

**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.

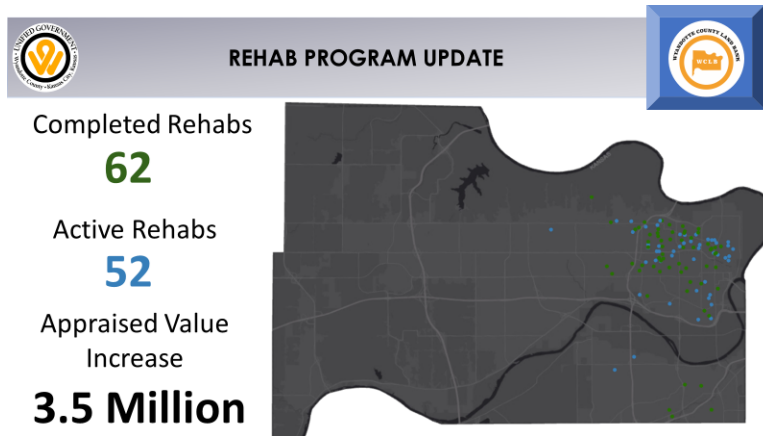


**Neighborhood &
Community Development
Standing Committee**

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

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



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.



**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

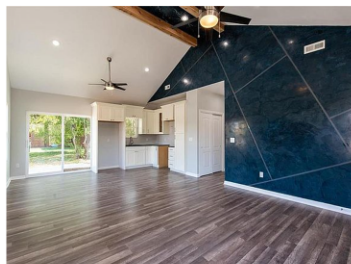
Before



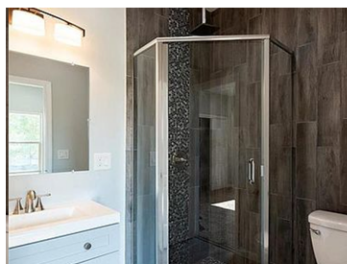
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COMPLETED REHABS
3137 N 29TH ST



COMPLETED REHABS
3137 N 29TH ST

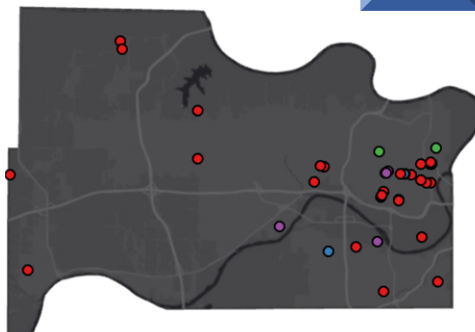


COMPLETED REHABS
3137 N 29TH ST

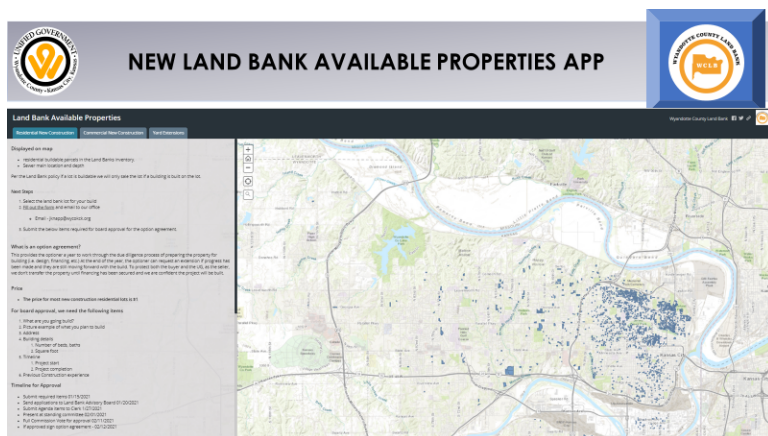


2020 OPTION UPDATE

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.



