. Sometimes it is not, and then the applicant's response to me is, then why is it on your map? So, over the last 7 months, we've been going through all 4,000 of our lots that we have in the Land Bank, and we've been determining by our Land Bank policy if they're buildable or not. Let me quickly go over to the app itself.

Katherine Carttar, Director of Economic Development, said so while Jud is doing that, some of the things—just to kind of fill out why there would be on our dot maps—why there'd be some Land Bank lots that are not actually available. It's a variety of things. So, it's anything from they were in a flood plain and literally not buildable, to—we have a number of properties, and this is another thing we're working on is kind of cleaning up all sides of our data that are in the Land Bank but are actually a BPU pump station, or there are a number of reasons why over the years a property would've been just kind of placed in the Land Bank as kind of a temporary, then it kind of got stuck there. So that is something that we're trying to now go through as Jud and his team is identifying these. We'll eventually move those into kind of UG-owned just so we can kind of clean up that data. Those are a couple of the reasons why you would see some discrepancies. So, this would be the map to go to, to see kind of what are those items that are available today.

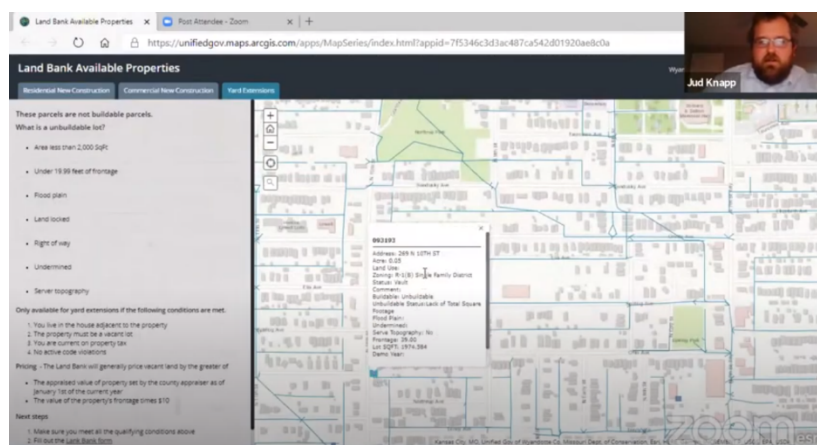
Mr. Knapp said thank you. So here is the app. The question I received is, is this property available? This map here answers that question. And how do I get it? This section over here answers that question. So, I took this a step further and we did residential new construction, what is buildable for that zone residential, and on this tab, we have what's buildable that's commercial

construction. And then we have the yard extensions at the end are the ones that are deemed unbuildable.

In here it says this lot is only available for yard extensions if the following conditions are met: you live in the house adjacent to the property and the property must be a vacant lot, you are current on your property tax, and no active code violations so this answers the question of how do I get a yard extension?



So, I identified a parcel I'd like to show you on what this app can do. So, the prospective applicant would come in here and say, I want to build a house at 8th and Barnett. They'd click on that, they get the address, they get how many acres, they get the zoning, they get the status is for sale, it's buildable, it's not in a flood plain, it's not undermined, it's not hilly, you can build a house on it. The frontage is 26.5 feet, lot square feet, and the demo year is 2015, so we know if a demo is after 1999 that is a good demo and the house is not buried under the lot.



So, we switch over to the yard extensions. We can go over down here, there's one here. Gives the address, it's unbuildable, and the status is lack of total square footage. So, that parcel is too small to support a house, so it is eligible for yard extension.

Future enhancements to this, we are going to add the Land Bank policy to this page, we're going to add frequently asked questions page that I get, just to make it more user-friendly.



1. Online fillable forms
2. New website
3. Online payments
4. New Database

For 2021, the Land Bank hopes to get online fillable forms. Right now, we have unfillable PDF forms that have to be scanned in and sent back to us. We're hoping for a new website that's more user-friendly and answers some of those frequently asked questions. We're going to start taking online payments and a new database so we can easily keep track of our 4,000 Land Bank properties. Currently, we're in Excel. I live in three different Excel documents and we're going to combine those into one database. That concludes the for information only Land Bank update.

Chairman McKiernan said thank you, Mr. Knapp. I'd ask members of the committee if there are any questions. I see that Commissioner Walters has a question or a comment. **Commissioner Walters** said yes, I have a question. So, I understand the process. You print out the form, you fill it out by hand, and then you submit it, then what's the next step.

Mr. Knapp said I would basically just research it to see if it is available, and then I provide if it's an option, if it's new construction, they get a packet from me that has the next steps. It's on that app on that sidebar. It shows what I need to bring to this Board to get approval, basically like a picture of what you plan to build, your timeline, your construction experience, it's all the things that I present to you is what I...

Commissioner Walters asked and what kind of turnaround time would the resident expect to have when he or she submits the application and you receive it in your office, then how long until they get the response that you just described?

Mr. Knapp said hopefully, in a perfect world, it would be the same day or the next day when I go through my emails, but sometimes... **Commissioner Walters** said but it's not an email, right? It has to be hard copy? **Mr. Knapp** said no, it is an email but it is a PDF form, and then you have to print it out, fill it out, and then send it back to me. With the online fillable forms, hopefully they can fill it on their computer. **Commissioner Walters** said but right now that's a PDF. Say they don't have a scanner in their home, so they fill it out and they send it to you. You get it in the mail? So, you think it's a short turnaround time? And at that time, you give them all the instructions that they need to proceed? **Mr. Knapp** said yes, and if the person doesn't have a scanner, I take the information from them over the phone or through the email and I fill out the form for them. We are very accommodating. **Commissioner Walters** said well, okay. I've had some people say they have a hard time getting ahold of you.

So then, after they get the response that you send them and they submit a picture of what they want to build, then how long does it take for that response or review to happen?

Mr. Knapp said well, I put it together just like the PowerPoint that we're going to walk through and I present it to the Board here. I make sure I have all the things that would be available so you can make a decision, and I present it to you. That process usually takes like a month and a half.

Commissioner Walters said okay, well I'm all for trying to liquidate a lot of these. We have 4,000 lots. I see we have about 20 that we're going to try to return to the public today, but even at that, that would be 80 months before we would get through that. So, this is a decades-long process we're in. I would like to do anything we can to accelerate that, including maybe requesting, as we go through the budget process for 2022, options for how we could drastically increase the number of lots we return to the public so that we could maybe have a 5-year goal instead of a 15- or 20-year goal of getting through these.

Ms. Carttar said, Commissioner, that's a good observation. You know, one of the things that we are constantly kind of dealing with is also just the market pressures and kind of market forces, so our goal is to have as many of these lots not just kind of turned into yard extensions and things.

Although, in some instances, that makes a lot of sense. But whenever we can, we would like – if there was a structure on them, we’d like to have a structure back onto them, and so some of this is, we can only go as fast as there is a market that is driving those buildings. That being said, we are working through providing the land at no charge, if you’re going to build has already increased just as Jud was saying a little earlier, we’ve already had more single family home interest and other building (inaudible) last year than we have probably in the last decade. So, things are moving in the right direction and we are hoping to kind of accelerate that, but your point is well taken. **Commissioner Walters** said well, the reason it’s on my mind is that I’m hearing that there’s quite a demand for these properties compared to the recent past. So, we might as well strike while the iron’s hot. That’s kind of what I’m thinking. **Ms. Carttar** said definitely.

Chairman McKiernan said I’m going to just give a little bit of unfortunate out-loud state – oh thank you so much. I was just going to remind the folks in the Clerk’s Office who are running the meeting behind the scenes, since I’m not a presenter, I can’t lower anybody’s hand after I recognize them for comments. So, if you could do that, that would be fantastic. It’ll help me keep track of who’s still in the queue.

Chairman McKiernan asked, any other comments or questions from members of this committee regarding the report that Mr. Knapp just gave? I don’t see any other hands nor hear, so thank you for that and let’s move on to the second part of our agenda.

ITEM NO. 2 – 20639...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. 080886

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

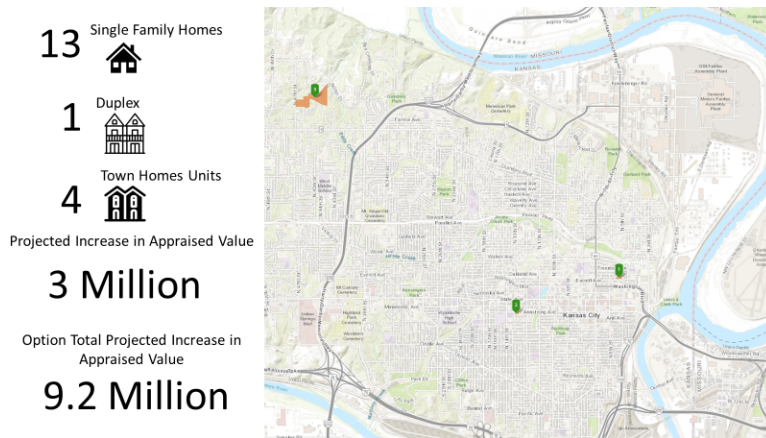
- 3319 N. 44th Ter. 914008 (Trails & Lean to's)
- 3334 N. 44th Ter. 914007 (Trails & Lean to's)
- 4551 Sloan Ave. 172300 (Trails & Lean to's)
- 4600 Parkview Ave. 172401 (Home & Horse Stalls)



Option Agreements

Jud Knapp, Interim Land Bank Manager, said so now I'll go through our options that we have for this month.

January 4, 2021



This month we have 13 new single-family homes, 1 duplex and 4 townhome units. A projected increase in appraised value for these is \$3 million. The option since 2019, the projected increase would be \$9.2 million if all those projects were built out.



OPTION AGREEMENTS

RST - DESIGNS





Single Family Home

- Contemporary design
- 1,600 Square Foot
- 3 beds & 2 Baths

Construction Experience

- In operation for 10 years
- Built 1,000 structures in Mexico and Latin America
- Small schools, clinics, commercial, industrial, and homes

Timeline

- Construction start - ASAP
- 45 – 60 days per build
- Multiple projects once crews are trained

Our first one is RST. They're bringing forward Phases 1 of 3. They actually submitted 3 phases to us, but Phase 1 has 5 single family homes. The additional phases have a total of 8 single family homes, and 9 townhomes. With their timeline of building in 45 to 60 days, with our approval process, I believe we can stay ahead of them. So, if they start building, we'll push Phase 2 to you. They want to start as soon as they can. They want to do—once their crews are trained, their local crews for instance, are trained, they want to do multiple projects at once.

This is a new construction type. This is walls. They put up the walls in forms and pour concrete inside the walls. It has a great insulation value. It will not look like a concrete home. The company has already met with our Building Inspection Department also.

Their construction experience, they have built over 1,000 structures in Mexico and Latin America. They've built small schools, clinics, commercial, industrial, and homes.



OPTION AGREEMENTS
RST – PHASE 1



5 Single Family Homes

- Will replat to fit 4 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

Next Steps

1. Planning approval
2. Building inspection approval
3. Building estimate
4. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board



So, for today, Phase 1 is 5 single family homes. They will replat to fit these 4 homes on 1231, 1235, 1237, 1243 Armstrong over here. They will combine these two lots on the north here to build one home. The next step will be Planning approval, Building Inspection, and since it's a little different build, there's little different steps they have during the building process. They'll provide us the building estimate, proof of funds to cover the building, and then we can deed the property to them if you approve it, of course.

The recommendations of the Staff Advisory Committee and Land Bank Advisory Board were in favor of this. I would stop and say that all these projects, the Staff Advisory Committee recommended them for approval. The Land Bank Advisory Board, we had two members that voted no for not contacting the neighborhood group. Then we had—at the corner of the next one is 1400 N. 5th St. It is a Brownfield site for an old gas station. The member was worried about that. I have to say the applicant is aware of the situation and we're going to look into it during the due diligence process.

Chairman McKiernan said so even though this is one item on our agenda, it's Item No. 2, I wonder if it would make sense for us to consider these options as three groups. The first group being RST, the second group being J Horton, and the third group being Amy Strother. Ms. Carttar, Mr. Knapp, is that okay with you? **Katherine Carttar, Director of Economic Development**, said yes, that's fine. **Chairman McKiernan** said okay, so we're going to consider then this first option application which is for a total of six lots that will yield a total of five single family homes. I'll ask the committee if there are any comments or questions about these options.

Commissioner Townsend said I think Mr. Knapp addressed questions that I had written in my notes, but just to be clear, I'm going to ask them again. Mr. Knapp, you said that the Land Bank Advisory Committee had seen and reported their recommendation or not on the projects currently on the screen for RST? **Mr. Knapp** said yes, and they recommended them for approval. **Commissioner Townsend** said okay.

The other note I had to inquire about was whether or not this company had ever built anything in Wyandotte County, KCK. I understand you to say that they built in what, Mexico and South America? **Ms. Carttar** said yes, this is a Mexican company. They've been doing some work here in the States and potentially having a facility here. Actually, Chris Jarvis and Christian Arnold are present if you have any specific questions for the applicant. They can certainly provide more information. But this would be the first building that they would be doing in KCK and Wyandotte County, with their hope that this would be the first of many, as well as allow them to really build up a workforce and even a materials visibility as well.

Commissioner Townsend said okay. Well if those gentlemen are available, if you hear my questions, and then they can answer them in turn. Have there been any other homes like the ones they are proposing here built anywhere else in the United States? Is their headquarters here in Wyandotte County? Where is their corporate office? **Ms. Carttar** said well, I'll ask the Clerk's Office if you can promote Chris Jarvis and Christian Arnold. Their headquarters currently are in Mexico. That one I can answer. Mr. Arnold and Mr. Jarvis? If you could answer where referenced, Commissioner Townsend's questions?

Christian Arnold said sure, I can speak to the ones that I have information on, and then Chris can chime in on the other ones. Our office is in the River Market in Kansas City, Missouri. We've built projects all over the country. We've also built the project with—working with CHWC, 423 Armstrong a few years ago. Then we've done numerous commercial projects in Kansas City, Kansas, as well. The location that Chris Jarvis has set up for this operation is located in Kansas City, Kansas.

Commissioner Townsend said okay, thank you, Mr. Arnold. So you have had experience in KCK already with a residence, building a residence? **Mr. Arnold** said that's correct, yes, ma'am.

Commissioner Townsend said all right. The schematic that Mr. Knapp showed, is that really intended to look like the homes you're going to build? **Mr. Arnold** said yes. **Commissioner Townsend** said they will look like that, okay.

Did you speak with some of the neighborhood groups? I don't know if there's a neighborhood group. This is not my district. **Mr. Arnold** said yes, that is in — the neighborhood outreach is in process. We've been working closely with the Mayor's Office. Mayor Alvey offered to make a personal introduction and then with the holidays, that didn't happen. So, our intention is to reach out to them. I think it's part of the Cathedral District or neighborhood group, and so that is in the works. **Commissioner Townsend** said thank you. I have no other questions at this time. Thank you.

