



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, June 28, 2021
5:00 PM

Location:

You are invited to a Zoom webinar.

When: Jun 28, 2021 05:00 PM Central Time (US and Canada)

Topic: N/CD & ED/F Standing Committee Meetings

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89619656006?pwd=VjB3WHdsc1dFN3lJOHNiaFQvaWZkdz09>

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Name

Absent

Commissioner Brian McKiernan, Chair

☐

Commissioner Tom Burroughs

☐

Commissioner Gayle E. Townsend

☐

Commissioner Harold Johnson

☐

Commissioner James Walters

☐

I. Call to Order/Roll Call

II. Revisions to June 28, 2021 Agenda

III. Approval of standing committee minutes from March 29 and May 3, 2021.

IV. Committee Agenda

Item No. 1 - LAND BANK OPTION APPLICATIONS

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

a. New construction - Row Homes 8 Units & 8 ADU's

Bart Maffry (Outside The Box Developers) - Requesting 7 Land Bank lots

- 824 Freeman Ave. – 082345
- 826 Freeman Ave. - 082344
- 830 Freeman Ave. - 082343

- 832 Freeman Ave. - 082342
- 834 Freeman Ave. - 082341
- 838 Freeman Ave. - 082374
- 840 Freeman Ave. – 082340

b. New Construction - Commercial Multi-Purpose Community Center
Metropolitan Leadership Institute, Inc.

- 500 Freeman Ave. - 153908

(Land Bank Advisory Board wants the application held until the applicant holds a community meeting.)

c. New Construction - Commercial - Storage Facility
David L. Spehar - Requesting 4 Land Bank lots

- 525 N. 61st St. – 921819 Acre – 1.62
- 525 R N. 61st St. – 921818 Acre – 12.77
- 411 N. 61st St. – 921800 Acre – 15.03
- 421 N. 61st St. – 921820 Acre – 3.96

(Total acres - 33.38)

(Staff and Land Bank Advisory Board not recommending approval: 33 acres is a very large storage facility; the land is worth more for future development.)

Tracking #: 21886

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, March 29, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, March 29, 2021, at 5:01 p.m., remotely via Zoom and on-site. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Johnson (5:03 p.m.), and Walters. The following officials were also in attendance: Melissa Sieben, Emerick Cross and Alan Howze, Assistant County Administrators; Bridgette Cobbins, Interim Assistant County Administrator; Misty Brown, Chief Counsel; Wendy Green, Assistant Counsel; Katherine Carttar, Director of Economic Development; Alley Porter, Commission Liaison; Jud Knapp, Interim Land Bank Manager; Carol Godsil, Deputy Clerk; and Tifani Portley Lott, 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 being on-site. All participants joining by phone or by computer are asked to mute their devices when not speaking to avoid background noise. During the meeting, we ask that you please 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; however, 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 the meeting.

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

Chairman McKiernan said our first item of business, well, is revisions to tonight's agenda and there were none after the agenda was originally published, so we can then move on to approval of standing committee minutes. We have three sets of minutes that are before us tonight, one from

September 28, 2020, that we asked for some revisions on. Another set from January 4, 2021, and a third set from February 1, 2021. I'll ask Commissioner Townsend, if you have had an opportunity to look through those from September, because you had a couple of things you wanted us to clarify. Commissioner Townsend, if you are talking, you are still muted, and we cannot hear you.

Commissioner Townsend said thank you, Mr. Chairman. Good evening. Technical difficulties as they say. I did have the opportunity to review, courtesy of our Clerk's Office, the revisions made to the September 28, 2020, minutes and I'm in full agreement with the corrections made, therefore I would move for approval. Thanks, again, to our outstanding Clerk's Office. I always appreciate their work.

Chairman McKiernan said thank you so much, Commissioner. I guess I'll ask Legal, is it okay if we take all three sets of minutes with the same motion in the same vote. **Wendy Green, Assistant Counsel**, said yes, I think that's perfectly fine. **Chairman McKiernan** said all right. We have a motion for approving September 28th. Commissioner Townsend, would you like to also include January 4th and February 1st? **Commissioner Townsend** said I would, Mr. Chairman, so I modify my previous motion to include approval of the minutes, not only as revised September 28, 2020, but also those minutes for January 4th and February 1, 2021.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve the minutes from September 28, 2020 (Revised), January 4, and February 1, 2021.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Committee Agenda:

ITEM NO. 1 – 21727...LAND BANK OPTION APPLICATIONS

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

Chairman McKiernan said thank you so much, Committee. That takes us to the Committee Agenda. We have two main items on our community agenda. The first of which are Land Bank options or property options presented by the Land Bank. Committee, I'm going to ask for your guidance on this. It seems to me that we have—if you look on the item, there's one, two, there's

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four different main headings, each of which having one or more properties under it. It seems to me that a way to keep this cohesive would be to consider each of the headings, the general categories of properties, and then all the individual lots and addresses underneath that. So, does that seem to make sense that we take these in batches, based on—I see a thumbs up. So, beautiful. Let's go ahead and do that and then I'm going to turn this over to Mr. Jud Knapp. So, what we'll do is we'll consider the heading that is new construction, 26, single family homes.

26 Single Family Homes

CHWC - Rivers Edge East Subdivision

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



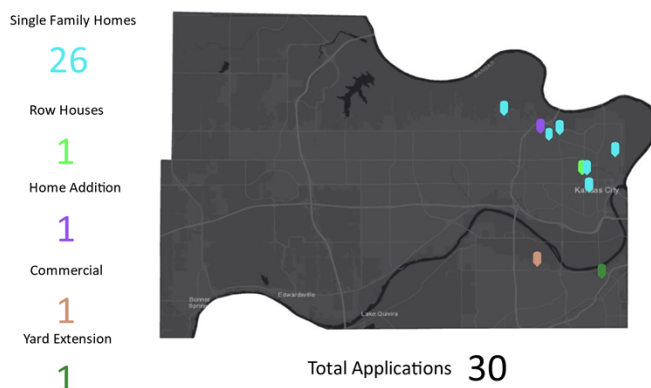
**Neighborhood &
Community Development
Standing Committee**

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Jud Knapp, Interim Land Bank Manager, said thank you, Commissioner. All right, but first before we go into that agenda item, I just want to say that since our last meeting, we've met with Commissioners and Advisory Board members and we've implemented some changes to the Land Bank process. The first change is we give extra time to our Advisory Board members to review the same PowerPoint that we'll look at tonight. This will add an extra week to our process, but that will take the total process time to a month and a half to two months, depending on when the commission meeting is.

The second change we made is giving notice to neighborhood groups. I send this PowerPoint to the areas that have like applications. So, I send them this PowerPoint, and I include the information of this public meeting also in that email. I plan on providing any comments I receive from the neighborhood groups in this meeting also.

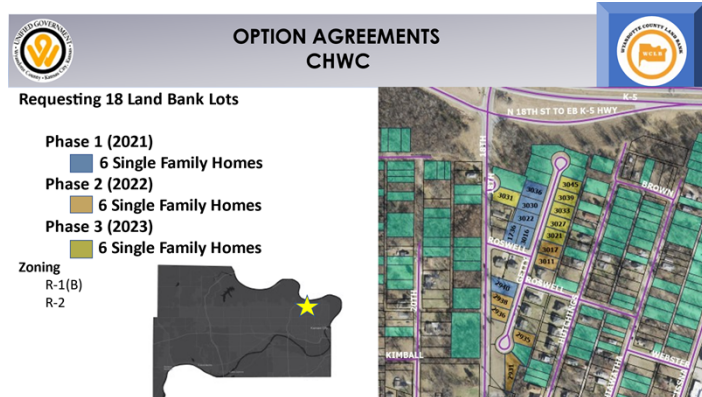


So, for today, we have 26 single family homes, one row house, one home addition, one commercial and one yard extension for a total of 30 applications.

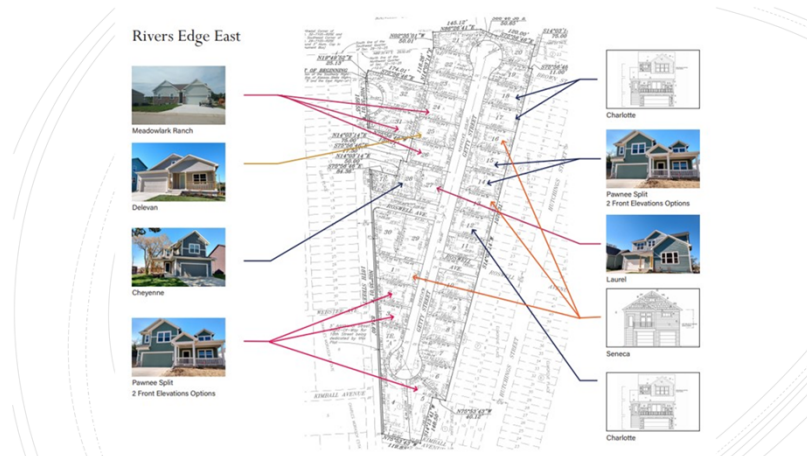


Option Agreements

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Our first one is from CHWC requesting 18 Land Bank lots. They plan on building these 18 new homes in three phases, spanning three years. So, we're going to put, if approved, we'll put a hold on all 18 Land Bank lots, and then they have to complete construction on the first phase, so build the first 6 homes. If completed during the first year, we will keep the hold for the remaining 12 properties to stay in place. Then Phase 2 will enter the option and they'll have a year, and then holding the remaining 6 properties on a hold. When they finish Phase 2, when they completely build it out, we will give them the option for Phase 3.



This is kind of the plan that CHWC provided us, of which house will be built on which lot.

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Future Construction Pipeline

Address	3036 N GETTY ST	3030 N GETTY ST	3022 N GETTY ST	3016 N GETTY ST	1726 ROSWELL AVE	2940 N GETTY ST
Lot	24	25	26	27	28	3
Parcel	293023	293024	293025	293026	293027	293000
Plan #	842	812	842	512	1201	640
Plan Name	Meadowlark Ranch	Delivan	Meadowlark Ranch	Laurel	Cheney	Seneca
Type	Ranch	Ranch	Ranch	2 Story	2 Story	Bungalow
Square Feet	1471	1510	1471	1547	1440	1366
Bedrooms	3	2	3	3	3	3
Bathrooms	2	2	2	2.5	2.5	2

Address	3036 N GETTY ST	3030 N GETTY ST	3022 N GETTY ST	3016 N GETTY ST	3010 N GETTY ST	2940 N GETTY ST
Lot	2	3	5	7	12	13
Parcel	293001	293002	293004	293006	293011	293012
Plan #	560	560	560	510	510	640
Plan Name	Pawnee Split (new)	Pawnee Split (new)	Pawnee Split (new)	Charlotte	Charlotte	Seneca
Type	Split Level	Split Level	Split Level	2 Story	2 Story	Bungalow
Square Feet	1618	1618	1618	1510	1510	1366
Bedrooms	3	3	3	3	3	3
Bathrooms	2	2	2	2.5	2.5	2

Address	3036 N GETTY ST	3030 N GETTY ST	3022 N GETTY ST	3016 N GETTY ST	3010 N GETTY ST	2940 N GETTY ST
Lot	15	16	18	19	20	31
Parcel	293014	293015	293016	293017	293018	293020
Plan #	560	560	640	510	510	842
Plan Name	Pawnee Split (new)	Pawnee Split (new)	Seneca	Charlotte	Charlotte	Meadowlark Ranch
Type	Split Level	Split Level	Bungalow	2 Story	2 Story	Ranch
Square Feet	1618	1618	1366	1510	1510	1471
Bedrooms	3	3	3	3	3	3
Bathrooms	3	2	2	2.5	2.5	2

This is kind of a summary of what each house will be; the details of each house plan. Each house plan is basically 3 bedrooms, 2 baths and they're between 1,400 square feet and 1,600 square feet for each plan.



