

**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

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Neighborhood &
Community Development
Standing Committee

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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.

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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

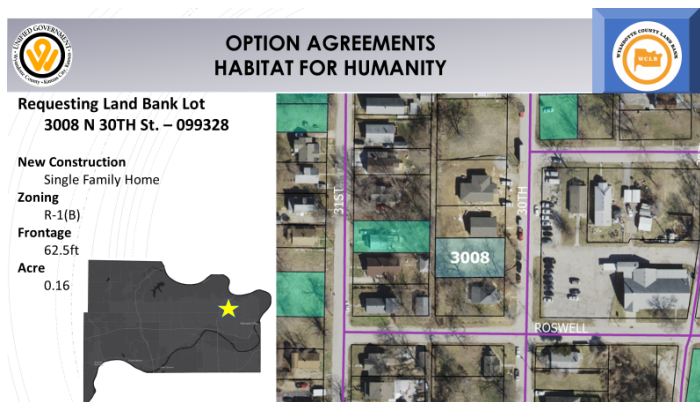


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The housing details are 3-beds, 2-baths, 1800 sq. ft. This is a modular home. They project a start date as March 1st and projected completion is September 1, 2021.

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.



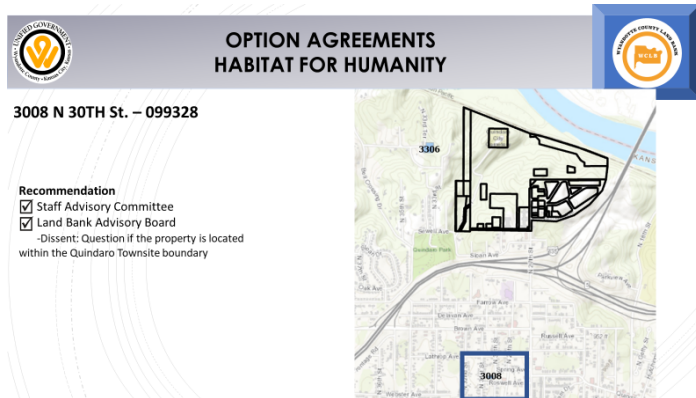
The next one is for Habitat for Humanity. It's for a new single-family home at 3008 N. 30th St. It's zoned as R-1(B).



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.

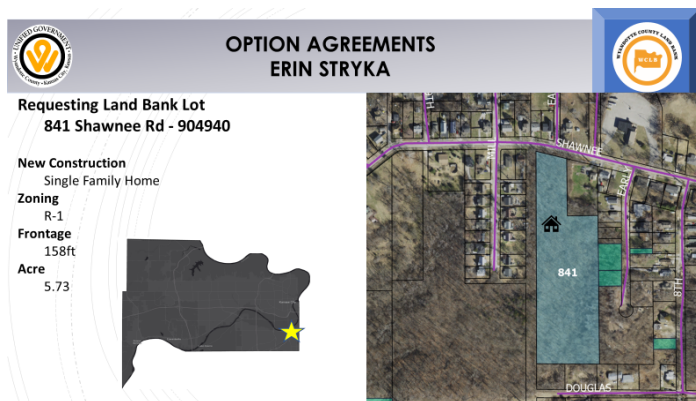
The next steps for this one would be Building Inspection approval. Costs to build and a proof of funds to cover that cost of building estimate.

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

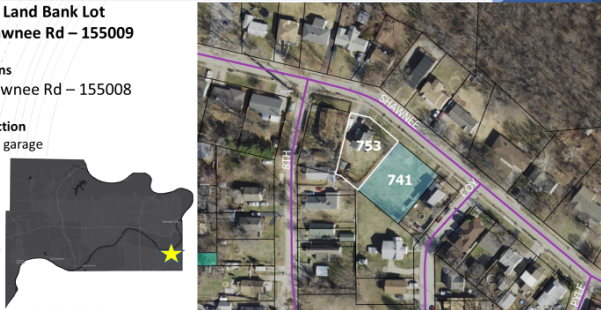
Currently Owns
753 Shawnee Rd – 155008

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.

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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.