Commissioner Burroughs said the question I would have is more for staff and maybe Mr. Knapp. In reference to the two corner lots and, Mr. Chairman, I want to ensure that if we do vote on all these collectively, we are voting to also combine the lots at 1246 and 1244. **Ms. Carttar** said that would be part of the process that the applicant would go through with the Planning Department. We are presenting this as, that would be the intention, and that would be one of the things they would do during this due diligence option period. **Commissioner Burroughs** said thank you. The reason why I ask is why they — do we have a minimum requirement of the size of homes on corner lots versus mid-lots? Are they all the same? Mid-lot versus corner lots?

Ms. Carttar said I believe they are all the same. I know with our narrow lot designs, the corner does offer more flexibility in terms of type, so you can do kind of different multi-family type of things or row houses. But in terms of — yeah, I don't believe, and that would be a question really for Planning to answer definitively, but I am not aware of a difference between a corner versus an interior lot in terms of the frontage.

Commissioner Burroughs said I assume that a corner lot is of more value, and you have frontage on both sides. I'm looking at 1243, and I'm assuming that the home will be facing north to meet the address requirement. On 1246 and 1244, I'm assuming these will be facing west. **Mr. Arnold** said no, these will be facing south. **Commissioner Burroughs** said facing south. And you believe that — is there a chance that 1246 and 1244 could be cut in half horizontally and two homes be put on it versus the long narrow that have two square lots? So, basically, it would be 13th Street would have a lot on the north side of where the numbers are, 1244 and 1246, if we were

to cut them in half that way? **Mr. Arnold** said yeah, we have found that they're not quite deep enough to fit two full-size homes. We are looking at some of the potential on the south lots because the alley is already somewhat improved to consider looking at like an accessory dwelling unit to the primary home that would be facing Armstrong. But, right now, we have not pursued that as a viable option. It's almost close enough to working with a carriage house, so to speak, being on the alley side. It makes it difficult from a marketing point because of the alley access to be a primary entrance for the home to face the alley then.

Commissioner Burroughs said I would just ask staff to look at some of these long, thin lots and see where they are as to coming forward and combining some for a larger, more substantial home to (inaudible) on them. I'm not opposed to 1244 and 1246 being combined. That is just a nice size lot as well as 1243. Assuming that 1243 will have either a larger or (inaudible).

Chairman McKiernan said, Commissioner, that is actually a question that I had when we reviewed these earlier. My understanding, and, Katherine, correct me if I'm wrong on this is that 1243, 37, 35, and 31 will all be combined and then split into three equally sized lots. That'll be roughly equivalent to the combination across the street. Is that correct? I'm sorry, four. **Ms. Carttar** said they'll be four. So there are four lots there, but they're all different. So you are correct that they will be kind of combined and then resplit so that they're more like 50 foot (inaudible) instead of 25, 25, and 100. **Commissioner Burroughs** said thank you, staff, and thank you, Mr. Chairman. I appreciate that. I really do believe that these — if we're going to put a more modern-looking stately home in the neighborhood that they have amenable lots that complement the build. So, thank you, Mr. Chairman. Thank you, Mr. Arnold, I appreciate that.

Commissioner Johnson said I think I've had a chance to meet Mr. Jarvis in the past and had a good opportunity to find out about these homes. I think they're going to be something that will bring great interest to Wyandotte County. I think they have good intentions in terms of building in Wyandotte County. I will say they see the opportunity that I think a lot of us see in terms of the eastern side of Wyandotte County. They could easily go out and build these types of houses out in Johnson County or other areas in the Metropolitan, I think that they see a real opportunity here for a lot of reasons. But, so, I will certainly be supportive of this.

I will say, though, that there have been some questions from the Land Bank Committee in terms of certain unknowns, compliance to local, state, and federal requirements, price of homes, environmental assessments, etcetera. I don't know — those things seem to still be left unanswered and I'm wondering are those things that are required in order to move forward? How do we address those types of questions? That can be either to Jud and/or Katherine, or however you all see fit.

Ms. Carttar said a lot of those questions would be considered during this option period, or I like to think of it really as a due diligence period. None of these properties have any environmental issues that we are aware of. The next item we will talk about, there is something a little different on that one, but we'll save that one. But, really, what we want to make sure before we actually transfer the property is that the financing is in place, that the builder can build what he has or she has promised and told us that they are going to build that same quality, as well as any of the planning approval. So changing these — if they run into any issues with changing the parcel boundaries. This case, there's no issue with rezoning. Others, they are going through that process. So really try to make sure that all those questions are answered, and then when we're ready to transfer the property, that we know that property will be built in the way that we were told that it would be built as well as we feel confident that there is a market for what is being built in that location.

Commissioner Johnson said I think it's my — is it my understanding that they're planning, they're hoping to, at some point, have a plant built here or something on that order in order to be able to not have to ship things so far? **Ms. Carttar** said yes, correct. So RST, one of the things is just kind of a different building materials and structural-wise. One of the things that we are seeing: lumber costs have gone up about 300% in the last year, and so this is really kind of pushing builders, especially in the Midwest, to consider other options. With this kind of cement — I won't be able to do justice to how it is built, but I will say the way that this is built actually reduces the energy cost significantly. They're much more energy efficient as well as less maintenance kind of in the long-term for these properties. But, the energy efficiency is a big one as well as the speed with which they can build.

Commissioner Johnson said well, I agree with Commissioner Townsend in terms of the neighborhood support. I think they'll give – that's in Commissioner McKiernan's district, so I will lean to his leading as it relates to that, but other than that, I have no further questions.

Chairman McKiernan said yes, these lots are in my district. For those of you that might not otherwise know, if you look at the lot that's labeled 1243, immediately to the left of that, which is out of the picture that we are seeing, is McKinley Elementary School. This would be a nice location to bring families that are close to the elementary school and give them easy access to the school right across the street. For that reason, I do support the adventure to take these lots and replat them and end up with five new homes on them. I think having five new homes would be great.

I did have an opportunity. Mr. Arnold had referenced to a house they built on Armstrong. I've had the opportunity to tour that house immediately after it was constructed. Although the methodology's a little bit different on that house, I was impressed that it was good quality construction, and so I'm confident that they will bring the same quality into these homes. And certainly, I can help facilitate reaching out to the neighborhood group because we do want them to be involved in this process as we go through it.

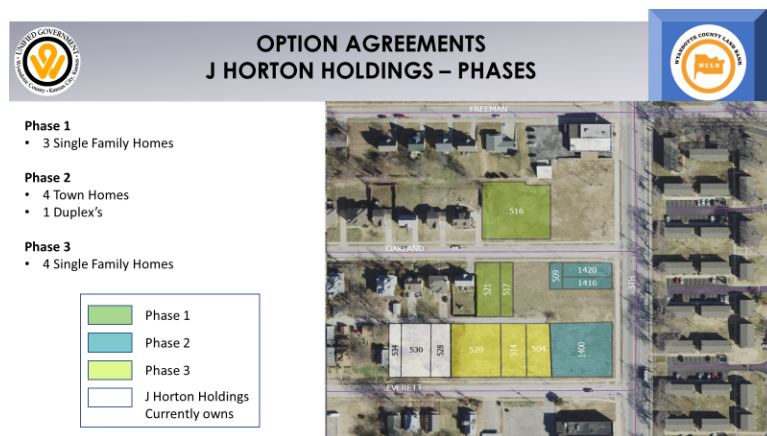
Are there any other comments or questions from the committee on this first batch of options? If not, I will entertain a motion.

Action: Commissioner Johnson made a motion, seconded by Commissioner Burroughs, to approve first batch of options as presented.

Chairman McKiernan said I'll ask the Clerk's Office, and I should have asked this earlier, did we receive any communication regarding this batch from the public? **Ms. Godsil** said no public comments were received. **Chairman McKiernan** said roll call, please.

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

Chairman McKiernan said that takes us to our second batch of options. Mr. Knapp.



Mr. Knapp said so J Horton Holdings. They were — a little history. They were one of our first option signings. This was signed without Board approval in January 2020. We have then since changed our policy where I bring the proposals to you first and you approve them, and then they spend money. J Horton Holdings has actually spent their own money currently, so that's why we're bringing all three phases forward instead of one because they've already spent money on there.

So, the Phase 1, they want to build three single family homes here. Phase 2 is four townhome units and one duplex, and Phase 3 is four single family homes here. I do have to note that J Horton Holdings owns these three properties here currently.

OPTION AGREEMENTS J HORTON HOLDINGS		
Work completed to date	Timeline	Construction Experience
• Option Signed 01/08/20 • Floorplans • Land Survey • Site Plans • Construction Estimates • 5 Interested buyers	• Waiting to get title work completed • Will take 9 months to complete once construction starts	• Hired CHWC for the pre- development work • Developing floor plans • Budgets • All items needed for permits

Work completed to date: the option was signed on 1/8/20, they have the floor plans, the land survey, site plans, construction estimates, and have five interested buyers in the homes currently. Their timeline is, they want — once the title work is completed, they will plan to build these houses in nine months. Their construction experience, they hired CHWC for their pre-development work. The development of floor plans, budget, and all the items needed for permits.

January 4, 2021



OPTION AGREEMENTS
J HORTON HOLDINGS – DESIGNS



Town Homes



3 bed 2.5 baths
1,435 Sq Ft

Single Family #1



3 bed 2.5 baths
1,435 Sq Ft

Single Family #2



3 Bed 2 Bath
1,366 Sq Ft

Here are the supplied house plans that they plan to use.



OPTION AGREEMENTS
J HORTON HOLDINGS – PHASE 1



3 New Single-Family Homes

- Combine parcels for 1 home
 - 521 Oakland Ave 081788
 - 517 Oakland Ave 081787
 - Zoning** – RP-1(B)
- 516 Oakland Ave 081780 – 2 homes
 - Zoning** – RP-3



So, Phase 1 is for three new single-family homes. We're going to combine 521 and 517 for one home, and 516 they're going to cut it in half and build two homes there.



OPTION AGREEMENTS
J HORTON HOLDINGS – PHASE 2



4 Town Homes

- 1400 N 5th St 082010

1 Duplex's

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

Building details

- 3 bed 2 bath
- 1,366 Sq Ft

Zoning

- CP-1
 - May need to go through the rezoning process



Phase 2, 1400 N. 5th St. is the site of the gas station. That is a Brownfield site that the applicant is aware of. And then one duplex built at 509, 1420, and 1416. The zoning for this 1400 is CP-1, and it may need to go through a rezoning process.



OPTION AGREEMENTS
J HORTON HOLDINGS – PHASE 3



4 Single-Family Homes

- 520 Everett Ave 081806
 - 2 homes
 - 640 Seneca Plan
 - **Zoning** – RP-1(B)
- 514 Everett Ave 081807
 - 519 Charlotte Plan
 - **Zoning** – RP-1(B)
- 504 Everett Ave 081808
 - 640 Seneca Plan
 - **Zoning** – CP-1

Next Steps

1. Planning approval
2. Building inspection approval
3. Building estimate
4. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board



Phase 3 is for four single family homes. Two homes built on 520, and then one home built on 514 and 504. The next step would be Planning approval, Building Inspection approval, building estimate, proof of funds to cover building estimate. The Staff Advisory Committee approved. The Land Bank Advisory Board also approved with the two votes for not approval because they did not talk to the neighborhood group. I did email Carlanda, and she said that she spoke with the previous neighborhood group president but hasn't got with the current one. That concludes what I have to say on that.

Chairman McKiernan said so our second batch of options on N. 5th St. Do any of the members of the committee have comments or questions for Mr. Knapp? I don't see any hands up from the committee, but I'll alert the Clerk's Office that I do see that one of the attendees has a hand raised and I believe that is the Carlanda that Mr. Knapp referenced. I would assume that you are the person that Mr. Knapp referenced and that you'd just like to give us some feedback regarding these applications. Is that correct?

Carlanda McKinney said yes, so I did want to just make one clarification. No, I haven't spoken with the homeowner's group as a whole, but I did speak with Ms. Karen prior to (inaudible) being the president of the homeowner's group. I've also spoken to numerous residents over there as I've been over cutting the lots that we already own. Miss Bonnie, our sister Michelle, my parents know Mr. Wilson that also lives in that neighborhood. So while I haven't talked to them

all as a whole at one time, or presented at their neighborhood group meetings, I have met a lot of the current residents over there through other groups with HNMA, now known as Groundwork, etcetera, etcetera.

So, I also want to note that on the houses, on the lots that we already own that we purchased from the Kickapoo Housing Authority, I plan to build my personal home there. I'm actually really excited about that. So that's all.

Chairman McKiernan said and, ma'am, I get so totally flustered on these Zoom meetings. I forgot our usual protocol, which is to ask you to give us your name and your city of residence just for the record. **Ms. McKinney** said sure. My name is Carlanda McKinney. I am currently a resident of Overland Park, Kansas, but I did grow up in KCK. I actually went to Sumner. My sister went to Sumner. My other sister went to Schlagle. I'm there all the time. My parents still live there. My grandparents still live there. The point of this was to move back to Wyandotte County. **Chairman McKiernan** said perfect. It looks like we have a couple of commissioners that have comments or questions.

Commissioner Johnson said I appreciate Ms. McKinney for wanting to come back home, and first of all, shout out to another Sumner grad, so I just have to put that out there. It doesn't matter whether you're a Sabre or a Spartan because I know that Commissioner Townsend has her hand raised as well, but shout out to that to another Sumner graduate.

I'm excited about your interest. We've had a chance to talk. I think it's been about a year ago maybe, maybe more, about your interest in coming back home. Certainly, there are some questions I think that we had from the Land Bank Advisory Committee, and I'm assuming that Jud and Katherine are aware of those and will be addressing those questions as well.

I think that these lots have been sitting open for so many years. I'm glad to see that there's somebody that has an interest in redeveloping this particular area. It's been long overdue. We want to complete those lots there in the Turtle Hill area.

I'm not sure who the new president of the Turtle Hill Neighborhood Association is, but I'd be more than happy to try to help in that process as well if you're having any problems with that, Ms. McKinney.

Commissioner Townsend said good evening, Ms. McKinney. I was going to tell Commissioner Johnson he blew it because I was going to let any references to Sumner pass, but he brought this up. I am happy to know that there is interest in the area that's been identified by J Horton Holdings. Here's my question. I'm not familiar with that company. Has that company built other residential structures in KCK or Wyandotte County? **Ms. McKinney** said no, ma'am. We have not built in Wyandotte. When I say we, my partner and I. So I'm not the only owner in J Horton Holdings. Have built in Fort Worth.