OPTION AGREEMENTS CHWC



Phase 1 (2021)

6 Single Family Homes

- 3036 N Getty St – 293023
- 3030 N Getty St – 293024
- 3022 N Getty St – 293025
- 3016 N Getty St – 293026
- 1726 Roswell Ave – 293027
- 2940 N Getty St - 293000



Phase 1 will build six homes. You can see on the map their locations. I provided their addresses and parcel numbers also.



OPTION AGREEMENTS CHWC



Phase 2 (2022)

6 Single Family Homes

- 2938 N Getty St – 293001
- 2938 N Getty St - 293002
- 2938 N Getty St - 293004
- 2938 N Getty St - 293006
- 2938 N Getty St - 293011
- 2938 N Getty St - 293012



Phase 2, they build six homes.

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**OPTION AGREEMENTS
CHWC**



Phase 3 (2023)

6 Single Family Homes

3027 N Getty St - 293014

3021 N Getty St - 293013

3033 N Getty St - 293015

3039 N Getty St - 293016

3045 N Getty St - 293017

3031 N 18th St - 293030



In Phase 3, another additional six.



**OPTION AGREEMENTS
CHWC**



Next Steps

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

Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board

Northeast Area Future Land Use Map



Lower-Medium Density Residential

Single Family

Parks and Open Space

The next steps would be Building Inspection approval. They provide a building estimate, and then proof of funds to cover those building estimates. The staff and Land Bank Advisory Board recommend this. I also provided the Northeast Area of Future Land Use Map. This area is in a single-family zoned area. I believe that's all I have for CHWC and the 26 single family homes. Wait, no, my fault I will keep going.

Kristi Smith High - 1 Home

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

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OPTION AGREEMENTS
KRISTI SMITH HIGH



Requesting Land Bank Lot
 202 Stewart Ave – 094565
 204 Stewart Ave – 094566
 206 Stewart Ave – 094567

Family currently owns
 203 Quindaro Ave – 094583
 205 Quindaro Ave – 094582

New Construction
 Single Family Home

Zoning
 RP-5

Frontage
 202 – 50ft
 204 – 25ft
 206 – 25ft



The next one is requesting three Land Bank lots at 202, 204 and 206 Stewart Avenue. A little back story to this. The family currently owns 205 and 203. They plan—the 205 was their grandmother's; the home she grew up in. So, the family plans to rehab it, move the grandmother back into the home. This first build is to build for a family member to support the grandmother living in the home.



OPTION AGREEMENTS
KRISTI SMITH HIGH



House Details
 4 bed 3.5 Baths
 3635 SqFt

Timeline
 Project Start – August 2021
 Project Completion – April 2022

Experience
 Working with Community Builders LLC

Next Steps

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

Recommendation

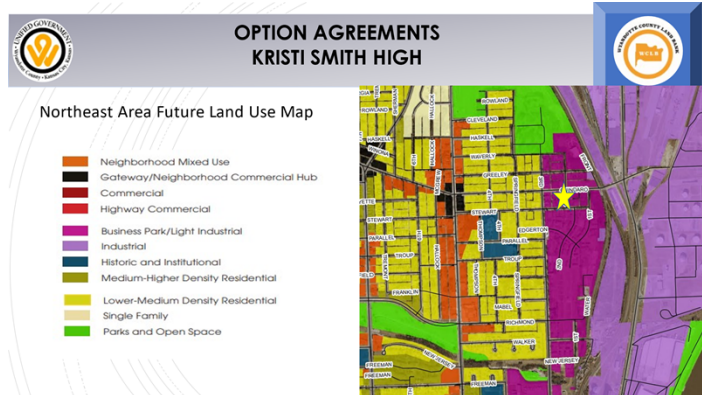
☒ Staff Advisory Committee

☒ Land Bank Advisory Board



The home details are 4 bed, 3.5 baths, 3,600 square feet. They plan to start in August of this year and finish April of next year. Their experiences, they're going to work with an experienced builder. The next step for this would be Building Inspection approval, building estimate and proof of funds to cover the building estimate. The recommendations from the staff and Land Bank Advisory Board were to approve.

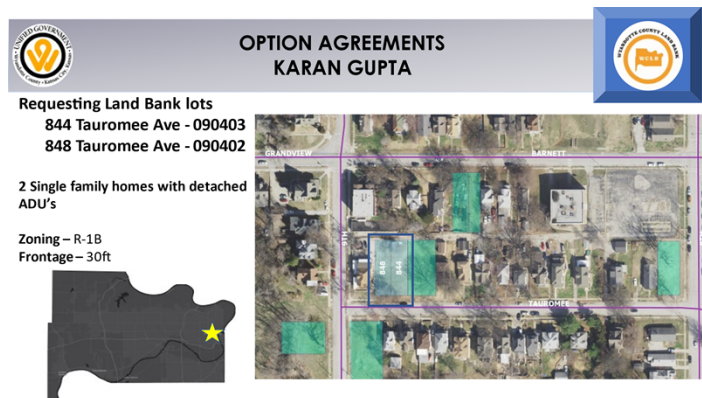
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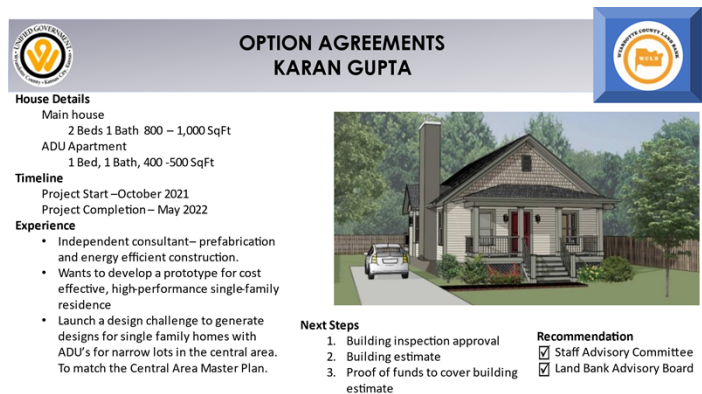
I did include the Northeast Area Of Future Land Use Map. This area is in the purple color, which is business park and light industrial.

Karan Gupta - 2 Homes

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



The next one is for 844 and 848 Tauromee Avenue.



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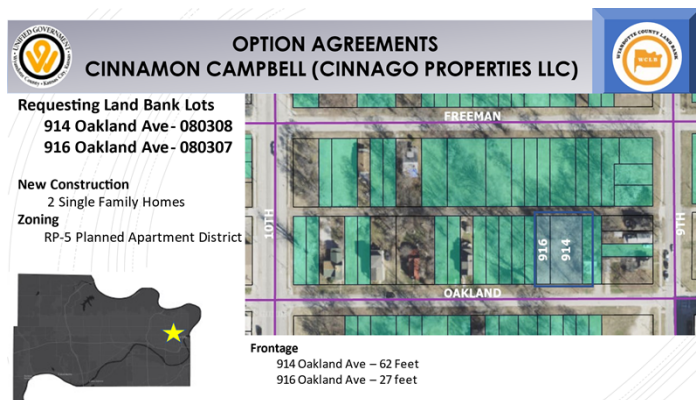
This is for two single-family homes with detached accessory dwelling units. The main house will be 2 bed, 1 bath, 800,000 square feet. The ADU apartment that's behind it will be 1 bed, 1 bath, 400 – 500 sq. ft. They plan on starting on October 2021 and completing in May of 2022.

The experience is, it's an independent consultant and prefabrication and energy efficient construction. Wants to develop a prototype for cost-effective, high-performance single-family residences. He also wants to launch a design challenge to generate designs for single-family homes with accessory dwelling units for narrow lots to match the Central Area Master Plan.

This is an exciting part of this project. We will get a number of great designs that can be built on narrow lots. We are working with Planning on this project. These designs can be preapproved to be built on lots, and this will cut down on the cost of building a home. An accessory dwelling unit is basically a smaller house behind the current, the main house. This accessory dwelling unit could be used as rental income to cover the mortgage of the house, and it could also be used for multi-generational families. The recommendation from the staff and Land Bank Advisory Board is to approve.

Cinnamon Campbell - 2 Homes

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



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OPTION AGREEMENTS
CINNAMON CAMPBELL (CINNAGO PROPERTIES LLC)



House Details
 2 Beds
 1.5 Baths
 800 - 900 SqFt

Timeline
 Project Start –
 Project Completion – 120 – 150 Days

Experience
 Completed several rehabs

Next Steps

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

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



This one actually got removed today. There was some sewer and like water connection issues on this lot. I talked to the applicant today, and I believe they are moving their application. So, you should see this application next month in a different location.

Maribel Cortez – 1 Home

- 3517 N. 47th St. – 913921



OPTION AGREEMENTS
MARIBEL CORTEZ



Requesting Land Bank Lots
 3517 N 47th St – 913921

New Construction
 1 Single Family Home

Zoning
 R-1

Acre
 1.66

Frontage
 325FT



All right, so the next one is 3517 N. 47th St. It's for a single-family home. This is a 1.66-acre lot. That is important because there is no sewer in this area currently, and they would need that much acreage to support a septic system.

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OPTION AGREEMENTS
MARIBEL CORTEZ



House Details
2 bed 1 bath
1,000 Sq Ft

Timeline
Project Start – April 2021
Project Completion – December 2021

Experience
Works in the construction trades

Next Steps

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



Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board

The home details are a 2 bed, 1 bath, 1,000 sq. ft. They plan to start in April this year and be completed by December 2021. They worked in the construction trades. The next steps will be Building Inspection approval, a septic permit. Basically, they have to do a soil test profile to make sure a septic tank, a septic system will work on this lot, and then they'll provide us with a building estimate and proof of funds to cover that building estimate. The recommendation from the Staff Advisory Committee and Land Bank Advisory Board was to approve.

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

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



OPTION AGREEMENTS
HABITAT FOR HUMANITY



Requesting Land Bank Lot
3008 N 30TH St. – 099328

New Construction
Single Family Home

Zoning
R-1(B)

Frontage
62.5ft

Acre
0.16



The next one, we've seen this application two times, I believe. It's for 3008 N. 30th St. for a single-family home.