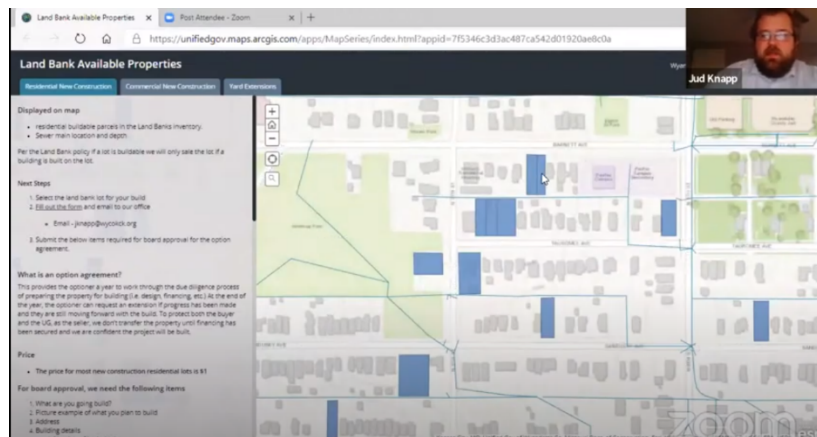
Next is our new app that we built. The number one question I've ever received in the Land Bank is, is this property available, and how can I get it? So, we do the research and determine if the property is available. Sometimes it is not, and then the applicant's response to me is, then why is it on your 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.

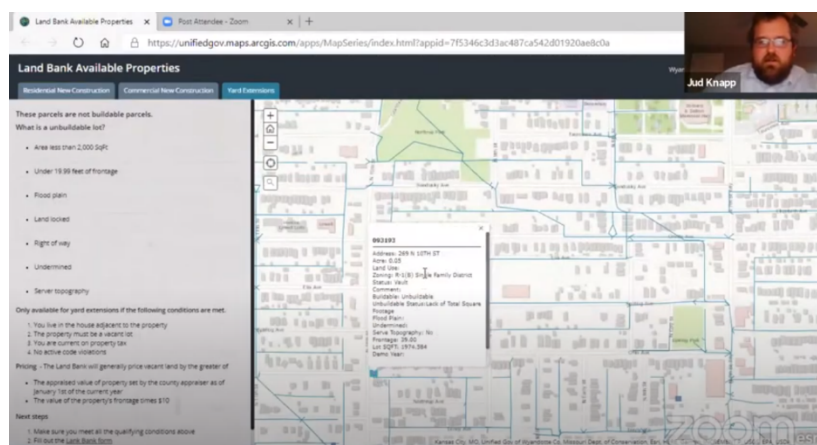
Mr. Knapp said thank you. So here is the app. The question I received is, is this property available? This map here answers that question. And how do I get it? This section over here answers that question. So, I took this a step further and we did residential new construction, what is buildable for that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

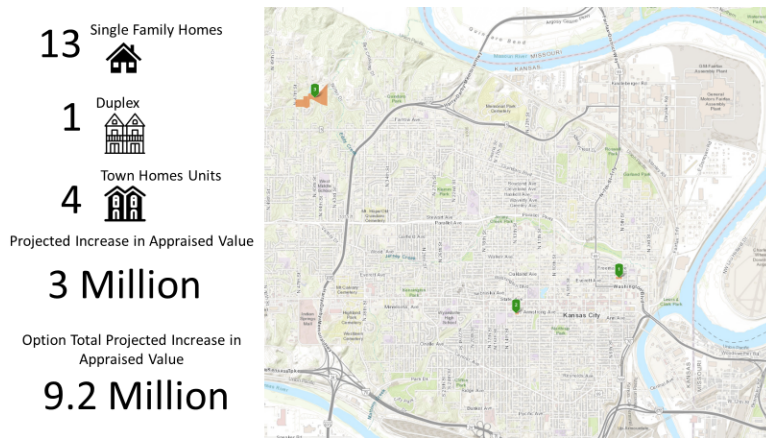
- 3319 N. 44th Ter. 914008 (Trails & Lean to's)
- 3334 N. 44th Ter. 914007 (Trails & Lean to's)
- 4551 Sloan Ave. 172300 (Trails & Lean to's)
- 4600 Parkview Ave. 172401 (Home & Horse Stalls)



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.

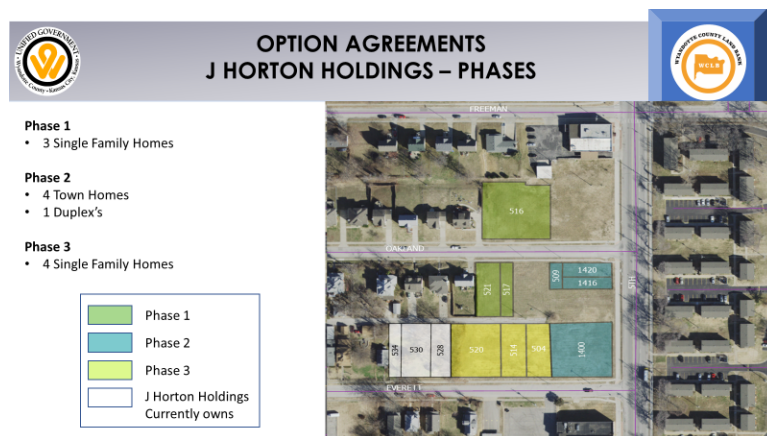
Are there any other comments or questions from the committee on this first batch of options? If not, I will entertain a motion.