Chairman McKiernan said I think we might have a microphone open here somewhere. We'll ask everyone to please mute your microphones if you're not engaged in the current conversation.

Ms. McKinney said but I will say, Commissioner, that part of my strategy in approaching a lot of things is to identify deficiencies and partner with people to fill them, which is why we partner with CHWC to not only manage our project build, but also to do a lot of the construction. If there's anyone that knows how to build in Wyandotte County, it's CHWC.

Commissioner Townsend said oh, okay. So, I heard the reference to CHWC, so they will be partnering with you on this. Okay.

So, the next question I was going to ask then, is, I don't know if there was a schematic presented, so the projects that you intend to build then would be similar in structure, I guess, to ones that are farther to, I guess that would be the west of some of these? I guess it's a blending question.

Ms. McKinney said so, yes and no. CHWC — the predominant difference is that CHWC currently builds spec houses because they do a lot at a time. So the houses, and I worked with Megan to design these houses. I told her going forward what we're looking for, and she designed based on what some of the homes in the neighborhood currently look like because we don't want them to stand out like sore thumbs. We want them to blend in with the current scape. They will be similar in regard to maybe the siding and things like that, as far as the homes that CHWC has already built but the finishes will be different. It will be a little bit higher grade materials than what they currently use for their spec houses. It won't look — they won't stand out if that's what your concern is. **Commissioner Townsend** said yes, blending in. Okay. All right, well thank you.

Again, not my district, but I pass by there any number of times quite frequently. So again, I'm glad to see interest in this area for development, for residential homes.

In terms of the pricing, do you have any idea what you're looking at, in terms of the pricing of the finished product?

Ms. McKinney said yes. So, we are looking at anywhere between low twos to mid-twos. Now, because we're building in batches, that might fluctuate between the first batch and the last batch. But my personal goal is to keep them accessible and to keep them — I don't want to come in and raise the price of living in the neighborhood. I think that's where a lot of developers go wrong, and don't really get the support of the community because they do come in and build things that stick out like sore thumbs and then you have Beacon Hill, right? So I do want them to be accessible, but they are not — we are not a non-for-profit even though we are partnered with one, so there will be a profit made on them, but they won't be like half-a-million dollar homes or anything like that.

Commissioner Townsend said okay. I think that is so important for any builder to have done their homework with regard to who they're marketing to. That was a question that I was confronted with when I first came to office back in 13 about homes that had been built on Quindaro, say starting at about 13th and going further west. So I think it's essential for the builders to have in mind a target group so that you will be successful in having these homes occupied because that's the whole point. So thank you very much.

Ms. McKinney said you're very welcome. It might help to know, we already have three letters of intent signed for people who want to purchase these. All of them grew up in Wyandotte County, young family, mid-30s to early 40s, and much like myself, are looking to buy in Wyandotte County but not necessarily want to stay out by the Legends because the city is fun to live in. **Commissioner Townsend** said well that's great, and you won't have to go far, or whoever, they won't have to go far to take advantage of the grocery store now, so that's great to hear. Thank you very much. **Ms. McKinney** said you're very welcome.

Chairman McKiernan said I will ask the Clerk's Office if we received any communication regarding these options from the public. **Ms. Godsil** said no public comments received. **Chairman McKiernan** said and I'll ask if there's anyone else in attendance who would like to offer comment on this group of options. **Bridgette Cobbins, UG Clerk**, said I don't see anyone. I'm looking, Commissioner. **Chairman McKiernan** said very good. Thank you so much. If there are no other comments or questions from the committee, then we are open to a motion.

Action: Commissioner Johnson made a motion, seconded by Commissioner Townsend, to approve the second batch of options. Roll call was taken and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said thank you so much; look forward to seeing the construction. It looks like we have some Zoom and internet gremlins at work here tonight, so we will persevere as best we can, and that’s a cue to me to just slow down and make sure everybody has an opportunity to participate if they want to.

That takes us to our third batch of options. Mr. Knapp, I’ll turn it back to you.



Phoenix Equestrian Estate

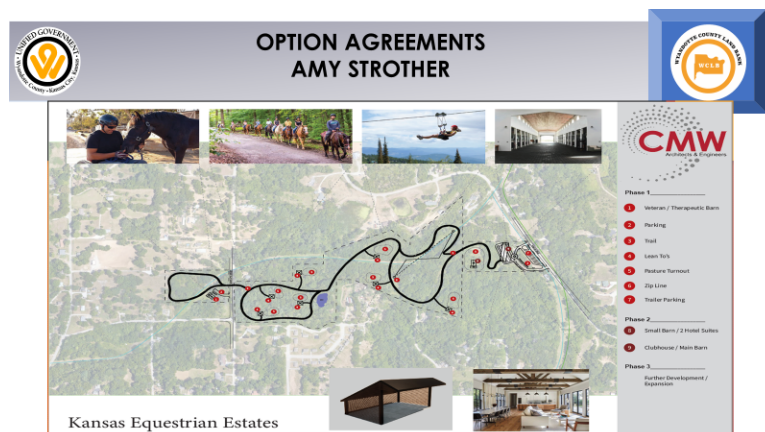
Introduction to Project

- To develop a 34-acre inner-city equestrian park
- Urban oasis where family recreational fun, veteran rehabilitation, volunteerism, and tranquility interest by design.
- Equestrian boarding boutique with tourism resort amenities

Mr. Knapp said the third one is Amy Strother from Phoenix Equestrian Estates. They’re planning to develop a 34-acre inner-city equestrian park. Basically, it’s an Airbnb for horse-owners.

4249 Sortor Dr 172101 Currently owns Zoning – R-1(B) Acres - 0.48	4600 Parkview Ave 172401 Home / Horse stalls Zoning – R-1(B) Acres - 8.2
3319 N 44th Ter 914008 Trails & Lean to's Zoning – R-1(B) Acres - 9.16	
3334 N 44th Ter 914007 Trails & Lean to's Zoning – R-1(B) Acres - 7.8	
4551 Sloan Ave 172300 Trails & Lean to's Zoning – R-1(B) Acres - 0.97	

They are requesting — they currently own 429 Sorter Drive, right here. They’re requesting 3319 N. 44th Terrace, 3334 N. 44th Terrace, and 4451 Sloan Avenue, and 4600 Parkview Avenue. On the 4600, I’ll just go to the next one.



So they're planning — this property here was given to a Fred Del Toro in the property swap, but they're planning to move the house and horse stables to this lot here. Then on their current one they own, they're planning to build barns with hotel suites. They plan to put trails in here for riding and pasture turnouts.



Here's an example of the home they plan to build, a 2,000 square foot one-horse stall, four horse capacity. It's a four-bedroom, two-bath. They plan to start construction March 2021 and complete it by November 2021. The next step would be Planning approval, because Planning mentioned that they were going to go change it to AG zoning but with the special use permit for the commercial Airbnb part, Building Inspection approval, building estimate and proof of funds to cover their building estimate. The Staff Advisory Committee and Land Bank Advisory Board all recommend for approval.

Chairman McKiernan said thank you, Mr. Knapp. Are there questions or comments for Mr. Knapp regarding this third set of options? **Ms. Carttar** said Ms. Strother is or was, at least,

available to answer questions if you have them for the applicant. **Chairman McKiernan** said fantastic. Thank you for that. I'll recognize Commissioner Townsend in the meantime.

Commissioner Townsend said if Ms. Strother is available, I would just like to hear, and possibly other members of the committee would like to hear, her overall plan and design intent for this. I appreciate Mr. Knapp's presentation, but I'd like to hear some more about this from her. I did speak with her sometime before. For clarification, Mr. Knapp, what does this have to do with the property that Mr. Del Toro recently acquired other than just proximity?

Mr. Knapp said Amy was working with me before that property swap happened. She had these — she paid a development company to make up plans for her, and we included Fred Del Toro's lot. That's why it's included in there. It is not available now, so she moved the house she was going to build on that lot to another one of the four lots that we have. **Commissioner Townsend** said okay, so really it has no bearing on this at this time. **Mr. Knapp** said it doesn't. It's just in the drawing that she had produced. **Commissioner Townsend** said okay. Well, if Ms. Strother's available, I'd just like to hear from her please.

Amy Strother said in regards to that lot, I'll bring it back up again. I've been working since about June prior to Mr. Del Toro being awarded that parcel, that's why (inaudible) with my written — like Mr. Knapp said, I had already began work with CMW Architects & Engineers developers to draw up these plans for a master plan in order to present it to the board as we are doing at this time.

I'm a Wyandotte County native, grew up — also a Sumner graduate, class of 2000. And I graduated June the 17, 2000. On June 28th, I was in San Antonio in the Air Force. So, at this time, I just finished my 20 years on June 28th, this past 2020, and I was trying to figure out now, what do I want to be when I grow up? The parcel that I currently own was my grandfather's, Joseph Jeremy. I also grew up and went to Quindaro Elementary School and lived in my grandmother's house right there on Delavan Avenue, Delavan and Brown area.

So, in having that parcel in our family, the intent was to keep it in our family, but what am I going to do with it other than keep the lawn mowed and knock down the dilapidated structure? That's when I noticed the opportunity in the Land Bank with all the parcels that adjoined to it. And still to myself, I'm saying, so what? What does that mean? It came to me in a dream to make an equestrian resort. I found out a few months later that the American Royal was moving out by

the Legends. So, to me, this would have been complimentary to what is going to happen out there. So, for all of the events and all of the, I guess you could say, more high-dollar or glitzy and glam things that are going on out there, this would be a complimentary structure or estate for people to visit if they're not partaking in all of the activities out there.

One of the things that Mr. Knapp — been putting that to the side for an opportunity — one of the things that he eluded to was for it to be an Airbnb, that structure. I think that is 47th Street, so the west side of the (inaudible) end of the properties. You guys can't see what parcel number that is, but it's the west side, 172401, and that would have the home on it. That would be originally considered an Airbnb property.

I also am considering veterans that suffer from PTSD having instructors or assistant-type people come in to help them through some issues post-active duty or separation from active duty. I also considered this area to be an opportunity to have youth come out and volunteer at this equestrian resort with the horses and get maybe some volunteer hours for high school and things of that nature. Does that answer your question in regards to what I intended this structure to be?

Commissioner Townsend said yeah, it answers some and it raises some others.

Mr. Knapp, did you say that during the vetting process is when there may be the requirements for any type of permits, business permits Ms. Strother would have to go through that at that time? Would there be a requirement for Planning & Zoning for an equestrian park in that area as a business? **Mr. Knapp** said yes, and that would happen during the option period. **Commissioner Townsend** said okay, even though she would not be the owner of the property at the time? **Mr. Knapp** said she would have to get a special use permit from Planning. **Commissioner Townsend** said right, before she became the owner of the process if this is going through the option agreement process.

Ms. Carttar said yes. So when you have the option, you basically have — we are basically giving the (inaudible) of the property to make those applications as if they were the owner. If they do not work out, then no harm no foul. We retain ownership, but we are giving them permission to make those applications while the Land Bank still retains ownership.

Commissioner Townsend said and that would be the same with the Airbnb application as well then, correct? **Ms. Carttar** said correct.

Commissioner Townsend said, Ms. Strother, do you have any — first of all, thank you for wanting to return home after 20 years of service in the military. Are you through? You've

completed your military service now? **Ms. Strother** said yes, ma'am, I have. I have. I am done with the Air Force, not in a negative way, but I just want to do something — work for myself. **Commissioner Townsend** said you've done your time, so thank you for your service. Do you have any experience with the equestrian project, for lack of a better term, that you're looking to do, to operate? **Ms. Strother** asked in reference to building it, or in reference to running one? **Commissioner Townsend** said to operate.

Ms. Strother said to operate, okay. Well, specifically not horses. However, comma, I am a contracting officer over a region of 27 countries. Currently, I communicate with over 500 people 7 days a week on the other side of the world, and that's my current job. I'm a contracting officer, so that means I've contracted for construction, for services, for commodities, anywhere from \$50,000 to \$500 million.

In regard to specifically equine, I'm relying heavily on my father, Barry Anderson. He's been my subject matter expert when it comes to phasing for horses, knowing what they need, and that's also the reason why I reached out to CMW Architects & Engineers. I could not find a local entity that would know enough about what an equestrian facility, whether it's a resort, a home, personal home, or anything, a barn. So, I reached out to them because you need experts in whatever you're doing in order to create this estate.

So, I have experience in program management, contract development, and things of that nature. And yes, I have — the last time I rode a horse was this summer when I spoke to you; but as a girl, as a child, so that's my extent.

Commissioner Townsend said well, maybe during this vetting process, Ms. Carttar could put you in contact with some people with the American Royal who may give you some guidance as well. Do you intend to just build it and let people board their animals there, or do you intend to build a facility and also bring in horses for people to ride? I'm not quite clear.

Ms. Strother said correct, so I do intend to allow people to board their horses there. There's not a lot although it looks like a lot of space. Thirty-four acres is not a lot of green pasture space so it will be extremely limited to what is there long-term, what I actually own with my family, and what will be kind of like an overnight situation, somebody just passing through for a short-term, a weekend, a week, or something like that. So, it's a compilation of all three. **Commissioner**

Townsend said so, a compilation of boarding horses, bringing in horses that your company would own for people to let and ride, correct? **Ms. Strother** said correct.

Commissioner Townsend asked, and then what was the other thing? **Ms. Strother** said short-term, just overnight, a weekend. The boarding horses, because of how much green pasture it is, it's only going to be a few, like two or three. Then, I would only have a couple of horses as well because of the space for the green pastures. It looks like a lot of space, but it is not enough green pasture space. I really don't want to disturb that area because it's so rich and green. The intent is to leave it as undisturbed as possible because you're going there to relax and retreat, not to come to some commercial-type site; but at the same time, not looking homely either. **Commissioner Townsend** said okay.

Have you gotten any financing, or shall I say where are you with financing your project? **Ms. Strother** said I would ask Mr. Knapp what is required to provide for financing, because my husband and I have done very well over the last 20 years so it would be personal resources. **Mr. Knapp** said we require a building estimate it would cost to build and proof of funds to cover that. **Ms. Strother** said understood; okay.

Commissioner Townsend said so, that has yet to be addressed is what it sounds like during the vetting process. Would that be correct? **Ms. Strother** said he requested a figure for the estimate on how much it's going to cost, and I did provide that; however, I have not provided proof of funds to date. That was not requested of me to date, but I can. **Ms. Carttar** said yeah, we request those once the option is in place, then prior to actually transferring the property. **Ms. Strother** said yes, ma'am, okay.

Commissioner Townsend said I don't have any other questions right now. This would be an interesting project to watch as it goes through the vetting process when we move in that direction. Again, Ms. Strother, thank you for your service to the country and your interest in Wyandotte County as a homegrown Dotte. Thank you. I don't have any other questions at this time.