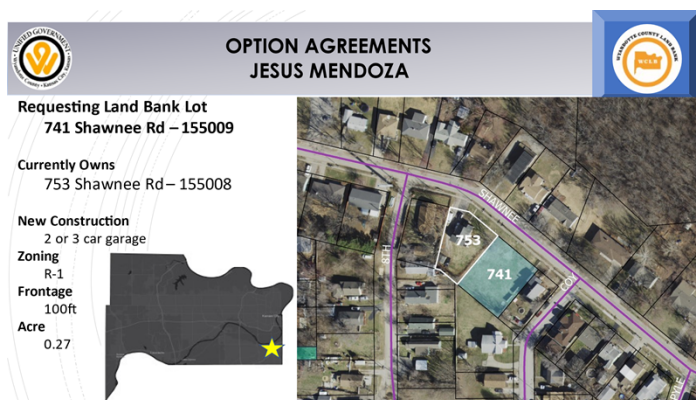
Chairman McKiernan said we have an amended initial motion and then we have a new motion with regard to the amended initial motion to take 3008 N. 30th out and just consider the other two properties. I would ask Commissioner Johnson, who seconded, if you agree with the change. **Commissioner Johnson** 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.



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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)

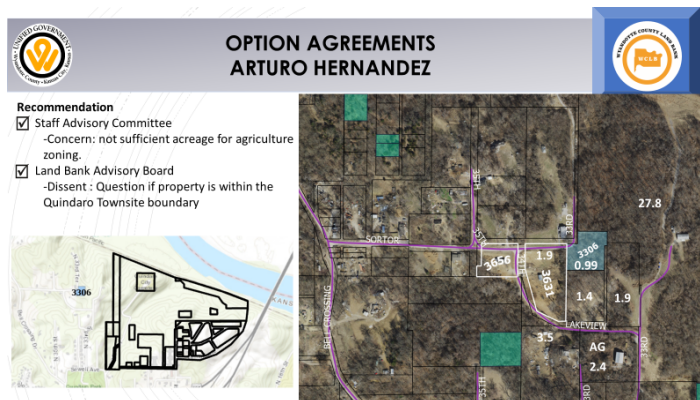
Frontage
142ft

Acre
0.99




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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

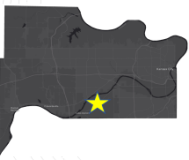
Requesting Land Bank Lot
1904 S 73rd Ter – 051010

New Construction
Storage for landscaping company

Zoning
R-1

Frontage
90ft

Acre
0.29



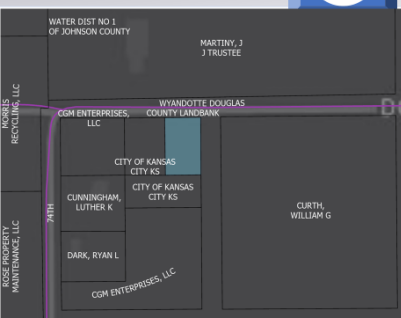

Mr. Knapp said 1904 S. 73rd Terr. This is—they want it for storage for a landscape company.

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.



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





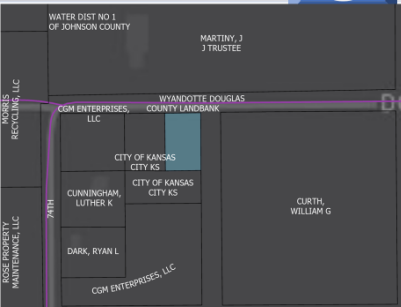

OPTION AGREEMENTS
CHRIS HANDLIN



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



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.

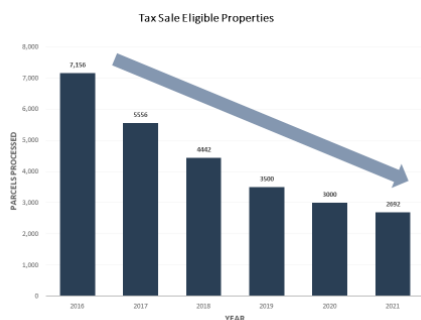
Jenna Hillyer, Delinquent Real Estate Manager, said as you know, we’ve had a lot of changes. 2020 was an obnoxious year so, we thought we’d catch you up on some of the things we’ve done here in Delinquent Real Estate and also share some of our successes in the past seven years or so that we’ve had with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

Delinquent Real Estate

Tax Sale Process Update
February 1, 2021



Total Tax Sale Eligible Properties

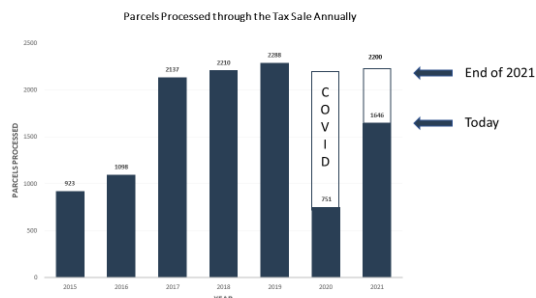


When we started this adventure a while back, we started out with 7,000, more than 7,000 properties that were tax sale eligible, which means they were three or more years delinquent in their taxes and were eligible to be in a tax sale. Our goal at the time was to bring that down to 3,400. As you can see 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 is titled 'Address' and 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⁽²⁾ 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.