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OPTION AGREEMENTS
HABITAT FOR HUMANITY



House Details

3 Beds
2 Baths
1240 SqFt

Timeline

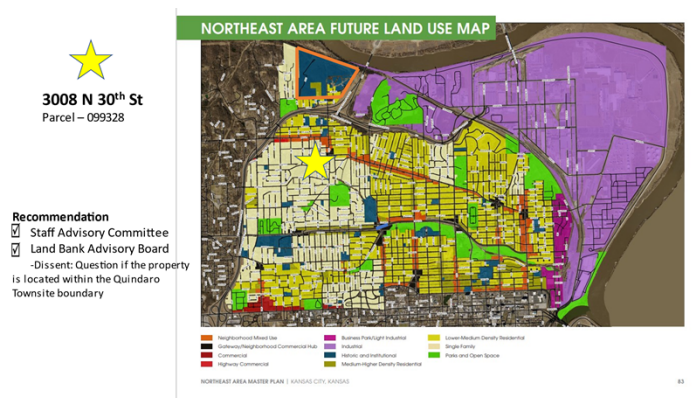
Project Start – September 2021
Project Completion – January 2022

Next Steps

1. Building inspection approval
2. Cost to build
3. Proof of funds



3 bed, 2 bath, 1,200 sq. ft. The next steps are Building Inspection approval, cost to build, and proof of funds.



I did provide a map of the Northeast Area Future Land Use Map with a star of the location of this proposed build. The question was if this property is located in the Quindaro Townsite boundary. That would finish out the 26, Commissioner. **Chairman McKiernan** said thank you, Mr. Knapp. I really appreciate the presentation.

Chairman McKiernan said, Committee, at this point, even though these properties fall under the broad heading of single-family homes, you can appreciate that there is quite a diversity of location and approach. I'll take the committee's direction on whether or not we deal with all of these applications as a group, or if we go ahead and do them subgroup by subgroup. I'll recognize Commissioner Townsend to get the discussion started.

Commissioner Townsend said thank you, Mr. Chairman. I raised my hand not really to address the question you just made. We can get back to that. I don't have a particular preference one way

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or the other, but I did have just one or two comments, questions for Mr. Knapp. Excellent presentation. Just had a few questions. So, Mr. Knapp, first of all I want to say I appreciate the efforts of you and Ms. Carttar and the meeting that was facilitated by several of the members of the Land Bank Advisory Board, Ms. Jefferson and others. I appreciate that you and Ms. Carttar have moved forward to implement the changes recommended out of that meeting. So, I wanted to start off with that.

Particularly, I want to go to the homes, or to the lots requested by Ms. Kristi Smith High. You mentioned that the family currently owns the property and that they were going to build what, two homes? How many homes are going to be built? **Mr. Knapp** said currently it's one home. **Commissioner Townsend** said okay. There was a display that you had. I was curious as to whether or not the display that you had for that particular home was actually representative of what they intended to build there or, yeah, right there. **Mr. Knapp** said yes, that is the picture the applicant provided me. **Commissioner Townsend** said okay, I cannot wait to see that there.

I also want to wish that family good luck because of what you mentioned in terms of them looking at property they already owned and property in the vicinity to accommodate an aging family member and someone to be right there. I know what it is to be a caregiver long-term, so I really applaud their vision and solving that issue this way. So, I can't wait to see that home in that area. So, those were my only comments. Thank you, Mr. Chairman. Thank you, Mr. Knapp.

Commissioner Walters said, yes, I have a question about the Gupta application. The accessory unit concept. Can you explain how you can build two residences on a single parcel and what point or what limitations there are to building two residences on one parcel in a R-1(B) zoning? **Mr. Knapp** said, Commissioner, I did ask our Planning Director this question. He said the only zoning that we allow an accessory dwelling unit to be built is an R-1(B) and that is the area that this proposed build is in.

Katherine Carttar, Director of Economic Development, said, Commissioner, basically this is just a garage and then it's adding a room above a garage is what this is. So, it's what has been traditional in a lot of these neighborhoods. I believe that is where the Planning Department is looking to make this more accessible. It's, as Jud was mentioning earlier, great for—some people call them kind of a nanny flat or a granny flat, depending on what's going on in your life there, but

they're a good option and have been for generations. So, allowing people to go back into the more traditional way of building these units over a garage is the plan. But, yeah, Planning would certainly be the one who could answer the very specific questions.

Commissioner Walters asked do you know if there are any square footage maximums for the secondary house or? **Ms. Carttar** said I'm sure there are. I don't know what they are, however. **Commissioner Walters** said okay. Thank you.

Chairman McKiernan said and I guess if I could follow-up on that. These certainly are two narrow lots, and there will need to be a narrow lot compatible structure built on this as the primary residence. I'm assuming that if Mr. Gupta were to get these lots, he would have to go through the entire Planning process, all of the plans, all the setbacks, all the square footages would all have to be approved prior to construction. Would that be correct? **Mr. Knapp** said yes, Commissioner. **Chairman McKiernan** said okay. So, again we circle back to, we're giving the option provided that everything plays out and he passes all the other requirements of the area. **Ms. Carttar** said correct. **Mr. Knapp** said yes. **Chairman McKiernan** said beautiful. Thank you.

Commissioner Johnson said thank you, Mr. Chair. I just want to make sure that, just for the record and for clarity, when we vote, our vote will be not including properties at 914 and 916 Oakland. Is that correct? **Chairman McKiernan** said that will be correct since they have been removed. If we choose to vote on single-family homes as a group, it will be CHWC, Kristi Smith High, Karan Gupta, Maribel Cortez and Habitat For Humanity. **Commissioner Johnson** said very well, okay. Just wanted to get clarity.

Chairman McKiernan asked, any other comments or questions from the committee on this group of options for single-family home construction? There were none.

I don't see any other hands raised from within the committee. So, I'll ask the Clerk's Office if we received any communication regarding any of these applications for single family homes. **Ms. Portley Lott** said, Chairman, there were none received. **Chairman McKiernan** said thank you so much. Is there anyone in attendance who would like to offer comment on any of these applications for single-family homes? I don't see any hands up among the attendees, and so I'll

come back to the committee and ask if there is a motion on this group of single-family home options?

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

New Construction – Home Addition

Victor Alfonso Laozano

- 3052 N. 31st St. – 099280

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

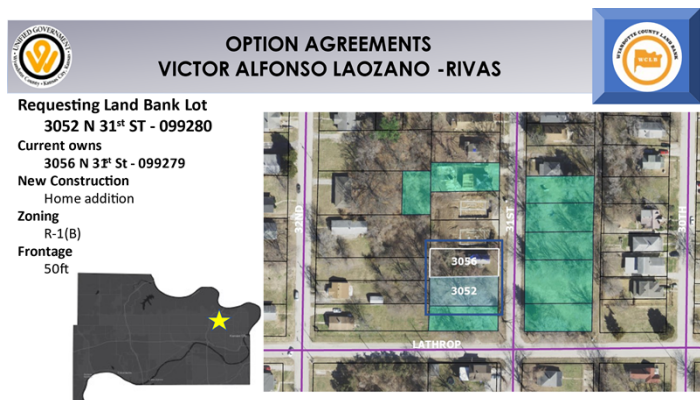
New Construction - Row Houses – Requested 3 Land Bank lots

Luminary Transformations - 8 Units

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

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

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



Chairman McKiernan said that takes us to our second, and correct me if I’m wrong on this, Mr. Knapp, but it is new construction home addition. Is that correct? **Mr. Knapp** said that is correct. All right, thank you, Commissioner. So, this one is at 3052 N. 31st St. They currently own 3056 N. 31st St. This is for a home addition, under their current house that they own.



I drove by this week and took a picture of it this week. So, this is the house in question. This is the lot next to it. There was a question on the previous slide about the Habitat houses that were built next to it. Because this aerial view was from March of last year, there were foundations like dug. So, I drove by and confirmed that these houses are completed.

 A presentation slide with a grey header containing the title "OPTION AGREEMENTS" and the name "VICTOR ALFONSO LAOZANO- RIVAS". It features the same logos as the previous slide. The main content is an aerial map showing two adjacent lots, 3056 and 3052. Lot 3056 is outlined in blue. To the left of the map is a list of details and steps. To the right is a list of setbacks.

House Details
 Addition will add
 2 bedrooms & 2 Baths
 House total after addition
 3 bed 2 bath.

Timeline
 Project Start – April 2021
 Project Completion – April 2022

Next Steps
 1. Building inspection approval
 2. Combine lots
 3. Building estimate
 4. Proof of funds to cover building estimate

Recommendation
☐ Staff Advisory Committee can build on own lot, Habitat is building in the area
☒ Land Bank Advisory Board

- From existing home to property line 18ft
- 5ft Set Back from property line
- 13ft max for home addition to build on own lot.

The house details is the addition will add 2 bedrooms and 2 baths. So, that will bring the house total up to 3 bed, 2 baths. They plan to start in April of this year and complete April of next year. They need Building Inspection approval. They need to combine the lots. They need a building estimate and proof of funds to cover their building estimate. The Staff Advisory Committee said they can build on their own lot, and they might want to reserve the lot because Habitat is building in the area. The Land Bank Advisory Board did not see any issues with this request.

I did draw on the map kind of what the applicant had in mind to cross over the line here. So, the existing home from the property line is 18 ft. So, it's 18 ft. from here to here. This is, according to Zoning, you need a 5 ft. setback from the property line. So, that would be a 13 ft. max for the home addition to build on their own lot.

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I also included the Northeast Area Future Land Use Map, and the home is in the single-family area. That concludes my presentation on home addition.

Chairman McKiernan said, Mr. Knapp, in this case, the applicant would be acquiring the lot next door, and a small fraction of that lot would be used for their new construction but effectively, they'd be getting a yard extension for the majority of the lot they acquire. Would that be correct? **Mr. Knapp** said that is correct. The applicant did talk to me that they were going—the addition would cost them \$50,000. We thought it might be enough to bring it forward to you to see if we would allow them to build over the property line and get the yard extension.

Chairman McKiernan said thank you so much. I do appreciate you actually visiting the property because compared to Google Street View, it is quite a different property today than the last time Google drove a truck down that street. So, at this point I'll ask if anyone from the committee has comments or questions for Mr. Knapp.

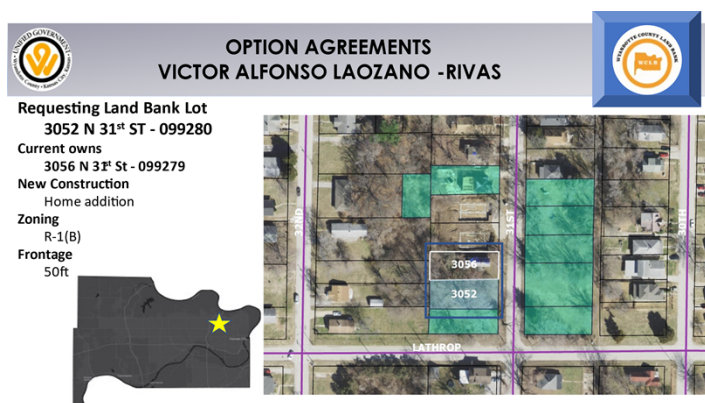
Commissioner Townsend said, Mr. Chair. **Chairman McKiernan** said yes, ma'am. **Commissioner Townsend** said yeah, I'm having trouble with the hand raising. I did have a question. So, there will only be a matter of several feet for the new construction over into this lot requested at 3052. Did the homeowners indicate any future plans for the rest of that? It's just going to be maintained yard, or driveways, or garage or was there any discussion about that for the future? **Mr. Knapp** said, Commissioner, there was not any discussion about that. **Commissioner Townsend** said okay. **Mr. Knapp** said not to my knowledge.