Commissioner Johnson said to Ms. Strother, again, I will reiterate what Commissioner Townsend said, thank you for your service to our country, and welcome home. Again, shout out to another Sabre. I just have to do it, I'm sorry. It's good to see our people wanting to come back home because for a long time, we just heard of people wanting to leave. I'm excited about your project.

I did have a chance to talk to you and meet with you and your dad, who is a walking history book. We certainly appreciate your interest in coming back home.

I think the only question I have, and if Commissioner Townsend hadn't hit on it, then it might not be an issue, is for Jud. Has this property at all come into the confines, or the environs of the Quindaro Townsite?

Mr. Knapp said it does not. It is outside that. **Commissioner Johnson** said okay, very good. That's the only question I have. I think, like I said, I knew if Commissioner Townsend hadn't touched on it, it must have already been addressed. With regard to that, I'm very – I'm satisfied, so thank you very much.

Chairman McKiernan said Commissioner Bynum, Melissa Bynum, who is one of our two at-large commissioners, has joined us tonight and she would also like to comment.

Commissioner Bynum said thank you, Commissioner McKiernan, for allowing me to just jump in here really quick. Ms. Strother, I have to add my congratulations to you on your service, and I also have to add my admiration for a fellow Sumner Academy graduate coming back to Wyandotte County. I don't think any of us are saying that in a way that's trite, it means a lot to us.

My questions for you are, the total parcels that you're requesting added together, what's the total acreage that you would have if all of this were to be deeded over to you after this option?

Mr. Knapp said the 4 Land Bank parcels total 26 acres.

Commissioner Bynum said okay. The area where you are proposing this, I believe you mentioned that you have fairly deep generational family history in this particular area, is that right? Did I hear that correctly? **Ms. Strother** said yes, ma'am, you did. **Commissioner Bynum** said the area is, of course, beautiful, and kind of untapped, if you will. I'm just wondering, if your family is rooted there, were there any nearby property owners that you and your family knew personally that you were able to visit with? Have you been able to visit with any of the property owners up in this area? It is very rural and I understand that. I'm just curious what conversations have you been able to have with your nearby neighbors.

Ms. Strother said I appreciate you asking me that, and sorry I didn't bring it up, but yes, ma'am, I did speak to – I cannot remember his real name, but to the neighbor to the south of us as well as the neighbor to the north of us. I wasn't able to speak with the gentleman across the street, but

both of them were very – they were receptive by the end of the conversation, I’ll say that. But the beginning of the conversation, no ma’am, they were not. In a way of, it can’t be done, not I don’t want that here, but it can’t be done. This is how it looks, and this is how it’s always looked, so I don’t know why you’re trying to beautify, improve, bring value, mess with this area.

So, I tried to discuss it in a way of heritage, and to ensure them that it is not – my intent is not to strip any heritage. It’s just to enhance and clean up the area, you know? Bring notice to the area in a good light. So, yes, ma’am, I was able to talk to them. I did try and reach out to the – I sent an email to the Leavenworth committee, but I didn’t get anything back. I sent two. I tried to call and no response. I don’t know what it is about this area. It is just a drought for services. So, that’s why. You have to be there to talk to people face-to-face, one-on-one, because that’s the only way movement happens right there in that area.

Commissioner Bynum said right, and interestingly — and I so appreciate your answer — interestingly for us, it’s an area that’s had a good amount of attention lately. By lately, I mean maybe the last two or three years. People are interested in this. They see that this property is up here sort of untouched, unclaimed, if you will, parts of it. They see it as a way to fulfill some dreams, which sounds like exactly what you want to do as well. I’m just so glad to hear that you’ve been able to talk to some of your nearby property owners. What you’re trying to do is very exciting.

Just the final question. The road that you would access from, I can only imagine is in need of attention. We would all probably need to be aware down the road that as you progress, you’re probably dealing with a public road that probably needs some TLC. So, thank you. Go ahead.

Ms. Strother said, honestly, that Sortor Drive road that – for the parcel that I currently own is blacktopped nicely. It is actually very well maintained; 47th Street, the same. Because I did — I’ve combed this area as a child, but in recent months, during COVID when there were literally like two people on the plane, I flew up there a couple of times and just walked the land and walked the streets, and it’s not bad. However, the roads, the city roads, but the privately owned properties, they are pretty bad, yes ma’am. **Commissioner Bynum** said I would agree with that assessment. Thank you for that so much, and that’s all I had. Appreciate it.

Commissioner Townsend said going back to Commissioner Johnson's question. You are correct, Commissioner. I did not see Ms. Strother's application as a problem with regard to the proximity of the Quindaro Townsite because this Commission, in its wisdom, voted for the detailed map that I requested with regard to the MOU. This was several months ago. It's easy to see where the defining borders are for the Quindaro Township, even though the area that Ms. Strother's application pertains to is in that general Quindaro area that people call it. So, for me, that was not a concern.

With regard to mention of the streets that Commissioner Bynum brought up. Ms. Strother, is it your intention to have private trails so these horses are not on the public roadways, because those roadways are pretty narrow out there. I was with Mr. Del Toro some months ago, I'd guess back in August, at the property that he ultimately received in the swap. It was barely enough room for two vehicles coming from opposite directions to pass safely. Do you intend for this equestrian park to have trails off of the streets?

Ms. Strother said correct, ma'am. The trail is that black line that traverses through the parcels. None of those parcels have city roads running through them. **Commissioner Townsend** said okay, thank you. That gives me more comfort.

The other thing I wanted to say is that I appreciate Commissioner Bynum's question about your conferences with neighbors and your response. I think the use of this option agreement is intended not for just the more urban types of projects that we talked about earlier in this session and what people are more familiar with, but it's a good way to take something like what you're proposing to see if it can be done. Just because it hasn't been done before, doesn't mean that it can't be done. I think the option agreement methodology that's been employed here is perfect for this type of thing. If things go well, then we'll go forward; if not, no harm no foul.

Again, thank you for your service to the country and for wanting to dream big and dream differently. I have no further questions at this time.

Chairman McKiernan said I see no other hands up in Zoom, so I'll ask the Clerk's Office if we received any communication about this option application. **Ms. Godsil** said no public comments were received. **Chairman McKiernan** said if there are no additional comments or questions, we are open for a motion.

Action: Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve the third batch of options. Roll call was taken and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

ITEM NO. 3 – 20640...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



**YARD EXTENSION
SEAN MOORE**



805 N 11th St – 080454

- Recently purchased home

809 N 11th St – 080453

- Requesting lot for yard extension



Jud Knapp, Interim Land Bank Manager, said Sean Moore recently purchased 805 N. 11th Street. He rehabbed the home. He’s requesting 809 N. 11th Street for a yard extension.



**YARD EXTENSION
SEAN MOORE**



Unbuildable Checklist	
Area less than 2,000 SqFt	3,217
Under 19.99 feet of frontage	32
Flood plain	No
Land locked	No
Right of way	No
Undermined	No
Server topography	No

Recommendation
Staff Advisory Committee
Land Bank Advisory Board



2020-12-02
809 N. 11th St.

January 4, 2021

The Staff Advisory Board has determined this is a buildable lot by policy, but it would be a challenging build. Since this would be a challenging build, we've presented it to the Board to determine what we'd like to do with this request.

Chairman McKiernan said I will say that this is also in my district. I have advocated for Mr. Moore in this regard. I'm very familiar, unfortunately, with 805, which you can see in the right-hand side of this picture, which he has done a nice job of rehabbing. That house is actually one of the houses in my district that led me years ago to suggest that we should take these abandoned properties into the Land Bank and see if we can facilitate the rehab. It was vacant for about 12 years, it was tax delinquent for about 12 years, and Mr. Moore has stepped up to the plate, acquired it, and has, on his own, rehabbed it and has it occupied.

My argument to the staff on this one was that this is on 11th Street. Mr. Knapp, if you could go back to the previous picture – right, there you go. My argument was that if you took the combined square area of 805 and 809, you would have roughly the same square area as any of the parcels that are along Ann Avenue or Armstrong Avenue to the east. So, each of those houses, although the lots are narrow, they're deep. That gives the owner of the house the opportunity to have a yard in association with that house. Because of the particular configuration of 805, that house is really landlocked by houses behind it and, originally, on either side. Mr. Moore asked if he could have a yard to go with this house, and I certainly do support that application.

I'll ask if any of the committee have comments or questions regarding this request for transfer. (There were none.)

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.

Chairman McKiernan said I'll ask the Clerk if we've received any communication regarding this application. **Ms. Godsil** said no public comments were received.

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

Chairman McKiernan said thank you very much committee for work well done. Thank you, Mr. Knapp and Ms. Carttar, both for your work. That takes us to the end of the agenda with no further items. This committee meeting is adjourned.

Adjourn

Chairman McKiernan adjourned the meeting at 6:32 p.m.

af

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, February 1, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, February 1, 2021, at 5:05 p.m., remotely via Zoom. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Johnson, and Walters (arrived at 5:10 PM). The following officials were also in attendance: Angela Lawson, Acting Chief Counsel; Melissa Sieben, Alan Howze, and Emerick Cross, Assistant County Administrators; Patrick Waters, Senior Attorney; Jud Knapp, Interim Land Bank Manager; and Katherine Carttar, Director of Economic Development.

Chairman McKiernan said before I call this meeting to order, I'd like to announce that due to COVID-19, some members of the committee, some staff, and public are attending remotely via Zoom as well as being on-site. All participants joining by phone or 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 by 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 submit comments by email prior to the meeting, and those comments will be included in the record of this meeting.

Chairman McKiernan called the meeting to order.

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

Chairman McKiernan said we have had no revisions to the agenda after it was originally published for this committee.

Approval of standing committee minutes from our meeting of September 28 (Revised), November 2 and 30, 2020.

Chairman McKiernan said I would ask Commissioner Townsend, have you had a chance to review the minutes of September 28th and are you comfortable that they are now accurate?

Commissioner Townsend said, Mr. Chairman, I have not received those. I checked the email, maybe they were delivered some other way. They're not in my hard packet yet, so I have not. However, if the other members have reviewed it, some of those may be requests that I made. I'm not sure without seeing them in front of me which particular set that would be so. **Chairman McKiernan** said I believe it was a set that referenced the Quindaro Ruins site and a comment or a request that you had made regarding that.

Commissioner Townsend said okay. Well, in the absence, and I'm not sure why, of those corrected minutes, I would ask if the rest of the committee agrees just to set them aside one more time until I can see them. I just don't have them.

Chairman McKiernan said I'll look for direction from the rest of the committee on that to set aside the minutes of September 28th until our next meeting and to consider the other two sets this evening.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Johnson, to set-aside the requested minutes for review and move for approval of the remaining two.** Roll call was taken and there were five "Ayes," Johnson, Townsend, Burroughs, McKiernan, Walters.

Committee Agenda:

Item No. 1 – 21652...LAND BANK OPTION APPLICATIONS

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

3 Single Family Homes

- 144 N 61st ST - 921905 - Tyrone Harrison
- 3008 N 30Th St - 099328 - Habitat for Humanity
- 841 Shawnee Rd - 904940 - Erin Stryka

1 Garage

- 741 Shawnee Rd - 155009 - Jesus Mendoza

2 Property Options

- 3306 N 33rd St - 165213- Arturo Hernandez
- 1904 S 73rd Ter - 051010 - Chris Handlin

February 1, 2021



Neighborhood &
Community Development
Standing Committee

February 1, 2021



Jud Knapp, Interim Land Bank Manager, said for today, I have six applications that will be presented today. Three are single-family homes. One is a garage and two are property options. This is a brand-new title. They are two options where no structure will be built, but the sale will depend on if the zoning can be changed. The one down south is in a floodplain, so it's technically unbuildable; and the one up north is surrounded by agricultural use. I will get to those at the end, but if you have a better name for property options, I'm all ears for that.

The projected increase in appraised value of these six properties will be \$560,000. Since the option started one year ago, it's a projected increase of \$9.7M.

February 1, 2021



Option Agreements



OPTION AGREEMENTS
TYRONE HARRISON



Requesting Land Bank Lot
144 N 61st St. – 921905

New Construction
Single Family Home

Zoning
R-1

Frontage
560ft

Acre
5.01



Our first option agreement is for a single-family home at 144 N. 61st St. It's zoning R-1. It is five acres. Now, when we met with staff, they said can this lot be split in half and we build two houses instead of one. I've come to find out that there's no sewer in this area. To have a septic tank on a new lot, you need three acres. That would total six and we're at five, so only one house can be built on this lot.



OPTION AGREEMENTS
TYRONE HARRISON



House Details
3 Beds
2 Baths
1844 SqFt

Timeline
Project Start – March 1, 2021
Project Completion – September 1, 2021

Next Steps

1. Building Inspection approval
2. Building estimate
3. Proof of funds

Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board

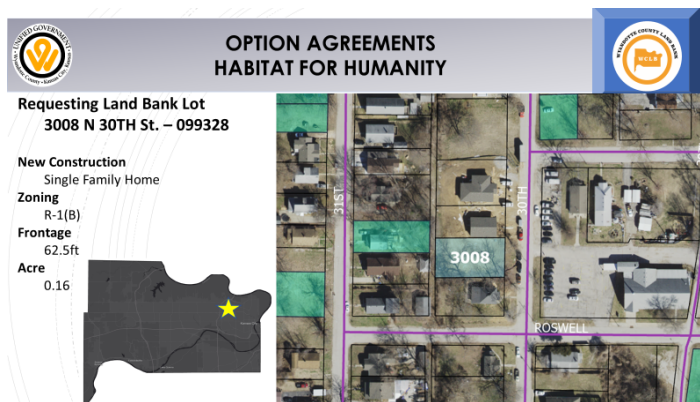


February 1, 2021

The housing details are 3-beds, 2-baths, 1800 sq. ft. This is a modular home. They project a start date as March 1st and projected completion is September 1, 2021.

The next steps for this build would be Building Inspection approval, a septic permit, a building estimate, and then proof of funds to cover that building estimate.

The recommendations from the staff and Land Bank Advisory Boards had no comments. Are there any other comments on this application? **Chairman McKiernan** said no. I'd say continue on.