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.



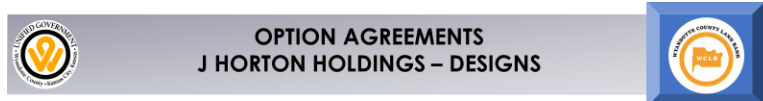
Mr. Knapp said so J Horton Holdings. They were — a little history. They were one of our first option signings. This was signed without Board approval in January 2020. We have then since changed our policy where I bring the proposals to you first and you approve them, and then they spend money. J Horton 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



Town Homes



3 bed 2.5 baths
1,435 Sq Ft

Single Family #1



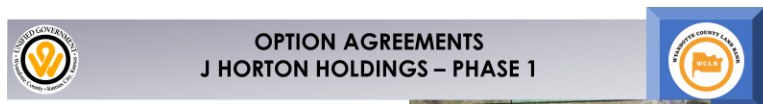
3 bed 2.5 baths
1,435 Sq Ft

Single Family #2



3 Bed 2 Bath
1,366 Sq Ft

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



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.



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

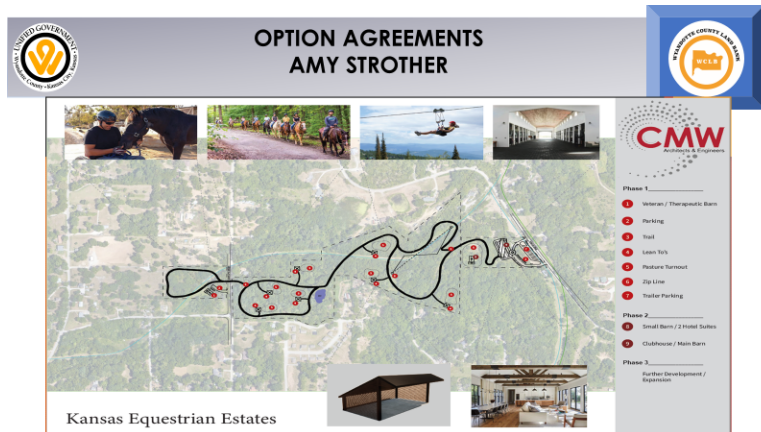
Introduction to Project

- 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.

OPTION AGREEMENTS
AMY STROTHER

Building Details
2,000 Square foot – Residential
One horse stall 4 horse capacity
4 Bedroom 2 Bath

Timeline
Construction Start – March 2021
Construction Completion – November 2021

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

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.

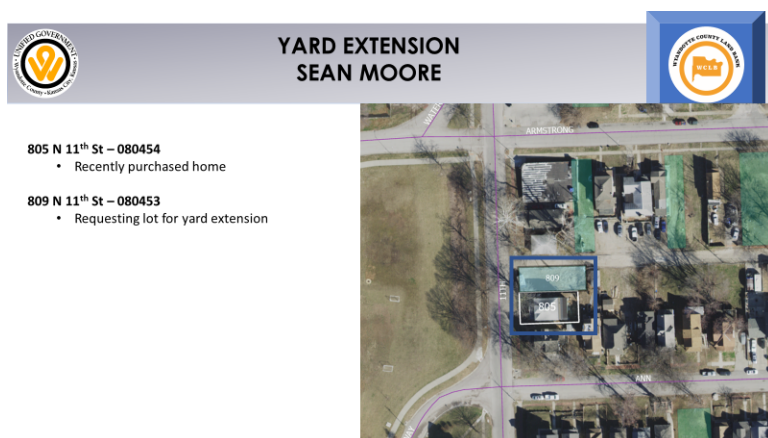
Chairman McKiernan said I see no other hands up in Zoom, so I'll ask the Clerk's Office if we received any communication about this option application. **Ms. Godsil** said no public comments were received. **Chairman McKiernan** said if there are no additional comments or questions, we are open for a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



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

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.

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