Chairman McKiernan said, Commissioner, if I could just jump in for a second. Mr. Knapp, was the Staff Advisory Committee's concern that by the applicant taking this property that we would

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lock out Habitat from potentially building another entire house, not just a house addition? **Mr. Knapp** said yes, that is correct. **Chairman McKiernan** asked, has Habitat indicated any interest in this lot? I know they've built on the other side, but have they contacted you with any interest in this particular lot? **Mr. Knapp** said no, they have not. **Chairman McKiernan** said thank you so much. Commissioner, I apologize for jumping in. I'll turn the floor back to you.

Commissioner Townsend said well no, I appreciate that. I think we have similar concerns. I appreciate this homeowner wanting to improve their current residential structure, but it seems like we still have so much on the 3052 left undeveloped. What I would appreciate seeing is that, Mr. Knapp, if you would, if you go back or go to Habitat and just inquire if they foresee any interest in that same lot. I'm not the best with building specs, but the current homeowner, Mr. Lozano, forgive me if I mispronounced your name, sir, but is there any way they can make this addition using only the property they currently have, but repositioning it somehow to lie only within the lot that they currently have?



Ms. Carttar said, Commissioner, I would also—Jud, if you can go back to the previous slide, just pointing out for everyone's information to the green shaded lots. Those are all Land Bank, vacant Land Bank lots. So, while we're certainly excited to see that there is building on this block and in the area, there's certainly substantial additional lots that are available for building. **Commissioner Townsend** said if Habitat was interested, I guess is what you're saying. **Ms. Carttar** said if Habitat or anyone else were interested in building a home on this block. **Commissioner Townsend** said okay. All right, well, having that view of all of those, let's see, looks like five empty lots across 31st St. and several more north of the 3056. I guess that takes care of my concern that there would

be other opportunities for Habitat in close proximity. All right. Thank you. **Chairman McKiernan** said thank you, Commissioner.

Commissioner Burroughs said thank you, Mr. Chairman. Commissioner Townsend hit on my concern also. A \$50,000 addition, but it looks like we're eliminating nearly two lots that would not be built on. That would be 3052 and whatever the corner lot is there, Jud. It doesn't have a number on it, but it—yes, that one, but it is on the corner. So, it's going to be—we're having two lots that are impacted by the new development, is that correct? **Mr. Knapp** said, Commissioner, the corner lot is still a buildable lot. It's still 25 feet, so it matches our definition for a buildable lot. **Commissioner Burroughs** said even after the construction of 3056 into 3052, it's still a buildable lot? **Mr. Knapp** said yes. **Commissioner Burroughs** said wow, okay.

Chairman McKiernan asked if I could jump in here for a moment, Commissioner. Jud, you drew a blue square around these two lots and your blue line, well go back two. Your blue line is drawn through that corner lot and it visually suggests that that corner lot will be part of the transaction, but it won't, will it? **Mr. Knapp** said that was not intended. I put the square around to bring an eye to that area on the map. I didn't want to put it on the property line either so you couldn't see the property boundaries. **Chairman McKiernan** said okay. **Mr. Knapp** said I in the future, if you want me to make it a little smaller, I can.

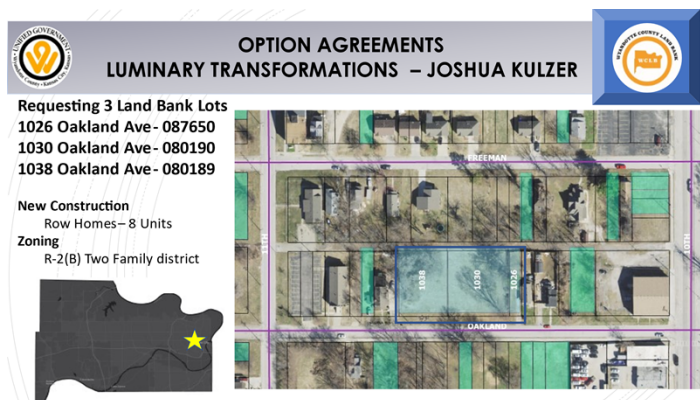
Commissioner Burroughs said thank you, Mr. Chairman. That was my concern that it was shaving the corner lot down in size also. Jud, I noticed that there is no curb in front of 3056. It looks like the curb truncates. Was there a driveway there at one time, and will the new homeowner be required to put in a driveway? If they're not parking on the street, I noticed other residents are parking in a driveway. That is awful hard to tell by this picture if the curb was cut out or it was just discontinued. **Mr. Knapp** said, Commissioner, I really don't know. **Commissioner Burroughs** said okay. **Mr. Knapp** said I don't know.

Chairman McKiernan said, Commissioner, another possibility is that after years of multiple grind and overlay, it may have simply deteriorated at this point. **Commissioner Burroughs** said okay. Well, the purpose of asking was getting to Commissioner Townsend's request about the garage and everything built by the way they're going to design the house. I was

just curious as to how they were going to deal with that. Any sidewalks? I don't see any sidewalks on any of the properties. I was to assume that under new construction, sidewalks were to be built. Is that not the case? **Mr. Knapp** said, Commissioner, again, I do not know. **Commissioner Burroughs** said thank you. **Chairman McKiernan** said thank you, Commissioner.

Chairman McKiernan asked, does the committee have any other comments or questions for Mr. Knapp regarding this particular application? I don't see any other hands up. I'll ask the Clerk's Office if there was any communication regarding this application. **Ms. Portley Lott** said, Chairman, there were none received. **Chairman McKiernan** said thank you so much. Is there anyone in attendance at the meeting who would like to offer input on this particular application? There were none.

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



Chairman McKiernan said thank you. That takes us to our next application, which is for new construction, but row houses, requiring three contiguous Land Bank lots. **Mr. Knapp** said, thank you, Commissioner. So, they're requesting three Land Bank lots at 1026, 1030 and 1038 Oakland Avenue. This will be for new construction for row houses, totaling eight units. The current zoning is R-2(B) Two-Family District. This would require a zoning change to R-3.



OPTION AGREEMENTS
LUMINARY TRANSFORMATIONS – JOSHUA KULZER



House Details
 4 – plex, 3 bed 2.5 bath per unit
 1,395 sq ft
 2 buildings

Timeline
 Project Start – Summer 2021
 Project Completion – Spring 2022

Experience
 10 years of construction experience

Next Steps

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

Recommendation

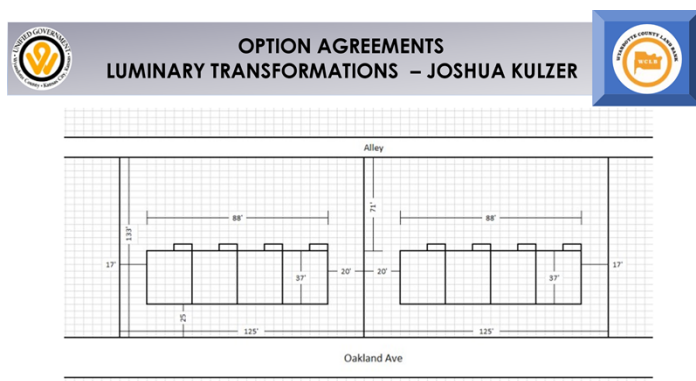
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



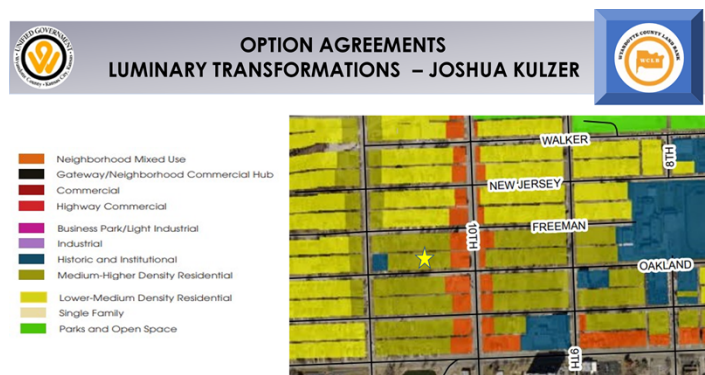
Art work may vary from building plans

The house details are a 4-plex with 3 bed, 2.5 bath per unit, almost 1,500 sq. ft. There'll be two separate buildings. They plan to start construction in the summer of 2021 and complete it in the spring of 2022. They have 10 years of construction experience. The next steps would be a zoning change, Building Inspection approval, building estimate and proof of funds to cover the building estimate.

The recommendations from the Staff Advisory Committee and Land Bank Advisory Board were recommended for approval. I do have to say from our Advisory Board meeting, because we gave them more time, they were able to reach out to the neighborhood group and speak with them at our advisory meeting. A member informed us that the Struggler Hills Neighborhood Group approves of this project.



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There's a drawing of what the buildings will look like on the lots. Here is the Land Use Map For The Northeast Area. It is in a medium-higher density, so it would match the area master plan. That concludes for the rowhouses. **Chairman McKiernan** said thank you so much, Mr. Knapp.

Chairman McKiernan said I do applaud the applicant for reaching out to the neighborhood groups. Certainly, we're trying to be much more intentional in engaging neighbors in the areas of potential projects and allowing neighbors to give their perspective on those applications and those proposed projects. So, well done for the developer. Does the committee have any comments or questions for Mr. Knapp on this? I'll recognize Commissioner Johnson.

Commissioner Johnson said thank you, Mr. Chairman. We appreciate this project. Jud, you said that these are row houses. The picture depicts something like a townhome. Is that a good adaptation of what will actually be constructed on the, on those properties? **Mr. Knapp** said that is the picture the applicant provided me, yes. **Commissioner Johnson** said because those look like, it's not duplexes, but I guess, sixplexes, I guess triplexes or whatever, or some type of townhome. But whatever it is, it's going to be, I think, a great improvement in that area.

Any specific comments? I know Strugglers Hill is a very outspoken group, in which I appreciate. They are ones that have helped to create the Northeast Master Plan and their input I highly appreciate. Any specific comments that you received from them in particular? **Mr. Knapp** said I didn't actually receive comments from them. I received comments from our Advisory Board meeting. A member spoke with the neighborhood group and then relayed it to us during our Advisory Board meeting. That is all the comments that I received. **Commissioner Johnson** said all right. Very good. Thank you. **Chairman McKiernan** said thank you, Commissioner.

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Chairman McKiernan asked, does any other member of the committee have comments or questions for Mr. Knapp? There were none. **Chairman McKiernan** said I'll ask the Clerk's Office if we received any communication regarding this application. **Ms. Portley Lott** said, Chairman, there were none received. **Chairman McKiernan** said thank you so much. I do see that somebody in the attendees group, Phil Donnellan has a hand up. If Mr. Donnellan does have comments on this particular application, I would invite him to be promoted. If it is regarding this application, he would have three minutes to share his views on that.