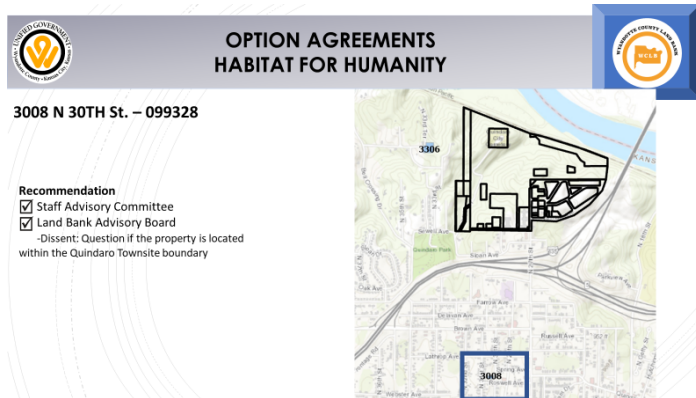
The next one is for Habitat for Humanity. It's for a new single-family home at 3008 N. 30th St. It's zoned as R-1(B).



The house details are 3-beds, 2-baths, 1,200 sq. ft. They plan on starting this project September '21 and completing it January '22.

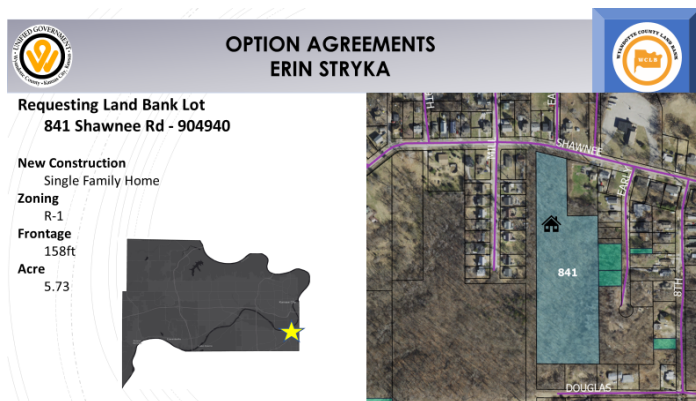
The next steps for this one would be Building Inspection approval. Costs to build and a proof of funds to cover that cost of building estimate.

The Staff Advisory Committee didn't have any comment on this one. The Land Bank Advisory Board did have a no vote based on the properties located within the Quindaro Townsite boundary.



I provided a map up here. The black outline is the Quindaro Township boundary. The property, the application, is down so it's definitely far away from there.

Do I have any comments for this application? All right. I will go on to the next one.



The next one is for Erin Stryka at 841 Shawnee Road for a single-family home. The acreage is 5.73. I added a little picture of where the house is supposed to go. I did walk this with Erin and her builder. It's kind of, it's very hilly actually, but this is a little flat spot here. It is below Shawnee Road and Shawnee Road is where the sewer is. The sewer is 10 ft. deep there, but the house where it will be built is 20 ft. below the street so they have to figure out what we're going to do with the sewer, either they're going to pump it up or they're going to have a septic tank.



OPTION AGREEMENTS
ERIN STRYKA



House Details
3 Beds
2 Baths
1736 SqFt

Timeline
Project Start – February 2021
Project Completion – January 2022

Next Steps
1. Building inspection approval
2. Building estimate
3. Proof of funds

Recommendation
☒ Staff Advisory Committee
-Concern: sewer access
☒ Land Bank Advisory Board



The house details are 3-beds, 2-baths, 1,700 sq. ft. They project to start this in February 2021 and complete in January '22.

The next steps are Building Inspection approval for the plans, resolve this sewer access issue that we have, and provide a building estimate and provide proof of funds.

The recommendation from the Staff Advisory Committee, they only had a concern about the sewer access. The Land Bank Advisory Board did not have a comment.

Do I have any comments for this one?



OPTION AGREEMENTS
JESUS MENDOZA



Requesting Land Bank Lot
741 Shawnee Rd – 155009

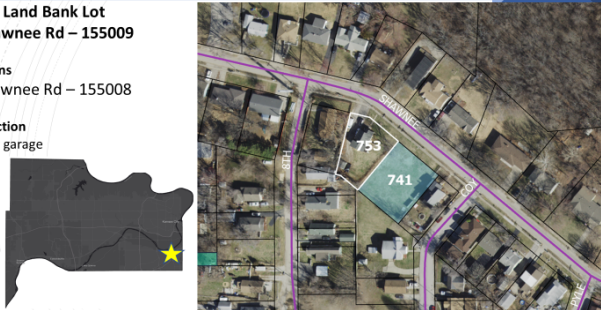
Currently Owns
753 Shawnee Rd – 155008

New Construction
2 or 3 car garage

Zoning
R-1

Frontage
100ft

Acre
0.27



The next one is for a 2- 3-car garage build at 741 Shawnee Road. The applicant currently owns 753 Shawnee Road. It is zoned R-1.

February 1, 2021



OPTION AGREEMENTS
JESUS MENDOZA



Building Details
2 or 3 cars garage

Timeline
Project Start – July 2021
Project Completion – September 2021

Next Steps

1. Rezoning
2. Building inspection approval
3. Building Estimate
4. Proof of funds

Recommendation

- ☒ Staff Advisory Committee
-Concern: Garage parking for a commercial use not consistent with neighborhood zoning
- ☒ Land Bank Advisory Board
-Question: Will the neighborhood get to comment on the zoning change?



The building details are 2- 3-car garage. The timeline is they want to start in July 2021 and complete in September 2021.

The next steps for this one, the first one is rezoning. The Staff Advisory Committee—because garage parking for commercial use is not consistent with neighborhood zoning, this would have to go zoned at C-2 or C-3. Then Building Inspection approval, building estimate, and proof of funds to cover the building estimate. The recommendation, also the Land Bank Advisory Board had a question. Will the neighborhood get to comment on the zoning change? The answer is yes when it is rezoned. They will public comment.

Do I have any comments on this application?

Chairman McKiernan said, Jud, I'll actually make a couple of comments here. First of all, it seems, if the committee agrees that this might be a logical place to break all of these properties, the three single-family homes and the garage as a separate batch because you had said that there were some special circumstances with the next two, is that right? **Mr. Knapp** said that is correct, Commissioner. **Chairman McKiernan** said, but you also indicated that there may be a change of zone required for the garage? Is that similar to the next two.? **Mr. Knapp** said there is new construction for this option. The next two do not have construction on them. **Chairman McKiernan** said perfect, okay.

Katherine Carttar, Director of Economic Development, said all three would need rezoning in that respect, but then the next two are also...**Chairman McKiernan** said that's okay. It's dissimilar enough from the next two .

What I would ask then is that the committee consider these three single-family home applications and the garage application, and I'd ask the committee if there are any questions or comments.

Commissioner Townsend said I wanted to wait till the end. I did have a comment about the proposed new construction at 3008 N. 30th. I want to applaud Mr. Knapp for including on that layout the relative map of the historic Quindaro Township. This has already proved to be, as I forecasted, a good tool so that the community can see the relative positions to such projects coming forward as this new home, with respect to where that designated area is. It's already paying off. So, thank you for being pressing enough to include that on your display.

Action: Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve all three of these applications: 144 N. 61st St., 3008 N. 30th St., and 841 Shawnee Road.

Chairman McKiernan said we have a motion and a second for the three single-family home option applications. I'd ask if any of the other members of the committee have comments or questions about these applications. I'd ask if anyone in attendance has comments or questions about these applications. I do see for the Clerk's Office; I do see that Ms. Jefferson has her hand raised.

Ms. Jefferson the comments that I have; the two comments on the N. 30th St. application and the N. 61st application. I do also appreciate the map that speaks to the commemorative fight for the township; however, the comment that I have is that the first one I was looking at the townsite and the Northeast Area Master Plan. The Northeast Area Master Plan talks about reinvestment in the townsite area. I couldn't reconcile that statement and the benefits of that as well as the intentional enlargement of the Northeast Area Master Plan because of the investment possibilities in the townsite with the selling of Land Bank land as well as tax land in the townsite.

I am prepared to say that according to the research that I have done, the townsite extends beyond the N. 30th St. location, the N. 61st. In fact, the Quindaro townsite extends from 17th St. to 42nd St.

My request of this committee is that it consider pulling these two applications until there can be some additional discussion and proof of what I'm saying or disproving, but it seems to be in conflict with the Northeast Area Master Plan because the townsite extends from east 17th St. to 42nd St. Thank you.

Chairman McKiernan asked, is there anyone else who is in attendance tonight who'd like to comment on these first three applications? I don't see any other hands raised. I'll ask the Clerk's Office; did we receive any communication regarding any of these first three applications? **Ms. Godsil** said there were no comments received.

Chairman McKiernan said with that comment from the public, I would turn back to the Committee and ask for the committee's direction. I guess Commissioner Townsend, as the person who made the motion to approve these properties, do you have any thoughts based on the comment we just received?

Commissioner Townsend said well, my thoughts are that the area of the Quindaro Township may be larger than just the specifically designated historic site. I think that's what we can't lose track of. We want to see development in the entire area without jeopardizing the site that has been recognized by the US Government. Of course, Quindaro, as an entire township was larger, but the area designated on the map is where the focus has been placed as a reminder of what was. In the meantime, it's still something that whole area to be developed. With that, I would not mind withdrawing for one month these two items, but really no more than that. I mean, the idea is for development not to endanger the Quindaro historic designated township site, which we see on the map. That would be my concession to the comments made.



Katherine Carttar, Director of Economic Development, said, Chairman, if I may. I'm happy to also show directly from the Northeast Area Master Plan, the map. The map here that Jud has outlined actually includes more than is in the Master Plan. so we've even expanded that. You can see here that in blue, that is the area that is designated as the historic site, the township in the Master Plan.

Chairman McKiernan asked, and then where is the property that we are considering relative to the blue areas. To the west, correct to the left? **Ms. Carttar** said yes. **Mr. Knapp** said it's right at 30th & Roswell, right where my cursor is. You can see it if you look at the very bottom of the screen. **Chairman McKiernan** said so, it is south of Highway 5. **Mr. Knapp** said correct.

Chairman McKiernan said well, I guess, at this point we have a motion on the table and a second to approve these as submitted. Commissioner Townsend was considering whether or not she wanted to modify that motion. I guess I would look for direction to Commissioner Townsend, otherwise, I will call for—hang on just one second.

It does appear that we have one of the applicants is here and also would like to make some public comment. I see the Clerk's Office has seen that Mr. Harrison had his hand raised. Before we go any further with the committee, what I would like to do is recognize Mr. Tyrone Harrison and say that you have three minutes in which to make comments to the committee about your application.

Tyrone Harrison said I just had a question as to the comment brought up in regard to 144 N. 61st St. Part of the description the person gave, I didn't see where the property in question for us would have fallen into that. I just wanted to kind of get more understanding as to that concern and if the property that we are seeking would fall into that map that she spoke of.

Chairman McKiernan said, Mr. Harrison, that is a great question. I do not have the answer to, but based on the comments that were made, it would seem that your property on N. 61st is not only to the west, but also to the south of the Quindaro designated area. **Ms. Carttar**, do you have any clarification of that? **Ms. Carttar** said that is correct. It is not only not anywhere near the Quindaro Townsite, but it is not even in the Northeast area. **Chairman McKiernan** said because it is down just about 61st & K-32, if I read the map right. **Ms. Carttar** said, correct. **Chairman McKiernan** said just up the hill from K-32 to the north. Then it would seem that the only property that we might consider, based on the earlier comments, is 3008 N. 30th St. and I would, again, look to Commissioner Townsend to see if she wishes to modify her initial motion.

Commissioner Townsend said thank you, Mr. Chairman. Let me modify my previous motion.

Action: **Commissioner Townsend** said I'm moving to approve the applications for the property at 144 N. 61st St. and 841 Shawnee Road. With respect to 3008 N.

30th St., I move that the committee take this matter up again when it meets in March 2021.

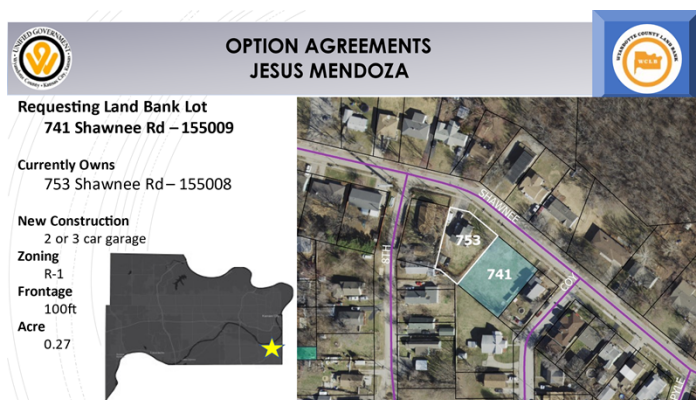
Chairman McKiernan said we have an amended initial motion and then we have a new motion with regard to the amended initial motion to take 3008 N. 30th out and just consider the other two properties. I would ask Commissioner Johnson, who seconded, if you agree with the change. **Commissioner Johnson** said yes, I agree with the change. **Chairman McKiernan** said let's just take care of those two properties and then we'll go on to the one on N. 30th.

So, there's been a motion and a second to approve N. 61st and Shawnee Road, as submitted.

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

Chairman McKiernan said that takes us to the property at 3008 N. 30th St. Commissioner Townsend had made a motion that we hold that for a period of one month to determine how it intersects with the Quindaro historical site.

Action: Commissioner Townsend made a motion, seconded by Commissioner Johnson, to hold 3008 N. 30th St. for a period of one month so we can consider where it falls with relationship to the Quindaro historical site. Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.



February 1, 2021



OPTION AGREEMENTS
JESUS MENDOZA



Building Details
2 or 3 cars garage

Timeline
Project Start – July 2021
Project Completion – September 2021

Next Steps

1. Rezoning
2. Building inspection approval
3. Building Estimate
4. Proof of funds

Recommendation

☒ Staff Advisory Committee
-Concern: Garage parking for a commercial use not consistent with neighborhood zoning

☒ Land Bank Advisory Board
-Question: Will the neighborhood get to comment on the zoning change?



Chairman McKiernan said that takes us to the application at 741 Road. Is there a motion regarding this option application?

Action: **Commissioner Burroughs made a motion, second by Commissioner Johnson, to approve as submitted.**

Chairman McKiernan asked, is there any further discussion among the committee? Is there anyone in attendance who would like to comment on this particular application? Seeing no hands raised among the attendees, I'd ask the Clerk to please call the roll.

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

Chairman McKiernan said, Mr. Knapp, I'd ask you to layout for us the final two property options which had some special circumstances.