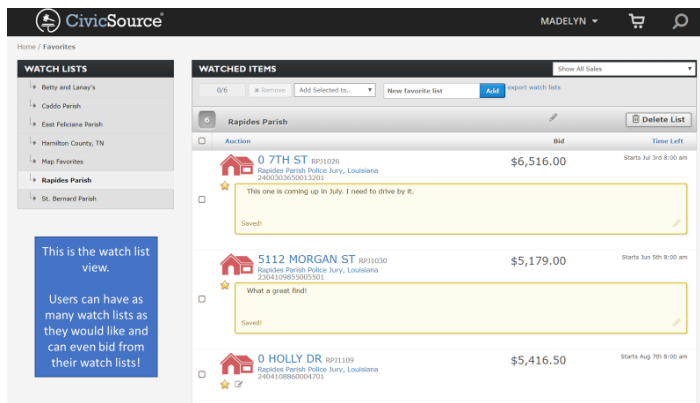
CivicSource MADELYN

852 results found. Spreadsheet Map View Sort By Relevance

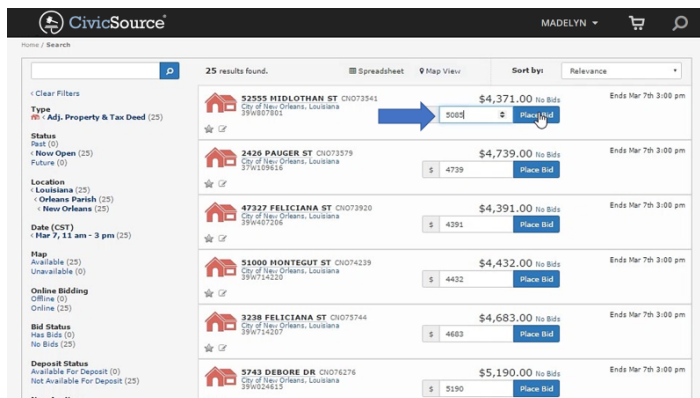
Type	Address	City	Price	Status	Start Time
1,302	0 N ROMAN ST CNO74796	City of New Orleans, Louisiana	\$5,144.00	The auction has not started.	Starts Sep 4th 8:00 am
852	3036-NROMANST (29N607825)				
852	0 PLAINFIELD DR CNO75886	City of New Orleans, Louisiana	\$5,691.00	The auction has not started.	Starts 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.

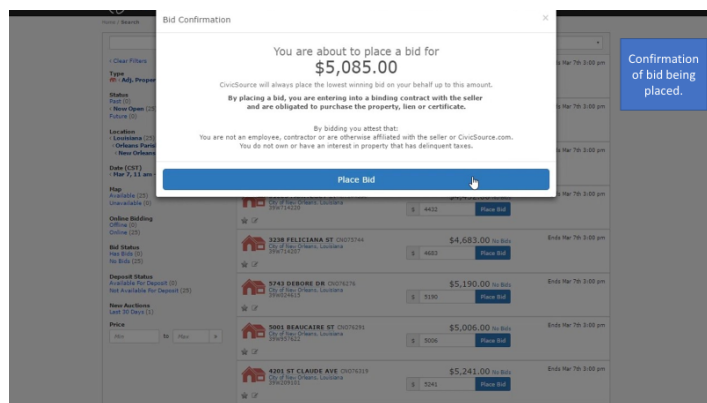
This is what this looks like. There's this neat thing that we found recently with—it's the kind of your wish list here. You can go through the properties. You can choose a sale. Our particular site has several auctions that happen at once. So, instead of having to go through—they all start at the same 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.