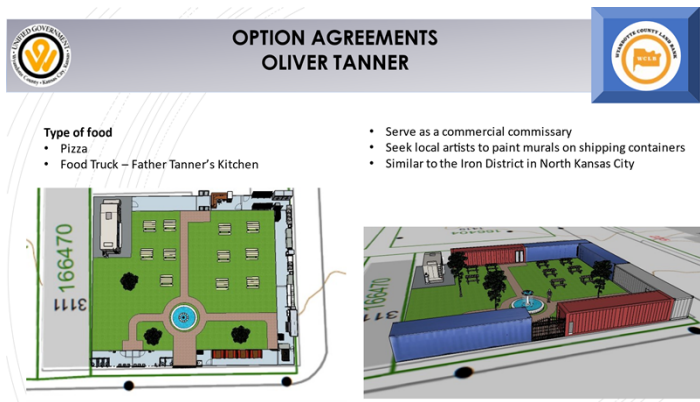
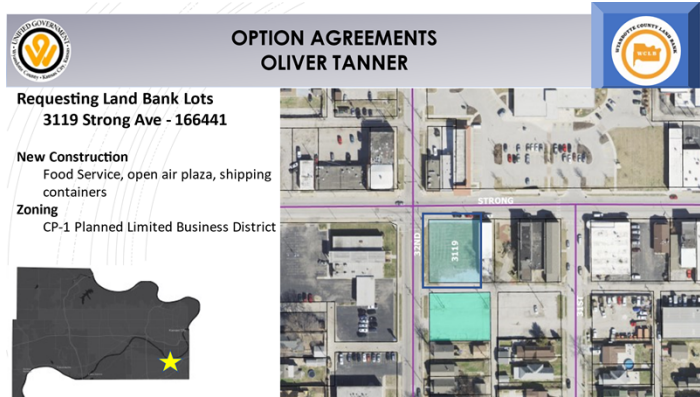
Mr. Donnellan said I believe I've chimed in at the wrong time. I just signed in. I was going to talk about the bridge project. **Chairman McKiernan** said I'll tell you what, thank you so much for clarifying. We're going to go ahead and put you back over in the attendees list for now and you'll have an opportunity later on. **Mr. Donnellan** said okay, great, thanks. **Chairman McKiernan** said thank you so much.

Chairman McKiernan said I don't see any other hands up among the attendees, and so I would ask the committee if there is a motion regarding these application?

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

Chairman McKiernan said, Mr. Knapp, the next thing on my agenda is new construction commercial. Is that correct? **Mr. Knapp** said it is. **Chairman McKiernan** said take it away.

New Construction - Commercial
Oliver Tanner - Open air food plaza
3119 Strong Ave. – 166441



Mr. Knapp said they are requesting 3119 Strong Ave. It’s for new construction. They want to do food service, an open-air plaza built with shipping containers. It’s currently zoned CP-1. They’re going to have pizza and their food truck is the Father Tanner’s Kitchen. This will serve as a commercial commissary for their food truck. They will also seek local artists to paint murals on the shipping containers, and this will be similar to the Iron District in North Kansas City, that’s currently built.

I did include this sketch up model of what the insides would look like of these shipping containers, like this one’s a bathroom. These are the kitchens with the stoves against the wall, and that’s what it will look like with the plaza in the middle.

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OPTION AGREEMENTS
OLIVER TANNER



Building Details
 Building Sq Ft 1,800
 Outdoor area Sq Ft 5,600

Timeline
 May 2021 – May 2022 – Planning
 May 2022 – August 2022 Building
 September 2022 – Opening

Construction experience
 Using local companies experienced in shipping container construction

Next Steps

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

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



This is an aerial view of the Iron District in North Kansas City. The building details, square footage will be 1,800 square feet; the outdoor area is 5,600 square feet. They plan on planning it May 2021 to May 2022. They plan to build it, be completed by August 2022, and they plan on opening September 2022. The construction experience, they are using an experienced builder with shipping containers.

The next steps would be Building Inspection approval. I do have to note that shipping containers are approved by our building codes. They just have to be put on foundations, and they have to be insulated to our energy standards, and then provide us a billing estimate and proof of funds to cover that. The recommendation from the staff and the Land Bank Advisory Board were to approve. I do have to say the area NBR mentioned that they've been trying to sell this lot for years, and they are very pleased with the project. That concludes the commercial part.

Chairman McKiernan said thank you, Mr. Knapp. I appreciate the fact that the applicant reached out to the NBR, Argentine Bettermant Corporation. I'm hoping they also reached out to the District Commissioner Ramirez. **Mr. Knapp** said I do not know, Commissioner. **Chairman McKiernan** said what I would say is, I would encourage them to reach out to the in-district commissioner. The at-large commissioner is here with us on this call, and so can offer perspective there. But I would encourage them to do that as a courtesy, given the fact that this could be quite a change on that particular corner.

Chairman McKiernan asked, does any member of the committee have comments or questions for Mr. Knapp about this application? **Commissioner Burroughs** said thank you, Mr. Chairman. In reference to the murals, I know that we have been dealing with murals in the community as of late, Jud. Do we know if the murals that will be painted on these facilities will have to meet a

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certain criteria or will they just be allowed to be given out to artists as a blank canvas to do their artistic talents? Do we have any ideas as to what kind of art will be accepted? **Mr. Knapp** said I sound like a broken record, but I do not know, Commissioner.

Ms. Carttar said Jud, I can take this. Yeah, I don't know the total details on this, but I know we do have, it's very similar to signage type of restrictions. So, obviously nothing that is inappropriate in any way. I would probably suggest to this group to do something like they are doing currently now with the Merc. They are going through a process where they're having murals that will be built or be painted and we've requested that there is a city representative on the selection committee so that we can ensure that they are following all the appropriate standards, but this is something that I believe is, to a certain degree, there's some parameters in place through Planning.

Commissioner Burroughs said the purpose in asking is I know we have some very talented artists in our community. The opportunity to enhance that richness of those containers that are satisfactory and conducive to the neighborhood is of utmost importance. I would anticipate that the community would want to see something that they can take great pride in and have an opportunity to share and enjoy it for years to come. I was just curious as to what standards we might have in place to keep the project standard high. I have been to this facility that is on display here. It is a unique facility, and it may very well fit in in the community that is requesting the opportunity to do so. I just wanted to see us—I'd like to see it succeed as much as the neighbors would. Thank you, Mr. Chairman. **Chairman McKiernan** said thank you, Commissioner.

Commissioner Walters said, yes, I would like to see this corner developed. I am not a fan of this type of construction with the storage containers. I think Wyandotte County is doing a pretty good job trying to minimize the amount of storage containers that are in our community. I like the project; I just don't like the storage containers. I'm kind of at odds as to whether I should object to granting the transfer based on this proposal or not. I guess if by approving this transfer we're also approving this particular development, I'm going to have to say no.

Chairman McKiernan said and I'll look to Ms. Carttar or Mr. Knapp for direction on that. Certainly, that's one of the reasons that I would encourage the applicant to meet with the in-district and the at-large commissioner for this area to kind of flush this out and to have an opportunity to exchange plans and viewpoints and maybe to come to a better proposal overall.

Commissioner Townsend said thank you, Mr. Chairman. I'm just so glad this was not another proposal for use of a storage container, at least in a residential area. While it has a certain allure for some places, I am concerned that a lot of our community residents still will not appreciate the distinctions between how these might be used and for whatever reasons they want to use these containers in a commercial environment. Is there any way we could hold this item over?

I appreciate Commissioner Burroughs' comments about improving the corner. I'm not familiar with the corner, but all of us want to see our areas, residential and commercial, improved. I guess I just have some concern about the trailers and what they might look like. That's just—it is so the direction we're trying not to go. And again, I have concerns that our constituents will not fully appreciate the distinctions being made here as we try to improve. I love the idea of a fountain there though. I love that.

So, is there any way that this could be at least held over for another month to give, Mr. Chairman, as you recommended, this developer an opportunity to talk with the in-district and maybe even come up with some other idea for improvement or what would be used to improve that corner, structurally speaking?

Chairman McKiernan said thank you, Commissioner. It certainly would be within the purview of this committee to hold the application for a period of time to allow those meetings to occur.

Commissioner Johnson said thank you, Chair. I think I completely agree with the sentiments of holding this over, particularly with the interest of making sure that the in-district commissioner is aware and approves. I don't have a problem with the project. I think it's unique and, of course, I'm not sure. Did you mention whether or not they've talked to the representative community groups, Jud and/or Katherine? Can anybody speak to that and see whether or not they are aware of this project? **Ms. Carttar** said they have spoken with the Argentine Betterment Council, ABC, the NBR in that area, and they're very supportive of the project.

Commissioner Johnson said so, with that being said, I'm supportive of the project. I think I'm more concerned that the in-district, we've not heard or had a chance to hear from the representative of that. I'd be certainly willing to have it pushed back, but I support the project. I think it's unique. As long as the representative neighborhood or NBR is in agreement with it, I'm good with it. With that, thank you. **Chairman McKiernan** said thank you, Commissioner.

Commissioner Walters said just to clarify. I thought I heard Jud say that ABC currently owned the property. Is that correct? **Commissioner Burroughs** said no, it's in the Land Bank. **Ms. Carttar** said it's Land Bank. They've been trying to encourage some type of development on the—**Commissioner Walters** said oh, they've been trying to just, okay, that's where I was confused. **Ms. Carttar** said but no, it's within the Land Bank property.

Chairman McKiernan said, committee, before I ask for a motion on this, I'll ask the Clerk's Office if we received any comments submitted regarding this application. **Ms. Portley Lott** said, Chairman, there were none received. **Chairman McKiernan** said thank you so much. I'll ask if there's anyone who's attending who would like to offer comment on this. I do see one hand up among the attendees. I'll have to confirm whether or not Mr. Galicia is wanting to comment on this project, or is, likewise, looking for the bridge project. If we could promote him and allow—Mr. Galicia, are you wanting to offer perspective on this particular application? **Mr. Galicia** said absolutely, if I may, sir.

Chairman McKiernan said, Clerk's Office, if you could please keep track of his three minutes, and I would invite you to state your name and your address for the record and then share your thoughts with the committee.

Edgar Galicia, Executive Director for Central Avenue Betterment Association. My new address is 1303 Central Avenue. I want to thank everybody, all of the commissioners for speaking their minds, but more so, for not just putting it down but giving time for the owners of the project to speak their minds and to come to conclusions of how to make it happen and how to make it work. I will say something. I am very disappointed. None of you, none of you talk about the financials of the project. None of you talk about the challenging reality in the community. None of you talk about the jobs that these projects could have, or would have, and could bring to our community and to our people.

You're all talking about how it looks and what it looks like. All that beauty is in the mind of the beholder and we live in an urban site. That is very urban. Now given time to work the details is more important than anybody's view of beauty. More important is to create jobs in our community than the colors these containers are built upon. These containers can be really beautified. I've seen some beautiful constructions that you could not tell that they are containers

with the solidarity and the chip. (**Ms. Portley Lott** said you have one-minute remaining.) The economy is very impacted by the use of these materials. So, I please ask you to open your mind to the new times and the future of our country because we're not the future, our kids are the future and they deserve a better future. **Chairman McKiernan** said thank you, Mr. Galicia; very much appreciate your input.

Commissioner Johnson said thank you, Mr. Chair. I just want to make a comment for the record. I do support this project. I did say that I support the project. I liked the project. I think it's a unique perspective. My only concern was to make sure that the NBR was in agreement with that and hearing that they were, I still support that project. I like it. I think for the reasons that Mr. Galicia has indicated, but I also want to make sure that the in-district commissioner has a chance to weigh in on it. Having said that, I'm in full support of it, and I understand different perspectives concerning the trailers. I certainly have no inhibitions about that. I think that it will bring a very unique attraction to that area of town. So, having said that, I just wanted to make sure for the record, it was known that I do support that project. Thank you. **Chairman McKiernan** said thank you, Commissioner.