OPTION AGREEMENTS
ARTURO HERNANDEZ



Requesting Land Bank Lot
3306 N 33rd St – 165213

Currently Owns
3656 N 34th ST – 165217
3631 N 34th ST - 165215

Zoning
R-1(B)

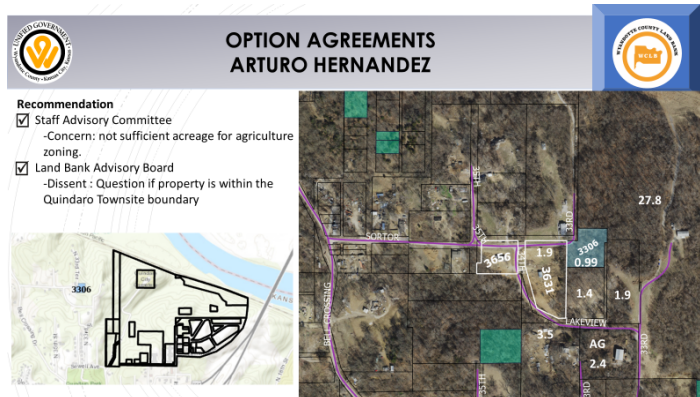
Frontage
142ft

Acre
0.99




February 1, 2021

Mr. Knapp said the next option agreement is at 3306 N. 33rd St. This is a little different because it's around the Bell Crossing area. It is surrounded by agricultural use. We felt that it was not out of the ordinary to ask if we wanted to combine 3306 with 3631 to give them their AG use. But saying that, the AG use has to be five acres. This only gets them to three, so they're not to five yet. There is a property just to the south that is 2.4 acres that has AG designation to it. I added the other acreages around this property for a reference.



The Staff Advisory Committee were concerned that it's not enough acreage for agricultural zoning, but Planning said there is AG zoning to the south of 2.4 acres. So, I believe they said they could give it a shot if they can get the AG designation.

The Land Bank Advisory Board—the question if the property is within the Quindaro Townsite boundary. Again, here's the township boundary in this map and here is the map of the property in question here. It is 650 ft. away from this line.

Just to be clear, there's no construction added. There's no new structures being built for this option. This option is contingent on if they can get the zoning changed. We will not sell it until that happens and, of course, if you approve it.

That's all I have. **Chairman McKiernan** asked, do we have the property on S. 73rd St.? **Mr. Knapp** said yes. I'll go on to the next one.



OPTION AGREEMENTS
CHRIS HANDLIN



Requesting Land Bank Lot
1904 S 73rd Terr – 051010

New Construction
Storage for landscaping company

Zoning
R-1

Frontage
90ft

Acre
0.29



Mr. Knapp said 1904 S. 73rd Terr. This is—they want it for storage for a landscape company.



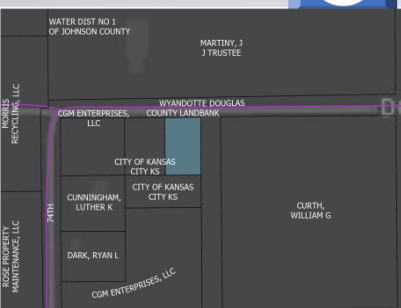
OPTION AGREEMENTS
CHRIS HANDLIN



Lot is unbuildable
Flood Plain

Next Steps
1. Rezoning

Recommendation
☒ Staff Advisory Committee
 -Concern: will have to build parking lot, and screening.
☒ Land Bank Advisory Board



This is in a flood plain so it is not buildable. The next steps for this one would be rezoning. If they get that rezoned, we can move forward. The Staff Advisory Committee's concerned that they'll have to build a parking lot and screen around this property. The Land Bank Advisory Board did not have a comment on this application.

That sums up these last two property options.

Chairman McKiernan asked if members of the committee have comments or questions. **Commissioner Townsend** said question about the property at 3306 N. 33rd. How many properties does Mr. Hernandez already own? Do you know? That name looks very familiar and I know this committee, has in the past, wanted to take a closer look at people who may have already bought five or more properties from the Land Bank.

What is the plan for this particular property's use? I'm still not clear on that. **Mr. Knapp** said if you look at the screen here, they currently own 3656 N. 34th St. That's where their primary residence is. They recently purchased, in the last few months, 3631 N. 34th St. They're requesting

3306 from the Land Bank. The use is—I believe they currently have horses on 3631 and they wanted to increase the acreage so they could have that AG designation from Planning.

Ms. Carttar said but this is the first Land Bank lot that they are requesting to purchase. **Mr. Knapp** said yes. **Commissioner Townsend** said okay. And you're saying they already have horses on 3631? **Mr. Knapp** said yes, I believe so. **Commissioner Townsend** asked, and primary residence is 3656? **Mr. Knapp** said, yes. It is graded by a right-of-way or a road so that it doesn't go into their five-acre count. **Commissioner Townsend** said I'm sorry. Say that again. **Mr. Knapp** said their primary residence is separated from these other two lots by a road, so they do not go into the AG count to get to five acres. **Commissioner Townsend** okay, but if they acquire 3306, that will or will not be adjoined for the purpose of the counting as agriculture with 3631? **Mr. Knapp** said that is correct. **Commissioner Townsend** asked, which is correct? It will be, or it won't be? **Mr. Knapp** said it will be correct, but 3631 and 3306 would be if the Planning Board approves it agricultural.

Ms. Carttar said they would need to apply to the Planning Commission for a variance to get that AG zoning because it's under five acres. Because we are not—we have no control over rezoning so that's why we suggested as an option, because if they are not going to get that rezoning, then there's no need to transfer that property. They would be able to, with an option, start that application process. If they are successful in getting that variance, then we would transfer that property.

Commissioner Townsend said here's my thought on this one. In light of what we just did with 3008 N. 30th, which was farther away from the designated historic site and was proposed for a home, I would like to see this particular property also held for action until next month to be consistent. So, that would be my motion to the committee.

Chairman McKiernan said let's hold that motion for just a moment and I'll recognize Commissioner Walters.

Action: **Commissioner Townsend made a motion to hold action until next month.**

Commissioner Walters said well, I had some questions sort of similar to the direction, I think, Gayle was going. First, has 3306 ever been a residential property? Has there ever been a home

on that sight? **Mr. Knapp** said I do not know. **Ms. Carttar** said it there has, it's been a very long time, but we can check.

Commissioner Walters asked, could you summarize what you think the benefit to the county would be for us to make this transfer. **Ms. Carttar** said most of the properties in this area are AG. This is a very kind of different general area than kind of is the 3008, for example. That's a very residential neighborhood. There's a significant amount of AG in this area. We don't anticipate, but you never know, so we don't anticipate a lot of residential growth in this area. There's quite a number of people who want to have investment in Wyandotte County with some animals and that type of thing. They would pay taxes; it would be minimal so there's not a huge, huge upside other than making some residents in our community happy by giving them the opportunity to have AG uses within the city limits.

Commissioner Walters said I personally do not think we should bend the rules just in order to create more AG zoned property. I did not realize that we rezone property and gave variances to not meet the minimum requirements. I don't know why we have minimum requirements if we can have a variance to eliminate those minimum requirements. I'm personally not too excited about making this transfer, but I'd be glad to second Commissioner Townsend's motion to defer it until next month.

Action: **Commissioner Walters seconded Commissioner Townsend's previous motion.**

Ms. Carttar said just to be clear on a couple of these. As the Land Bank, we are not making any recommendation in terms of the rezoning, which is why we would bring it forward to you as an option. Then it would have to go through the whole process of rezoning, which not only includes a public hearing and public meetings, but also would come back to not only the Planning Commission but the full Commission for that approval. We try to stay somewhat agnostic on planning issues.

Chairman McKiernan said we have on the table a motion and a second to hold the property at 3306 N. 33rd for a period of one month to investigate further a couple of concerns. First, it's interaction with the Quindaro townsite and second, a policy consideration regarding rezoning. Do any other members of the committee have any comments or questions regarding either of these? If I'm guessing right, we may end up splitting these two properties into two separate actions.

Chairman McKiernan said with not hearing from the committee, I would ask if anyone who is in attendance has any comment about either of these two applications. I do see that the applicant for N. 33rd St. is present as an attendee and wonder if Mr. Hernandez would like to speak with the committee.

Ms. Hernandez said this is Arturo Hernandez' wife. We were just wondering, like you mentioned before, we do own the 3656. We just recently purchased the 3301 which is right across our residential property. We were actually looking forward to seeing if we can go ahead and also purchase the 3306 N. 33rd St.

Chairman McKiernan said your goal then is, as we've heard, to combine 3631 and 3306 into one parcel. You would then apply to have that parcel rezoned to agricultural; that new combined parcel. That would be an application that would have to go to the Planning Commission. The Planning Commission would have to give you a variance or deviate from our written ordinance because the combined parcel would be smaller than the required five acres. **Ms. Hernandez** said okay.

Chairman McKiernan said I appreciate your clarifying that; appreciate your comments tonight. I would go back to the committee then and say we do have a motion and a second for 3306 N. 33rd to hold for a period of one month for consideration of Quindaro townsite and moving it forward to Planning Commission for rezoning. Any other comments or questions from the committee on that?

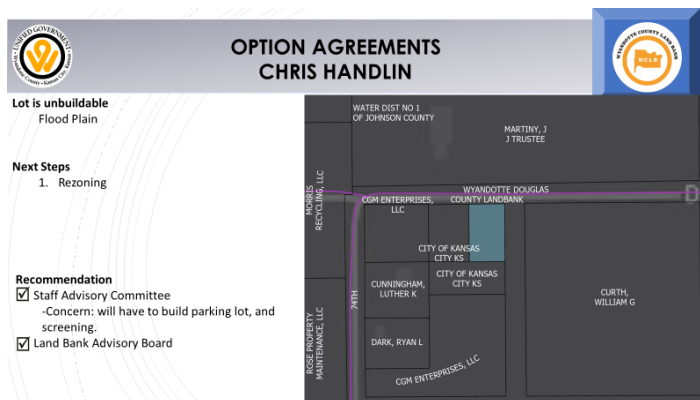
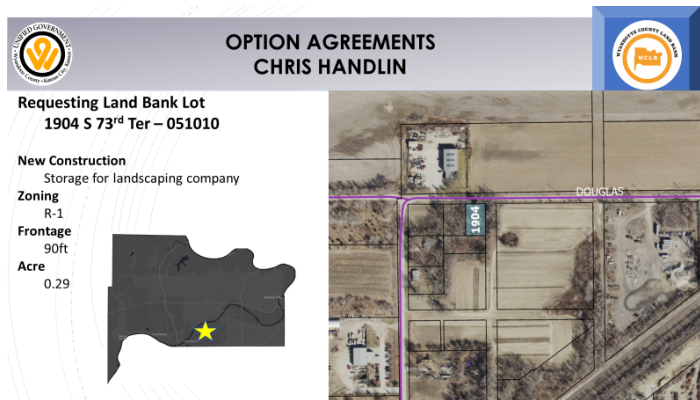
Commissioner Burroughs said I'm supportive of the motion. I think it's beneficial to ensure that the party of interest in that property fully understands the request that is the issue that's before them this evening. I sense a little bit of confusion and I believe the 30 days would allow staff and the resident to clearly understand what needs to happen and how we will move forward within the 30—prior to the meeting next month that they would have a chance to fully understand the ramifications of this decision this evening.

Thank you, Mr. Chairman. I just wanted to ensure that we are doing the right thing by postponing it so that the resident has time to be clear as to the direction and the wishes of the committee. **Chairman McKiernan** said I completely agree with you that this will give us an opportunity to make sure that everyone is clear on what the path forward will be and what the possible outcomes of that path will be. I appreciate your comments very much.

Any other comments or questions from the committee on this property?

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

Chairman McKiernan said which then leaves us with 1904 S. 73rd Terr. I would ask if there are comments, questions or a motion on this application.



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

Chairman McKiernan asked, any further comments or questions from the committee? Is there anyone in attendance tonight who'd like to comment on this particular application? I don't see any hands among the attendees list.

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

Item No. 2 – 2113...PRESENTATION: TAX SALE PROCESS

Synopsis: Presentation of the tax sale process, submitted by Jenna Hillyer, Delinquent Real Estate Manager.

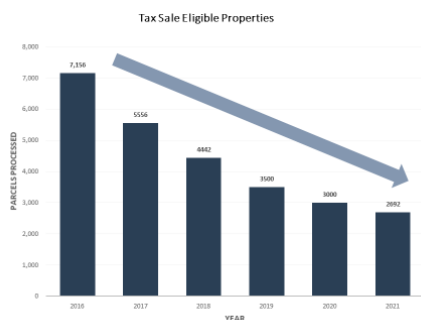
Jenna Hillyer, Delinquent Real Estate Manager, said as you know, we’ve had a lot of changes. 2020 was an obnoxious year so, we thought we’d catch you up on some of the things we’ve done here in Delinquent Real Estate and also share some of our successes in the past seven years or so that we’ve had with delinquent real estate and sales and taxes.

Delinquent Real Estate

Tax Sale Process Update
February 1, 2021



Total Tax Sale Eligible Properties

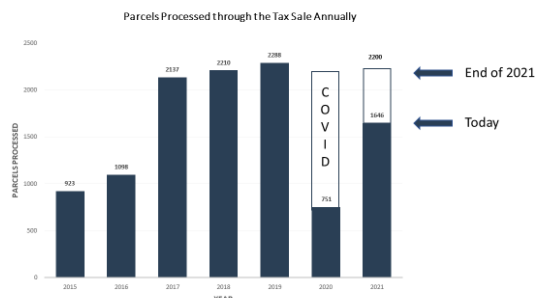


When we started this adventure a while back, we started out with 7,000, more than 7,000 properties that were tax sale eligible, which means they were three or more years delinquent in their taxes and were eligible to be in a tax sale. Our goal at the time was to bring that down to 3,400. As you can see over the years, we have brought that down to less than 3,000, so we have more than

February 1, 2021

exceeded our goal as far as reducing the amount of tax sale eligible properties within Wyandotte County. So, that is our win number one.

Total Properties Processed Annually



This is the amount of properties that we have processed throughout the years. We started off, before we made some policy changes, where instead of doing just two tax sales a year, we did three. We also changed some policy where instead of it going from—if it didn't sell in the tax sale, it would go back out into the world. Now, if it doesn't sell in the tax sale, it goes to the Land Bank. So, between those policies changing three tax sales a year instead of just two and also holding on to the land and getting it tax current and then into other owners' hands, we've been able to change the landscape of that. We started off with 923 in 2015. As you can see, that has gone up to almost 3,000 in 2019.

2020, as you know, was a weird year so we only had one tax sale this year. We were able to do that via the internet and online auction through CivicSource. We were able to process 751 properties that year.

So far this year, we are at 1,648 and we look to hitting our normal goal of over 2,200 by the end of the year so we're already set for a good year with tax sales. We need to keep that trend going up.