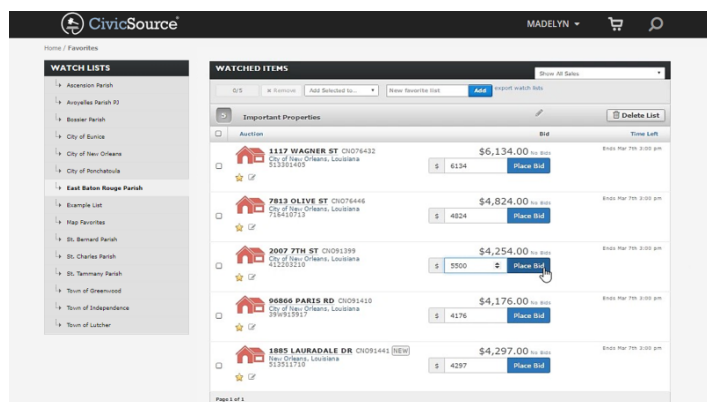
You can go through and put your notes in. This is one I need to go see or whatever it is that you want to put on there and it keeps it for you. So, instead of having to go through, you can just go ahead and bid directly from your wish list, which looks like this. Well, actually this is not it. This is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



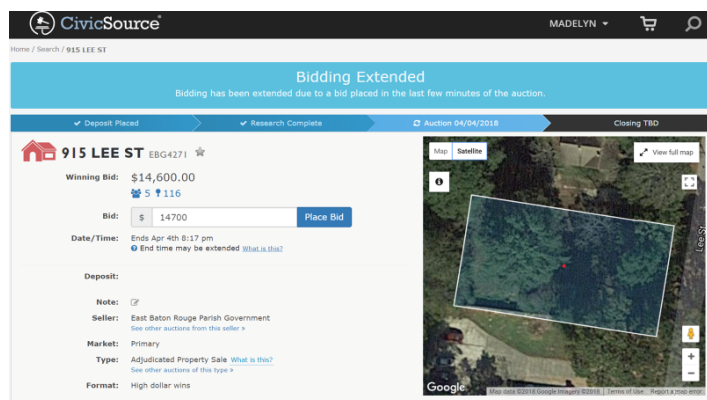
So, what you would do here is put in your highest bid. You only have \$5,085 to bid on this property. The starting bid is \$4,371. You put in your highest bid and it will automatically, every time somebody else bids, it'll bid you up automatically by a hundred dollars until you outbid the other person 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.



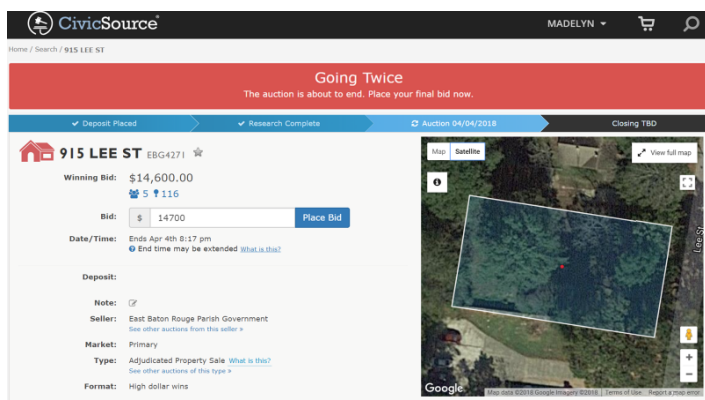
This, again, this is bidding from your wish list. This is what that would look like so you don't have to go through everything. It just has them all laid out there for you so you're bidding on Wagner St. and it didn't take. By the way, let me say, these are obviously from New Orleans. We didn't get any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



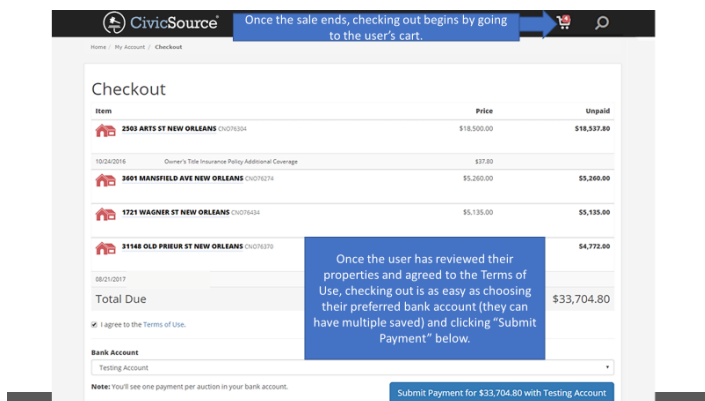
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This is going to look a little bit different than what our site looks like. This is what it looks like when you're in the property. It has a map here on top highlighting the area that you're going to be looking at. As you scroll down toward the bottom, 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