Chairman McKiernan said I will say, from my perspective, we find ourselves always in a funny little position here when we're chairing these standing committees trying to facilitate and get everybody else's input and not drive our own opinion or agendas on this. I do like the funkiness of it, and I do think that it would really offer an opportunity for opening up even more growth around it. So, I have no problem with it. Having said that, however, it has to fit in into a commercial area that already exists, that has property owners and employers who are already there and already conducting their business. I want to make sure that as best we can, this new does not push out the old; but, in fact, as Mr. Galicia pointed out, we can have a conversation where we can blend it as seamlessly as possible.

Commissioner Townsend said thank you, Mr. Chair. I want to say good evening to Mr. Galicia, who I know always has the best interest of his community at heart. I appreciate his comments. I also want to say that we, this committee, are always looking at how something looks for the very reasons that Chairman McKiernan just stated. That is part of our job. We have not said no to the

possibility of new jobs and I think everybody who's mentioned, offered comments tonight, wants to see good development, but we also want to see reasonable cohesion. I still think giving additional time for the consideration of this project would be a good thing. I just want to make sure that it's understood. We're not saying no to the project per se, but seeking additional opportunity to look at the how and how it may be developed, and giving due reference to the in-district commissioner.

Having said that, I move to delay further action by this committee on the property proposal for 3119 Strong Ave. for one more month, specifically to allow the in-district commissioner to meet with the developer, and then they will talk as they will. That is my motion. Thank you again, Mr. Galicia,

Action: Commissioner Townsend made a motion, seconded by Commissioner Walters, to hold 3119 Strong Avenue for one month. Roll call was taken and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.



Property Transfers

ITEM NO. 2 – 21728...LAND BANK PROPERTY TRANSFERS

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

Chairman McKiernan said thank you so much. Mr. Knapp, that exhausts my list of option agreements, and I show only one more item and that is a yard extension. Is that correct? **Mr. Knapp** said, yes, Commissioner, that is correct. **Chairman McKiernan** said all right, take it away.

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Yard Extension – Cassandra Bitterman

- 627 Shawnee Rd – 155110

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



Jud Knapp, Interim Land Bank Manager, said all right. They're requesting 627 Shawnee Rd. They currently own 625 Shawnee Rd. The frontage on this lot is 12 ft., so this would be a truly unbuildable lot. Here's a picture of it. You can probably see the lot based on this driveway. The house is already built on the lot and they're maintaining it currently. That pretty much concludes what I had to say.

Chairman McKiernan said 12 ft. Does any member of the committee have a comment or a question or a motion for Mr. Knapp?

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

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Chairman McKiernan said there's been a motion and a second. I'll just check with the Clerk. Have we received any communication about this application? **Ms. Portley Lott** said no, there were none received, Chair. **Chairman McKiernan** asked if anyone in attendance would like to offer comment on this application? Seeing no hands raised, we have a motion and a second. Roll call, please.

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

Chairman McKiernan said thank you, Committee. Mr. Knapp, double check me on this. I don't show any other items on our agenda. **Mr. Knapp** said that is it, Commissioner.

Adjourn

Chairman McKiernan adjourned the meeting at 6:01 p.m.

tpl

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, May 3, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, May 3, 2021, at 5:00 p.m., remotely via Zoom. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Johnson, and Walters. The following officials were also in attendance: Melissa Sieben, Alan Howze, and Emerick Cross, Assistant County Administrators; Bridgette Cobbins, Interim Assistant County Administrator; Jud Knapp, Interim Land Bank Manager; Ashley Hand, Director of Strategic Communications; Gunnar Hand, Director of Planning and Urban Design, Carol Godsil, Deputy Unified Government Clerk; Terri Kimble and Allie Facio, UG Clerk's Office.

Chairman McKiernan said before I call this meeting to order, I want to announce that due to continuing COVID-19 restrictions, some committee members, staff, and public are attending remotely via Zoom as well as some 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 us who are participating remotely, and it's current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, in-person public comment has been suspended unless otherwise required by law. However, the public is allowed to participate by Zoom, or to 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, to the best of my knowledge, there were no revisions to tonight's agenda after it was first published. So, we'll move on to approval of standing committee minutes

and these are from two meetings ago, our meeting of March 1st. I believe we had held those over at our last meeting to get a clarification or a correction. Commissioner Townsend, were you the one who had an issue that you wanted to get corrected in these, or was it something else?

Commissioner Townsend said, Mr. Chairman, I don't recall that I was the one. I may have been, but having reviewed the current minutes in front of the committee, I would move to approve them as submitted.

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

Item No. 1 – 21777...GRANTS: HISTORIC PRESERVATION

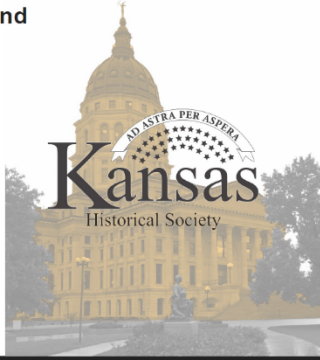
Synopsis: Request authorization to apply for two Historic Preservation grant funding through the Kansas State Historic Preservation Office, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. Match consists of Urban Planning & Land Use funds and in-kind services.



Gunnar Hand, Director of Planning and Urban Design, said, this should be a pretty quick presentation and I'd be happy to take questions thereafter. We are in the process of applying for a Historic Preservation grant, which we are here tonight to seek your approval.

Kansas Historic Preservation Fund

- State of Kansas fund to finance local preservation activities
- Contributes to the planning for the preservation of the built environment
- 60% of the cost of eligible activities can be funded through the program
- Types of covered activities
 - Preservation plans
 - Cultural resource surveys
 - Nomination of Federal/State Historic Designations
 - Design-review guidelines for historic districts
 - Presentations, conferences or workshops

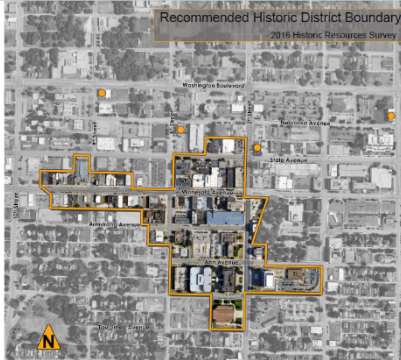


Department of Planning + Urban Design
United Government of Independent County and Kansas City, Kansas

That preservation grant basically finds its way from the feds to the state and to local organizations like ourselves through this annual grant program. You can use it for a bunch of different reasons. It is a 60/40 split. A lot of times in the transportation world, we see a lot of 80/20 splits. These are a 60/40, so it's a little more; from a percentage standpoint a little bit more, but from a cost standpoint, these are not very expensive grants. So, our money goes a long way, I would say. There are many different things that these grants can be used for, and I would encourage us to think about that moving forward because the reason we're looking for them, there's a whole laundry list of other things you can do. I mean, you can create programming, you can make newsletters, you can do a lot of different stuff as well as create preservation districts and other stuff.

The Focus of our Grant Requests

- Downtown Historic District
 - To preserve the historic character of our downtown commercial district
- Multiple Listing of Historic Downtown Churches
 - To preserve the historic cultural and/or architectural resources of our community
- Downtown buildings reflect the settlement, expansion, and changes in Kansas City, Kansas, from its origins through the present day



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The reason I'm in front of you today is two different preservation grants that we are applying for. One of them is to create a commercial historic district in Downtown Kansas City, Kansas, and the other one is to create a multiple listing of historic downtown churches. You can see from the map these little dots, they are churches outside of what we think is a more core commercial district, so that's why there's two specific grant requests that we're going after through this grant program.

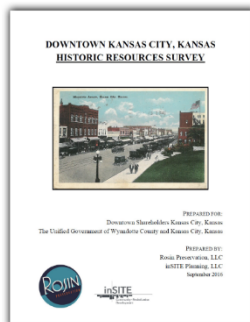
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Again, one for a commercial district. Everything within that commercial district would potentially be a historic state and national register, and then multiple listing for churches outside of that.

Building on our Previous Work

Applying for this grant is part of a continued effort begun in 2016 with the *Downtown Kansas City, Kansas Historic Resources Survey*, conducted by Rosin Preservation

- Survey recommends both the proposed historic district and multiple listing of historic churches
- Grants would help to fund those recommendations



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This work is not new. These were both recommendations from the 2016 survey that was funded by both the UG and the downtown shareholders. In that survey, they even created the lines of this district and mapped out what multiple listings we should pursue. So, we have a pretty good sense of what we're going to go for moving forward if everything works out both tonight and with the grant program later this month—or excuse me, later this summer.

Community Support

- Past and present efforts have been supported by multiple community partners
- Pursuing state funding will honor the hard work of our valuable community leaders



Department of Planning + Urban Design

We do have quite a bit of community support. We have solicited and received quite a bit of letters of support and feedback for this. Although this is not technically Groundwork NRG's regional advocate for historic preservation—they're honestly more focused in Kansas City, Missouri—but we're trying to get them more engaged all over the region, including Kansas City, Kansas.

Next Steps

- Neighborhood + property owner outreach
 - Landmark Sub-committee on outreach
 - Downtown Shareholders/Groundwork NRG
- Grants Awarded – Summer 2021
- If awarded, issue a Request for Proposal
- Historic District public planning process



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United Government of Wyandotte County and Kansas City, Kansas

And if we are able to move forward, just as kind of a sense of what this program would look like over the next year, we've already started outreach. The Landmarks Commission, which is meeting here in 53 minutes, has been talking about outreach in downtown around this project and others for quite some time. They've created a sub-committee, so we will continue to do outreach. The grants will—we should hear from the grants. They say they're a pretty quick turnaround, but I'll take that with a grain of salt. So, I think later this summer, maybe early summer, late spring let's say, I think we should have an understanding on if we've received any of the two grants if we're allowed to apply.

Then after that, basically what's going to happen is we'll have to put a request for proposals together, we'll sign all the contracts with the state, and so on and so forth. But we would put together a request for proposals, hire a consultant, and pursue these, probably, hopefully both at the same time because, again, they share the same base document, which is that survey that needs to get updated, but it could be one or the other. All are good things, right?

So, but basically to execute this process, you hire a consultant, they do a mini planning process, there will continue to be outreach during that process in terms of defining the actual boundaries. Again, what's in the survey doesn't necessarily mean it's what's in the designation, right? It's just a place to start, so we've got to go through who's in, who's out, who wants to participate, things of that nature, and that involves quite a bit of outreach because again, we're talking about other people's property, right? So, there will be a planning process.

So, with that, again, we're looking at two grants. They are—I have the numbers in front of me and I can share those with you in a document later on. Basically, we're looking at a \$30,000 grant in total for the multiple listings, and about a \$25,000 grant in total for the historic district. I'd be happy to answer any questions that anybody might have.

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Chairman McKiernan said, in just a moment, I'll ask if any of the other members of the committee have comments or questions. I'm going to say something here, and I'm not picking on you, you just happen to be the person who is sitting in front of us tonight. It's an issue that's come up before, and I want to address this to all department heads, to all of our administrators, to anybody who might be coming before any of our committees and presenting proposals like this.