Online Bidder Registration Process

- Bidder will need to complete UG registration either online or in person
- The bidder will need to provide a legal, current ID and be current on real estate taxes
- The bidder will receive an email from the DRE office with instructions
- Bidder will need to also create a profile with CivicSource if they are a new bidder

Unified Government of Wyandotte County / Kansas City, Kansas
Delinquent Real Estate Division

County Courthouse - Room 200
710 North 1st Street
Kansas City, Kansas 66101

Phone: (913) 873-2817
Fax: (913) 873-4106



APPLICATION FOR BIDDER REGISTRATION

Complete Name/Nombre Completo: _____

Address/Dirección: _____

City, State, Zip Code/Ciudad, Estado, Código Postal: _____

Phone Number/Número Telefónico: _____

E-Mail Address/Correo Electrónico: _____

I HEREBY CERTIFY THAT I DO NOT OWE ANY DELINQUENT TAXES TO WYANDOTTE COUNTY, KANSAS AS OF THIS DATE.

POR LA PRESENTE CERTIFICO QUE NO DEBO NINGÚN IMPUESTO MOROSO AL CONDADO DE WYANDOTTE, KANSAS A PARTIR DE ESTA FECHA.

I FURTHER CERTIFY THAT I HAVE BEEN GIVEN A COPY OF THE BIDDING INSTRUCTIONS AND I HAVE READ AND UNDERSTAND THE SAME.

ADEMAS CERTIFICO QUE SE ME HA DADO UNA COPIA DE LAS INSTRUCCIONES PARA EL POSTOR, Y HE LEÍDO Y ENTENDIDO LO MISMO.

Signature

DATE

STAFF INITIALS

With the online sale, it is an online auction. It is hosted by a company called CivicSource. It's an awful lot like eBay, if you've had that experience. I think most of us have. It also has an in-person component as well for those that don't have use of a smartphone or the availability of a computer.

The registration process is really similar to what it used to be, you're either coming in in person or you can apply online through the UG. This is the form that you would fill out. You need to be real estate current, real estate tax current, and also have a valid ID. This email then is sent and we research these people; look and see if they're eligible. If they are, it used to be they were given a bidder number and now what we do, as CivicSource has become part of our world, there's a second part to the registration process.

So, we accumulate a list of eligible bidders. As we get more, we send them over to CivicSource and they, on their side, are able to, after people have registered, are able to allow them to bid. It's a two-part registration process that has been working fairly well, but it definitely—I think there's some confusion on—it's not an instantaneous thing. There are a lot of hands that have to touch it to make it work. We are working on streamlining that process. It is getting easier to do.

The first one was a very rapid—you know we needed a tax sale and we found these people and they helped us out and they did a really great job of getting it together on a short notice. Of course, our next tax sale was a month later so we haven't been able to make as many changes as we'd like, but we expect the June sale to look a lot different because we'll have more time to adapt it to Wyandotte County.

The screenshot shows the CivicSource website's registration process. At the top, there's a navigation bar with the CivicSource logo, 'SIGN IN', 'CREATE ACCOUNT', and a 'MENU' dropdown. Below this, a breadcrumb trail reads 'Home / Registration'. The main heading is 'Registration', followed by a subtext: 'By signing up for a CivicSource® account, you can bid during an auction, initiate an auction and save properties to your watch lists.' A progress bar indicates three steps: 'Account Setup' (active), 'Personal Information', and 'Agree to Terms'. The 'Account Setup' section contains three input fields: 'Email', 'Password', and 'Confirm Password'. To the right of these fields, there's explanatory text: 'The address where you'd like to receive emails from CivicSource.com. Read our privacy policy for more information on how we use your email address.' and 'Must be at least eight characters long and include at least one lower case letter, one upper case letter and one number or symbol.' At the bottom of the form, there are two buttons: '« Home' and 'Next: Personal Information »'.

After you've done—you've been approved through Unified Government, through Delinquent Real Estate, you go to CivicSource and go ahead and go through the process like you would any, again, eBay is my best example. You can set up a password and an email address. You don't have to change it. You do have to register with UG every sale to make sure that you still have a current ID and that you're not real estate property tax or real estate tax delinquent, but you do get to keep the same account with CivicSource. You only have to build that once, but they do have to release you into the wild, basically, to be able to bid on any of the sales that are after that.

The screenshot shows the 'Personal Information' step of the CivicSource registration process. The progress bar at the top shows 'Account Setup' and 'Personal Information' (active), with 'Agree to Terms' next. The form is divided into two main sections. The first section contains fields for 'First Name' (Jane), 'Last Name' (Smith), 'Date of Birth' (03/02/1994), 'Phone Number' (5047777777), 'Driver's License Number' (04516392), and 'Driver's License State' (Louisiana). Each field has a checkmark indicating it's been validated. The second section, titled 'Address', includes fields for 'Street' (935 Gravier Street), 'Apt/Unit' (Suite 1700), 'City' (New Orleans), 'State' (Louisiana), 'ZIP' (70112), and 'Country' (United States). At the bottom, there's a 'Name on Certificate' field with 'Jane Smith Cleaning, LLC.' and a note: 'Enter the full name(s) you wish to appear on official documents should you win an auction.' Navigation buttons at the bottom are '« Back to Account Setup' and 'Next: Agree to Terms »'.

This is what that looks like. It's your basic registration.

Account Setup Personal Information Agree to Terms

Agree to Terms

Terms of Use

In General

Archon Information Systems, L.L.C. ("Archon") is acting as an agent of the political subdivision⁽¹⁾ (sometimes referred to as its "client") with respect to the administration of the auction or other sale process. The process is administered exclusively through the website, CivicSource.com (Website), which is comprised of various web pages and proprietary information and technology owned and operated by Archon. A limited non-exclusive and non-transferable license to use the Website and to participate in the process is offered to you conditioned upon your acceptance, without modification, on behalf of yourself and on behalf of your heirs, successors, assigns, representatives, and agents, of the terms, conditions and notices contained in this User Agreement (this "Agreement") and in the **Terms of Use** on the Website, and your use of the Website signifies your acceptance and binding agreement to comply with them. Your limited right to use the Website and participate in any process conducted on the website is expressly conditioned on your agreement (through your acceptance of the terms of this Agreement) that you will not copy, modify, sell, distribute, reverse engineer, or monitor (through the use of a robot, spider, or other similar device or method) any portion of the Website or any information contained on the Website. If you do not agree to these terms, please exit and do not further use the Website.

Property Removal

The political subdivision⁽¹⁾ reserves the right to remove any property from the tax sale any time prior to the conclusion of the sale, without notice.

☒ I agree to these terms and conditions.
☒ I would like to receive occasional email updates.

[Back to Personal Information](#) [Complete Registration](#)

An agreement to terms of the use of their site.

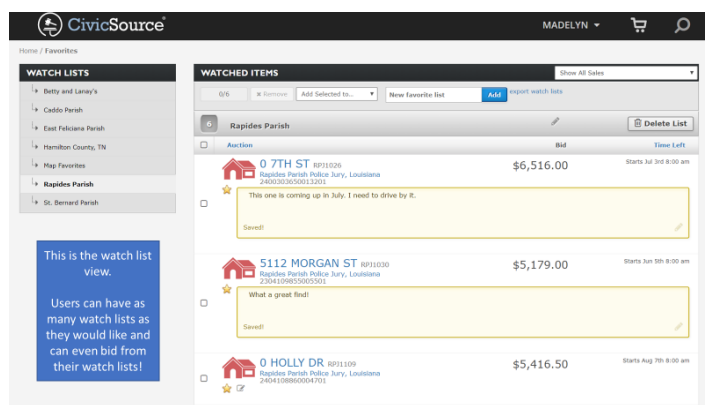
CivicSource MADELYN

852 results found. Spreadsheet Map View Sort By Relevance

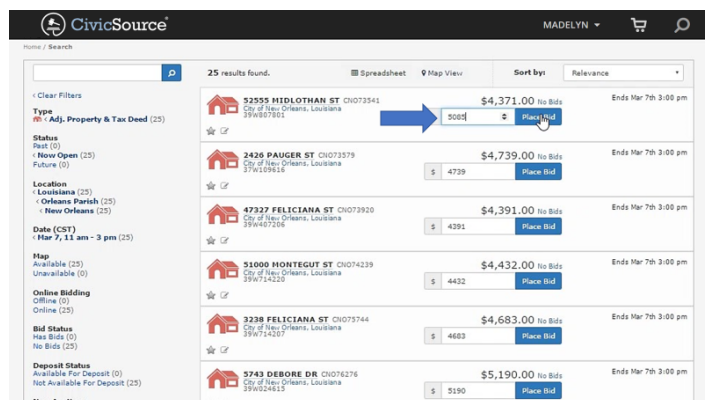
Type	Address	City	Price	Status	Start Time
1,302	0 N ROMAN ST CNO74796	City of New Orleans, Louisiana	\$5,144.00	The auction has not started.	Starts Sep 4th 8:00 am
852	3036-NROMANST (29N607825)				
852	0 PLAINFIELD DR CNO75886	City of New Orleans, Louisiana	\$5,691.00	The auction has not started.	Starts Sep 4th 8:00 am
852	3111-PLAINFIELDDR (29N644810)				
852	0 S ROMAN ST CNO75931	City of New Orleans, Louisiana	\$5,446.00	The auction has not started.	Starts Sep 4th 8:00 am
852	1522-SROMANST (102203318)				
851	0 URQUHART ST CNO76323	City of New Orleans, Louisiana	\$5,046.50	The auction has not started.	Starts Sep 4th 8:00 am
852	6114-URQUHARTST (29N300313)				
852	0 FORSTALL ST CNO76402	City of New Orleans, Louisiana	\$5,835.50	The auction has not started.	Starts Sep 4th 8:00 am
831	1300-FORSTALLST (29N306401)				
21	0 S LIBERTY ST CNO91525	City of New Orleans, Louisiana	\$5,499.50	The auction has not started.	Starts Sep 4th 8:00 am
2	2229-SLIBERTYST (412300616)				

Also, part of the process will be setting up a bank account. You don't necessarily have to pay through CivicSource, but you do have to attach a bank account to the site to be able to bid. You can either pay by your bank or you can do a wire transfer. We also have the option where you can come and pay in person at Memorial Hall on the day of the sale. People have to have their payment initiated by 4:45 in person or by 5:00 with CivicSource in order to be considered as the new owner of that property.

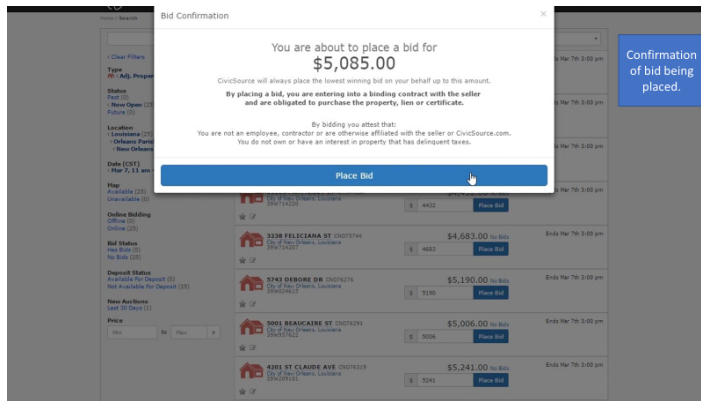
This is what this looks like. There's this neat thing that we found recently with—it's the kind of your wish list here. You can go through the properties. You can choose a sale. Our particular site has several auctions that happen at once. So, instead of having to go through—they all start at the same time, but they have a different closing, so people have an opportunity to bid on different properties and different auctions. Instead of scrolling through all of those, you can go through each one and star and highlight the ones that you're interested in. It'll make you a wish list basically.



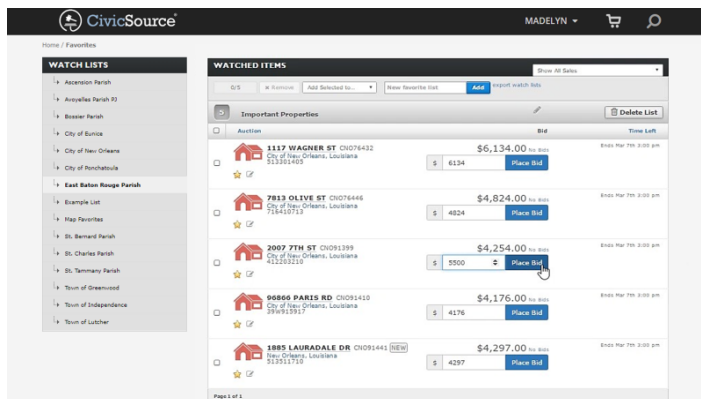
You can go through and put your notes in. This is one I need to go see or whatever it is that you want to put on there and it keeps it for you. So, instead of having to go through, you can just go ahead and bid directly from your wish list, which looks like this. Well, actually this is not it. This is a different one, but this is about proxy bidding which is also a feature that you can find on several websites.



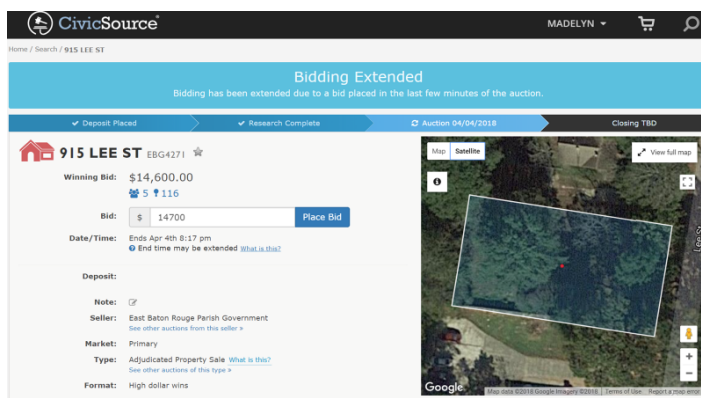
So, what you would do here is put in your highest bid. You only have \$5,085 to bid on this property. The starting bid is \$4,371. You put in your highest bid and it will automatically, every time somebody else bids, it'll bid you up automatically by a hundred dollars until you outbid the other person or they outbid you. You also have the opportunity to go in individually and bid up from there, and I believe that still has to be \$100 increments as well.



So, here at the end, this is what that looks like. There shouldn't be any mistaking that you're about to buy a property. It asks you for sure if this is something you want to do.



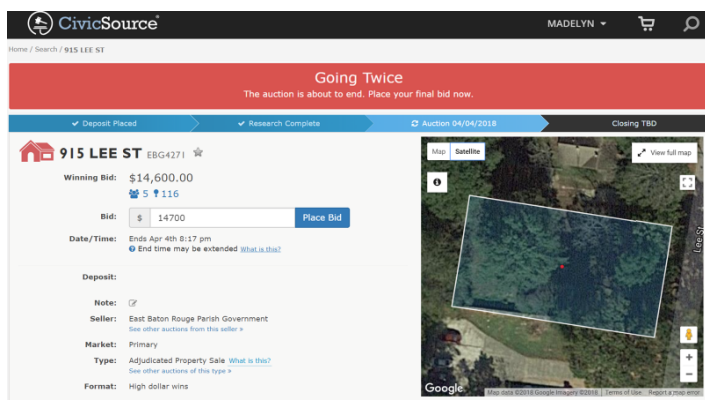
This, again, this is bidding from your wish list. This is what that would look like so you don't have to go through everything. It just has them all laid out there for you so you're bidding on Wagner St. and it didn't take. By the way, let me say, these are obviously from New Orleans. We didn't get any screenshots of our Wyandotte one yet. Those are coming.



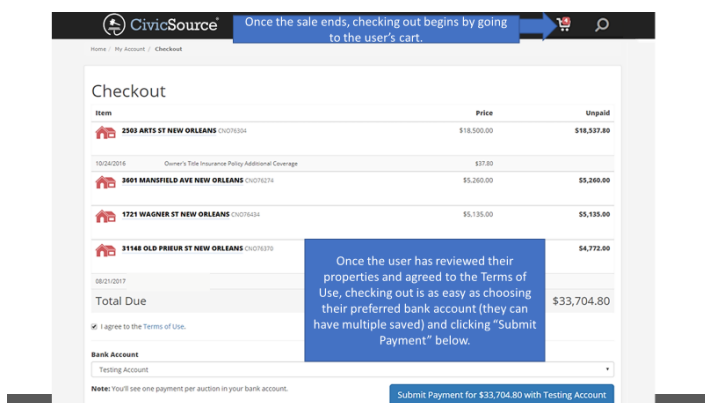
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This is going to look a little bit different than what our site looks like. This is what it looks like when you're in the property. It has a map here on top highlighting the area that you're going to be looking at. As you scroll down toward the bottom, it has more information on the property including, for us, it has pictures of the houses also other fees that might not have shown up in the minimum bid for various reasons.

What happens with this, there's a rolling bid so you can't have somebody come in last minute and steal your property away from you. If somebody bids within the last five minutes of a sale, it extends the sale time. We had one the other day. We just had a sale on Thursday that went for two hours, which is not what was set to do because there was one property that people were very slowly bidding on. They would wait for the very last second and bid. They give them the opportunity to not have somebody come in last minute and just take it away.



So, I think it's a fantastic feature and gives you this opportunity.



So, you didn't win it. This one says that you did. So, after you do win the property, you agree to the terms again and it gives you your total here. So, if you bought multiple properties, you are

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expected to pay for them all at the same time. You need to make a payment for all of them. It's not broken out. I think that's it. There's a lot of information here to cover. I probably missed something, so I'll be happy to take questions here at the end.

Results of December & January Sales

December 2020 Sale Results

	Number of Parcels	Total Collected
Paid taxes in full	80	\$134,566.78
Payment Plans	80	\$132,506.33
Sold at auction	72	\$311,966.12
Land Bank	395	
Removed	76	
Total Parcels	703	\$579,039.23

January 2021 Sale Prelimited Results

	Number of Parcels
Parcels Out Before Sale	303
Parcels at Auction	314
Parcels Won at Auction	111
Total Parcels	728

These are the results of our last two online tax sales. I don't have all the numbers for our Thursday sale back in yet because it takes three to five days to get all the wire transfers and the bank transfers in hand at CivicSource and they give us that information. So, we'll have those numbers for you next week.

This is what December 2020 looks like. We had quite a few people pay ahead of time. 80 parcels got on payment plans and 72 sold at auction, bringing this total over half a million in revenue for the county or paid back taxes during that sale.

In this one, which this one's pretty neat. We had 728 that stated. We had 300 that came out before sale, which means they either got on payment plans or redeemed or something else happened, but generally those are the two things they do. Then we had 314 that went to auction. So, we sold a third of the properties that were at auction that day, which is really neat. Half of those actually happened to be vacant lots, so people are interested in buying, purchasing, and building land, building houses here in Wyandotte County. The market's changing and we're hoping that they're looking at these as opportunities to grow our community and not just land to sit on.

Delinquent Real Estate

Up Coming Sales

January 28th, 2021
June 3rd, 2021
October 7th, 2021

Open for Questions



These are the upcoming dates for our sales. The 28th; missed it, sorry. June 3rd is our next one so we'll have lots of time in between here and there to tweak this and improve the way it looks and its functionality and educate the public a little bit more on how to use the site and to streamline that a little bit better. Every time we've had a sale, we've learned something new. So, hopefully in the next four months or so, we'll be able to pick up some new tips and be able to help people and get some how-to tutorials out there for people to hop on and look at.

Also, they're planning on doing a mock tax sale so people can get in there and get used to what that looks like and feels like instead of trying to figure it out under pressure.

Those are the dates. We also have one in October and we are keeping to our original idea of not overlapping tax sales with taxes due, so Treasury's not overwhelmed with lots of customers. This year, we are back on track with that agreement and with our sales.

I am open for questions.

Chairman McKiernan said, Ms. Hillyer, thank you very much for this presentation to the committee. We appreciate the way that you and your team have been able to adapt during 2020 to a new landscape and still be able to get the work done.

I'd ask the committee if there are any comments or questions.

Commissioner Townsend said I've got a couple of comments and questions. The first is, again, to applaud you and everyone else involved as Commissioner McKiernan has already stated, with continuing to move forward on these delinquent property sales despite COVID and the new challenges it brought. More specially, I got a couple of questions. You mentioned, and for some reason I really couldn't hear you. **Ms. Hillyer** said I wasn't in my (inaudible) for some reason today. Sorry. **Commissioner Townsend** said to the point that I can recall over a year ago was a

concern for me about the fairness of this process for people who may not have access to internet and that type of thing. So, could you explain again how, you know, that was overcome so that this is open to everyone? **Ms. Hillyer** said sure. The CivicSource has sent us several laptops; actually more than several. We have more than enough for people to be able to come into Memorial Hall and bid in person if they don't have access to technology at home. Over the two sales we've had, we've had four people come in who needed help either getting registered—one person called ahead.

Because of COVID, we have some limitations with the amount of people we can have in the room, but that hasn't seemed to be an issue. We have had one person who's called to request the use of our technology. The other three were there having issues with registration and wound-up just staying or needed help with translation. That's the other service that we provide there is for people who don't speak English so my staff has been able to help some through the process. **Commissioner Townsend** said okay.

So, someone who is interested in participating but could not do so at home for lack of the technology necessary can contact your office and what office would that be just for the record? **Ms. Hillyer** said Delinquent Real Estate. We're in the courthouse on the second floor. **Commissioner Townsend** said okay. They can call and talk to my staff and just let them know that they're coming so we can make sure we have the proper protection in place and the right amount of computers for people. **Commissioner Townsend** said okay. We'll appreciate overcoming that concern and that process.

Secondly, and this is a good follow behind of the proceeding matters that this committee just addressed. Mr. Del Toro, I don't believe he'll mind me using his name. I want to know how a future Del Toro situation is being avoided. By that, I mean last year this committee dealt with property that really was at the doorstep of the Quindaro Cemetery. The property leading up right to the Quindaro seminary, so it was smack dab in the historic area that we were talking about a few minutes ago. We were able to broker a deal and just trade off that property that Mr. Del Toro had bought as anyone could have done from the tax sale. I want to know how we are avoiding future situations like that so that we're not selling from the tax sales, which do not come before this committee, so we can't monitor it. But I was very aware and made this point about future tax sales.

Is there some way that your office is checking for property sold so that they are not in or near that designated, the finite designated area that we just discussed? **Ms. Hillyer** said we can

add that. What happens is we get a general list that is random, just tax delinquent, and then my abstractors start working from that. If there are areas that we can put areas on hold, or if there's—if they come across—This is a different example, but strange little pieces of land that don't have any connection to the road, they're just hanging out there, there's just little bits and pieces of things that probably shouldn't be sold, rights-of-way, we're putting those, parking those someplace else and not selling those right now. We're figuring out what to do with that at the moment, but if it comes to our attention, these are things that we need to not abstract because these guys, they're just doing their job. They pull up delinquent property and they follow the trail. If we have specifics that we don't want to have abstracted for a tax sale, I just need to know what those boundaries are and we can avoid that.

Commissioner Townsend said well, at this point, I would humbly recommend that you might get in touch with Mr. Knapp. **Ms. Hillyer** said okay. **Commissioner Townsend** said for a copy of that distinctly designated area so that we have some idea, if any. You may have—there may be no more that come up with that way, but just out of an abundance of caution. **Ms. Hillyer** said okay. **Commissioner Townsend** said if whatever list you have for sale is reviewed within the context of those properties' proximity to that, we can avoid a Del Toro situation because that is land that for the time being we do not want to sell. **Ms. Hillyer** said okay. We'll gladly work with the Land Bank and Economic Development to make sure we're on the same page. **Commissioner Townsend** said okay.

Third thing, just looking at this, and Wyandotte County's home, but for a period of time I lived in New Orleans so that was interesting to see that and the 913 still has love for the 504 and it raised the question, I guess yet to be seen. How many potential buyers might we get from other locales outside of Wyandotte County? You said there's a lot of interest in building homes, which is great, but that's just something I was considering when I saw the New Orleans addresses and it may be too soon to know. **Ms. Hillyer** said I was in a conversation with my contact at CivicSource and he said that he recognized quite a few bidders from Tennessee that he's worked with in other places that are good developers and do good work that were interested in properties here. So, we do have the opportunity to expand our base of people who are willing to come and build here.

Commissioner Townsend said well, I mean, that's the predicate, if they're willing to build and not just be absentee landlords. That was my concern. But, overall, thank you very much for your information. **Ms. Hillyer** said it's always the concern to how much—whether or not people are going to come in and buy, whether they live here or not, if they're going to come and build and

do something with it or if they're not. I understand that completely. It could be a great opportunity but could not be. **Commissioner Townsend** said thank you very much.

Melissa Sieben, Assistant County Administrator, said I just wanted to state, you know, what Jenna was saying about sort of how we're handling these. Certainly, one of the things that we've started two years ago now was our Land Asset Management Team. I think where we could kind of work together with not only the Land Bank, but some of our other UG departments, would be taking any of those ones that are coming for sale that direction.

We already do meet often with County Administrator Dough Bach as well as Katherine Carttar to go over potential pieces of property in the sale that the UG would have a significant interest in, but normally, at that point, they're already abstracted.

We can look at our processes a little differently perhaps moving forward to address Commissioner Townsend's concern. It's a good one that's brought up. We are actually currently working through all of the properties that are in the Land Bank that we do not want to have for sale that are UG rights-of-way and other similar types of properties that simply don't belong in the Land Bank for sale to folks and that's another project that our group is working on there.

I think we're in a great spot moving forward. I want to thank Jenna and her team for everything they've done to get us tax current which was in our recent Friday notes.

Chairman McKiernan said very good, thank you.

Chairman McKiernan asked, any other comments or questions from members of the committee? Again, this presentation was for information only. I will just echo Assistant County Administrator Sieben and say to Ms. Hillyer, thank you to you and your team for great work. We look forward to you continuing to do great work, and we look forward to you coming back before the committee sometime in the future with another update. **Ms. Hillyer** said thank you very much.

Action: **For information only.**

Adjourn

Chairman McKiernan adjourned the meeting at 6:15 p.m.

tk



Staff Request for Commission Action

Tracking No. 21727

Full Commission Meeting Date: 4/8/2021

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 3/29/2021

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
3/17/2021	Jud Knapp	x5472	jknapp@wycokck.org	Economic Development

Item Description:

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

26 Single Family Homes

1 Row Houses

1 Home Addition

1 Commercial

Action Requested:

Approve and forward to Land Bank Board of Trustees

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

NCD Memo Land Bank Options 03.29.21



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

MEMORANDUM

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Interim Land Bank Manager

DATE: March 17, 2021

SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 03/29/2021 meeting:

New Construction - 26 Single Family Homes

CHWC - Rivers Edge East Subdivision

- Phase 1 - 6 Homes - 2021
 - 3036 N Getty St – 293023
 - 3030 N Getty St – 293024
 - 3022 N Getty St – 293025
 - 3016 N Getty St – 293026
 - 1726 Roswell Ave – 293027
 - 2940 N Getty St - 293000
- Phase 2 - 6 Homes - 2022
 - 2938 N Getty St – 293001
 - 2938 N Getty St - 293002
 - 2938 N Getty St - 293004
 - 2938 N Getty St - 293006
 - 2938 N Getty St - 293011
 - 2938 N Getty St - 293012
- Phase 3 - 6 Homes - 2023
 - 3027 N Getty St - 293014
 - 3021 N Getty St - 293013
 - 3033 N Getty St - 293015
 - 3039 N Getty St - 293016
 - 3045 N Getty St – 293017
 - 3031 N 18th St - 293030

Kristi Smith High - 1 Home

- 202 Stewart Ave - 094565
- 204 Stewart Ave - 094566
- 206 Stewart Ave - 094567

Karan Gupta - 2 Homes

- 844 Tauromee Ave - 090403
- 848 Tauromee Ave - 090402

Cinnamon Campbell - 2 Homes

- 914 Oakland Ave - 080308
- 916 Oakland Ave – 080307

Maribel Cortez – 1 Home

- 3517 N 47th St - 913921

Habitat for Humanity - 3008 N 30th St – 099328

- This application was delayed two months due to its distance from the Quindaro Townsite.

New Construction – Home Addition

Victor Alfonso Laozano

- 3052 N 31st St – 099280
- *Staff Advisory concerns – can build addition on lot, Habitat is building in the area*

New Construction – Row Houses – Requested 3 Land Bank lots

Luminary Transformations - 8 Units

- 1026 Oakland Ave - 087650
- 1030 Oakland Ave - 080190
- 1038 Oakland Ave - 080189
- *Staff Advisory concerns – Row houses will require rezoning to R-3*
- *Advisory Board – Strugglers Hills Neighborhood group has reviewed the application, and no objections to the project.*

New Construction - Commercial

Oliver Tanner - Open air food plaza

- 3119 Strong Ave - 166441



Staff Request for Commission Action

Tracking No. 21728

Full Commission Meeting Date: 4/08/2021

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 3/29/2021

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
3/17/2021	Jud Knapp	x5472	jknapp@wycokck.org	Economic Development

Item Description:

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

Action Requested:

Approve and forward to Land Bank Board of Trustees

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

NCD Memo Land Bank Property Transfers 03.29.21



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: March 17, 2021
SUBJECT: Option applications for consideration

The following **property transfers application(s)** are being presented at the 03/29/2021 meeting:

Yard Extension – Cassandra Bitterman

- 627 Shawnee Rd – 155110
 - Lot is unbuildable by the Land Bank policy
 - Frontage - 12 Feet