When we got our agenda packet ten days ago, all we had was the staff request for action in the agenda packet, and really, no good description, no executive summary, not this PowerPoint, nothing that would give us the ability to review ahead of time and think of intelligent comment or probing questions. This is something that I have asked for before and I'm asking for it from everyone again. Please, when we get an agenda packet, make sure that there is, at the very least, an executive summary included in that so that we, as commissioners, can begin thinking about the content of this item and have a more productive discussion when we actually come to the committee meeting. So again, Mr. Hand, I get it. I'm not picking on you; you just happen to be the one who brings something before us tonight.

With that out of the way, I do think that this is an interesting proposal. Is there any local match required? **Mr. Hand** said, yes. **Chairman McKiernan** asked, how much? **Mr. Hand** said, 40%. So, if we approximate \$60,000 total for both. We have about \$25,000 we'd have to put forward. They do allow both monetary and in-kind matches.

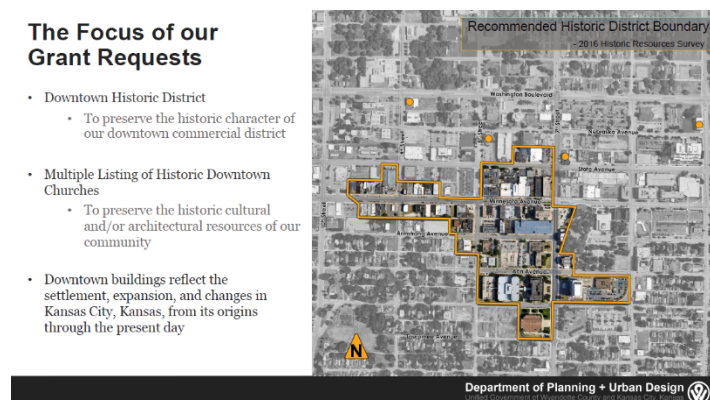
Chairman McKiernan asked, have we identified where we would find either the money or the in-kind contributions to match this grant if we received it? **Mr. Hand** said, I would have money in my budget right now to do it. **Chairman McKiernan** said, so based on—never mind. You have enough money in your budget to do that.

Mr. Hand said, I was just going to clarify. There's a section in the Department of Planning and Urban Design's budget that's specific to long-range planning processes by which this would be one of those. So, we've put most of our money this year, as you may recall, in our three plannings and (inaudible) grants that we've received last year, but are now paying out this year. Even with those, we do have a remainder, and I think this would be a very excellent use of that money.

Chairman McKiernan said, very good. Members of the committee, do you have any comments or questions for Mr. Hand?

Commissioner Townsend said, I, too, echo Commissioner McKiernan's request. Not just you, Mr. Hand, but to any head that's giving us—any department head that's giving us a presentation because we, as commissioners, want to be able to be thoughtful about what's being presented to us and engage, whoever the presenter it is, on behalf of our constituents, the best that we can to inquire.

Based on what you just presented, I do have a couple of questions just for clarity. The historic districts that you identify of course, they're property owners, but does this mean that every property owner in that designated area is the owner of historic property? Do these boundaries make the property that lies within them historic?



Mr. Hand said, so, I brought up this screen in front of you, which was the recommended boundaries from the 2016 survey. That doesn't mean that's what the boundaries are going to be, so let's just set that aside real quick. But, if we draw a line on a map and you're within that boundary, that becomes potentially the Downtown Kansas City, Kansas Historic Commercial District or whatever we end up calling it. Yes, you will be an official designated landmark.

The way that it works is a little more convoluted than that. Essentially, there's three avenues here. There's the local landmark status, there's the state landmark status, and then there's the federal landmark status. When we hire a consultant to put together all the materials, they actually get sent to all parties, right? So, the state board has to officially adopt and accept them as state landmarks. The feds have their own governing body that accepts them as landmarks, and then we have our own local that accepts them as landmarks.

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Now, very often, if you get fed, you're going to get the state, and you're probably going to get the local too, right, but that's not necessarily always the case so you just got to kind of put that caveat out there. Each one comes with their own different incentives. So, the incentives for the feds are different than the incentives from the state in terms of tax incentives. Then, for us, as a local government, we obviously don't have the incentives tied to it, but we have our own process as well. So, but yes, if you're inside the boundary, you would be ideally a local, state, and federal designated landmark.

Commissioner Townsend asked, well, can a landowner within wherever the boundaries are designated, can the landowner choose to opt out of that? I raise that question because I had read some years ago that with historic designations, a lot of time it sounds good, but it can pose a lot of unintended problems and consequences to a property owner if the property owner wants to modify their property in some way. They become restricted in ways they never anticipated with what they can do with their property in terms of style and modeling, or if the property needs to be actually demolished for one reason or another.

I had, several years ago, a constituent whose home suffered a fire. They were within so many yards of the former Northeast Junior High School, which I guess has a historic designation. They went through a lot of grief that they had not anticipated having to go through merely because they were within so many yards, feet, whatever, of the school. So, that's why I ask these questions. It may sound good, but if the property owner has an opportunity to opt out, that sounds like a way they could keep their options open for later. So, if you could address those issues, please.

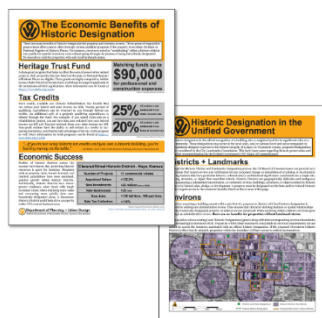
Mr. Hand said, sure. So, there's a couple of questions in there, so if you'd allow me to do the best I can to separate those. So, there's a couple of things that I would say. In our research—and it's been documented by a lot of different research—historic districts, no matter where they are, are not only higher performing in terms of economic development and land value, but also more resilient than other areas not designated as historic. So, this is an economic development tool. Let's not mince words here. This will drive economic development, and it's been proven to, all over the country in communities like ours, not like ours, very diverse groups. So, that's the first thing I would say.

Secondly, when we go through the planning process, we will actively be looking for a solid district of people who want to be in it. We're not trying to shoehorn people who don't want to be

in it. We're trying to find the district where we can start, and then you can always potentially grow or shrink. If you are inside the boundary, if and when this moves forward and gets designated, there is a process by which you can remove yourself, just like there's a process by which you can add yourself to it at a later date, as well.

Next Steps

- Neighborhood + property owner outreach
 - Landmark Sub-committee on outreach
 - Downtown Shareholders/Groundwork NRG
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Department of Planning + Urban Design

The review process is a little different, I would say. Essentially, right now, we have a lot of locally designated landmarks downtown, and you can kind of see it in this graphic here. All those green dots are locally designated landmarks. All that blue-purple buffer are the environs of those districts where we have control over how people manage the outside exterior of their homes—or excuse me, buildings. So, you have a de-facto review of historic properties in the district we're already talking about, but you don't have any of the economic incentives that come with an actual designation. So, you're getting a lot of the administration right now with none of the benefit. I think that's an important point.

Secondly, we've been in conversations with the Kansas State Historic Preservation Office and because we are what they call a certified local government, we are enabled or empowered, I should say, by the state to do our own reviews, currently. Again, our ordinance is written as such that we only look at the exterior of the building. If we were to become both state and/or federal designations, the whole building would be up for review, outside and inside. So, it's more and, therefore, more restrictive. But if you read the guidelines of what it is to do a historic preservation building the right way, it's pretty straightforward. Don't make a change in the building that dramatically alters that building and cannot be undone. Match materials wherever you can. Find kind replacements for materials where you can, wherever you can't, find the best matching material that you can. Basically, do the best practices for historic preservation, both inside and out.

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We are in conversation with the state right now where we can work our way towards potentially being the administration for both exterior and future interior reviews as a certified local government. They have to sign an agreement with us, they have to feel comfortable that we have the expertise to do that, we might need to hire a staff. There's issues around that, but they are open to the idea of us doing our own administrative review, which would be very helpful because at that point, they'll have one reviewing body to get through the work. You still would have to go through the state to get both the state and federal taxes. We don't want to do the tax credits either way. So, the short answer is the planning process will define a group of property owners that want to be in the district. That's how we want to start anyway; we don't want to cause problems from the onset. Then, yes, there are processes to opt yourself in and out of it.

The other thing that I would answer, and again, I'm going a little off of the question, Commissioner Townsend, but I think it's an important point to make here. Essentially what happens is because we don't do interior reviews now, if we were to move forward and a project wanted to happen within our historic boundaries, it would trigger a local and a state review. If that building operator for whatever reason, let's say, wanted to be removed or even worse, let's say they wanted to demolish their building, the state will encourage them to not do that, will encourage them to find alternatives, will encourage them to remediate that issue or rectify that issue in a different way, but they can't stop you from demoing the property. It's just another step in the process to do it. What they will do is, if they can't come to terms with the applicant on their end, they remand it back down to the local process and, as you know, the local process has a certificate of appropriateness for, again, let's stick with the demo example. To get a demo, Landmarks could approve or deny that demo and the Board of Commissioners still has the ability to veto anything that the Landmarks Commission does, just like they have the ability to veto any commission that you guys have created.

So, the processes are there. It's really not more than anything than a step. The way we've been seeing it is, we think it's an economic development tool and we think that it's a process that we can help streamline locally. To improve reviews moving forward, that might take some time, but at the end of the day, I mean, you can't not say it. Yes, there are more sticks, but guess what, there's also carrots where there were none before. So, we hope that that's the trade-off.

Commissioner Townsend said, thank you, Mr. Hand. I believe you answered what, at this point for me, is the question of most concern that someone could opt out. That still leaves the area open for the economic development and incentive benefits that you mentioned, which is always a good thing. I just don't want any property owner to be blindsided and swept away with no option if they so choose to do something different.

A couple of last things. I was trying to write down the notes as you spoke. You mentioned a de facto review and you mentioned some benefits that would accrue where there aren't benefits now. Just tell me a little bit more about what you were talking about in those situations.

Mr. Hand said, sure. I can bring up that PDF that you see in very small print on my presentation. I can bring up that so you can see it a little bit better. Basically, there's—Heritage Trust Fund. So, there's a couple of things. If you're a historic designation, you can get all kinds of historic grants, right? There's just a bunch of them. There's a regular cycle, the one that we're applying to right now, which can do not just survey work like we're talking about right now, and designation work like we're talking about right now, but also repair work on your property, right? So, you can get money to replace your roof, or whatever, through this process where you couldn't get that unless you were a designated landmark, right? So, I think it opens you up to a world of grants that didn't exist before, both from the state office and the national office because the national office has a bunch of different programs that just, you know, it's just more than. And, obviously, it's more competitive because it's cross-country.

Secondly, with the state you can—for everything that is eligible within a building, you can get tax credits that, as a non-profit entity—if you're, say, the UG, or a non-profit downtown or what have you—you can sell those on the market and they're roughly going for 89, 90 cents at the dollar, which is a pretty good return. So, that's money in your pocket that we're leaving on the table by not being a local landmark because we're doing work on buildings, whether it's the UG or the property owners. Without a state or federal designation, they can't even try to access those tax credits. They're a little different; the state is different than the feds. So, it's a different rate if you're a—let me find it so I don't speak out of turn. I can send you this information. These are the outreach materials that the Landmarks Commission created to answer these very questions.

Commissioner Townsend said, you can forward that on to me. You have certainly answered, right now, the questions that I had and I do appreciate that. **Mr. Hand** said, okay. I apologize,

I'm not able to find it right now. It's a bit of a scramble. For the record, I did submit my presentation with my agenda.

Chairman McKiernan said, well, Mr. Hand, I appreciate that, but we didn't get that until about 1:00 this afternoon rather than with the agenda itself. So, it's something we need to collectively work on fixing because I, as I said previously, I don't think that I—and I'll speak for everyone—we are able to thoughtfully consider the items before us in enough depth to truly be helpful to moving these projects forward if we don't get the information until late in the game. So, we need to collectively sort this all out and get it figured out.

Commissioner Johnson said, Mr. Hand, on one of those maps I saw the dots which I think identify the churches that were within that district. I think there were four of them, if I'm not mistaken, yes. I think I know where each one of those churches are. The one at 7th and State Avenue is the old Ebenezer building. Am I correct in that assumption? **Mr. Hand** said, the one at 7th and State is the site of the proposed Kansas City, Kansas Downtown campus, yes.

Commissioner Johnson asked, so, under this grant process, what happens to that structure?

Mr. Hand said, so, the multiple listings is a little different than the commercial district. So, essentially what multiple listings does is it prepares all the materials you need to go after anything within those multiple list of churches. So, we're going to get a laundry list of churches and we'll put them all in there, we'll do all the background research and all the paperwork, but as a part of that application, you only have to apply for one of those multiple listings to get designated as a federal and state landmark. The other ones, then, can come in whenever they want and they've got a vast majority of that paperwork already done and they're choosing whether they want to be in it or not.

Some of those churches, they're not on this map; and again, don't let the map fool you. We fully expect if we move forward that potentially dots on a map or even lines on a map are totally different. We have to go through the planning process. It's been five years since we last even did a survey, and the survey is not the application for designation. Right now, you're just looking at a graphic that is the survey. So, we just basically have to find one of those churches that's willing to do it through our process. The UG, as the owner of that building, could be the one or it could not be the one.

Commissioner Johnson said, I guess, as we know, that that building is something I have advocated that would be torn down just because it's been vacant for some years and now dilapidated. I don't know that—I mean, it would seem to me that the amount of money to rehab the property would just be exorbitant. So, I just want to make sure that we would not have any impediments to tearing that down should that come to, should we arrive at that point, ultimately.

The other question that I had was with regards to the Y Lofts that are currently being renovated at the old YMCA. Will this have any impact upon that project at all?

Mr. Hand said, no. It would only be moving into the future. I mean, I think what happens is, in either of these grant applications, again, hopefully we'll get both. And there's some synergy here. But the first thing either application or both applications would do moving forward is update that survey. So, they'd look at things within the potential district and just make the note that it's been rehabilitated on x date, and so on and so forth. So, it has no determination. There's limited determination on the eligibility of the district. There's enough here with or without that, but again, I think the way that they're doing it, it's not going to—it's still going to be a potentially a contributing factor here. They just will have done the work without having the tax break.

Commissioner Johnson said, okay, very well. Thank you so much, I appreciate it.

Mr. Hand said, and also, Commissioner Johnson, the Landmarks Commission; I'll just note, the Landmarks Commission, we've had ongoing conversations with Kansas City Kansas Community College on that specific site related to that church in particular. We're going to talk about it. Dr. Moser is actually going to be at our meeting at 6:00 and we're going to talk about it. I can't remember exactly which, is it Ms. French? Is she your landmarks commissioner? I can't remember. **Commissioner Johnson** said, I believe it is—Beverly Easterwood, I believe, is mine.

Mr. Hand said, okay, and she's been engaged in that conversation. So, I think there's been ongoing landmarks discussions about that. Again, that's a small world into a much larger conversation, but your landmarks commissioner has some more information about that church, if you're interested.

Chairman McKiernan said, in listening to that discussion, Mr. Hand, it strikes me that I've thought about this before that our continuing challenge is to draw the line between things that are

old and historic and those that are old and simply worn out. So, hopefully we can work our way through that process. Do any other members of the committee have comments or questions for Mr. Hand on this proposal?

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

Chairman McKiernan said, thank you, Mr. Hand. I look forward to moving ahead with this.

Mr. Hand said, I’ll send you guys updates as soon as we hear back from them. Again, it should be a couple months, I think.

Item No. 2 – 21778...LAND BANK OPTION APPLICATIONS

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

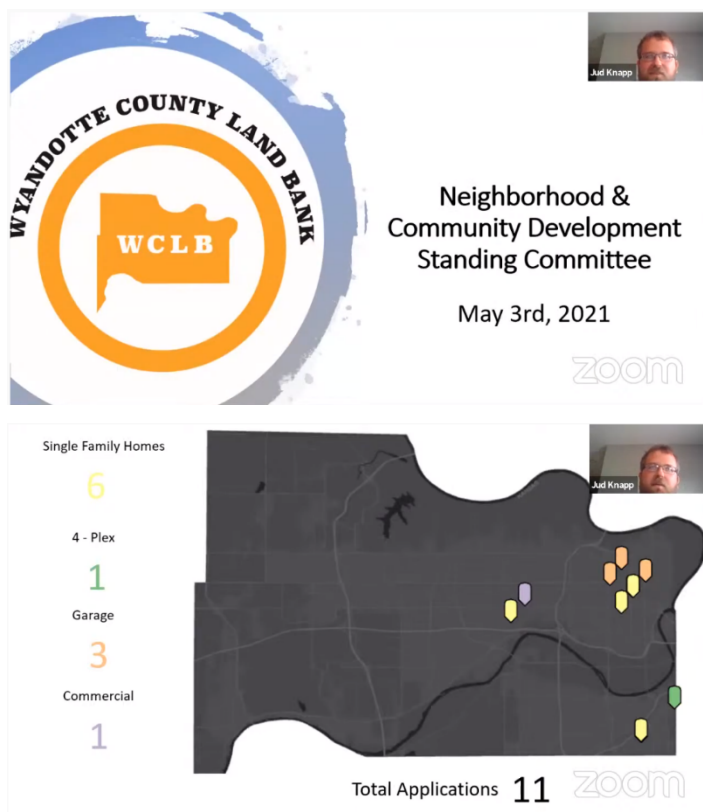
- a. 6 Single Family Homes
 - 2829 S. 8th St. - 136558 - Maria De Jesus Chavira
 - 2815 S. 8th St. - 136509 - Maria De Jesus Chavira
 - 929 Freeman Ave. - 080286 - Cinnamon Campbell
 - 935 Freeman Ave. - 080287 - Cinnamon Campbell
 - 1203 Ann Ave. - 080936 - Monica Griffin-Wright
 - 5705 Tauromee Ave. - 204401 - Nicholas Murder
- b. 1 4-Plex
 - 416 Cambridge St. - 220110 - Jesse Pruneda
- c. 3 Garages
 - 1206 Rowland Ave. - 157502 - Guadalupe Adrian Rubio
 - 1713 Troup Ave. - 116426 - Yancarlos Torres
 - 2024 N. Tremont Ave. - 111358 - Yuridia Arana
- d. 1 Commercial/Residential
 - 5320 State Ave. - 406501 - Smith Services

Chairman McKiernan said, in just a moment I'm going to recognize Jud Knapp to present these to us, but as we get started, Mr. Knapp, I'm going to bring up to you the same thing I just brought up to Mr. Hand. You typically prepare a very nice PowerPoint with summary details of all of the projects that you present to us in the meeting. Again, we didn't get that PowerPoint until sometime in early afternoon today. We used to get the written application that applicants submitted to us, we got a copy of each one and the PDF of our agenda packet. It seems that since we have switched over to doing option agreements, we no longer are getting those copies of the individual applications. So, I guess for you, my question would—for you, and for everybody else in your department, can we either get copies of the individual applications that have been submitted, or a little bit more detailed summary beyond just the listing of addresses that we get in the agenda packet?

Jud Knapp, Interim Land Bank Manager, said, this PowerPoint's made like two, three weeks in advance of this meeting. So, I don't think I'd have that many problems sharing this PowerPoint with you. Actually, the application that you're talking about is not signed or anything, so it doesn't really exist yet until you approve it. So, those don't exist, currently.

Chairman McKiernan said, that certainly makes sense as opposed to the old paper application when people were requesting properties, before the option agreement era, they would write out a little description of what they're going to do with the property, and they'd sign their name, and they'd sign the address of where they currently live. I understand that things have changed. If, in fact, the PowerPoint you're about to show us was created more than ten days ago, I would just ask that we find a way through the Clerk's Office to get all of those materials included with the agenda packet so that we have a chance to review them ahead of time.

With that out of the way, committee, we're going to break up Mr. Knapp's applications into four groups. You'll see on your agenda that we have 2A, 2B, 2C, and 2D. We will consider first the group A, which are options for single family homes.



Mr. Knapp said, we had another busy month in the Land Bank. We have a total of eleven applications. We have six single family homes, one 4-plex, three garages, and one commercial. The following applications have all been reviewed by the internal staff and the Land Bank Advisory Board. I will provide their comments during the presentation. We also notified the neighborhood groups and NBRs that had projects within their boundaries. With this notification, we also did include the date and time for this meeting. Also, I would like to include a new change we did this month; we have added if a project will require any other public meetings in the next step section.



May 3, 2021

OPTION AGREEMENTS
MARIA DE JESUS CHAVIRA

Requesting Land Bank Lots
2829 S 8th St – 136558
2815 S 8th St – 136509

New Construction
2 Single Family Homes

Zoning
R-1

Frontage
2829 – 80FT
2815 – 65ft



So, our first one, our first is for two single family homes at 2829 and 2815 South 8th Street.

OPTION AGREEMENTS
MARIA DE JESUS CHAVIRA

House Details
3 bed 2 Baths
900 SqFt

Timeline
Build 2829 First followed by 2815
Project Start – June 2021
Project Completion – 6 to 8 months to complete each home

Experience
Has a few rentals, but this is the first new homes

Next Steps
1. Building inspection approval
2. Proof of funds to cover building estimate

Recommendation
☒ Staff Advisory Committee
Comments: Challenging build
☒ Land Bank Advisory Board



The recommendations from the Staff Advisory Board was that this would be a challenging build; it's very hilly and it's very dense with trees. The Land Bank Advisory Board recommended the project.

OPTION AGREEMENTS
CINNAMON CAMPBELL (CINNAGO PROPERTIES LLC)

Requesting Land Bank Lots
929 Freeman Ave - 080286
935 Freeman Ave - 080287

New Construction
2 Single Family Homes

Zoning
RP-5 Planned Apartment District



Frontage –
929 Freeman Ave – 75 Feet – 935 Freeman Ave – 50 Feet

The next one is at 929 Freeman and 935 Freeman Avenue. It's also for two single family homes.

May 3, 2021

OPTION AGREEMENTS
CINNAMON CAMPBELL (CINNAGO PROPERTIES LLC)

House Details
2 Beds
1.5 Baths
800 - 900 SqFt

Timeline
Project Start –
Project Completion – 120 – 150 Days

Experience
Completed several rehabs

Next Steps
1. Building inspection approval
2. Planning plan review (**Public Meeting**)
3. Proof of funds to cover building estimate

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



zoom

This, I have to mention, that this project also has been reviewed by the neighborhood group and they did make some design changes from the original submitted design. The staff and the Land Bank Advisory Board do recommend both of these builds. In the next steps, you do see on number two, it says plan review and it has public meeting in bold, so this one would require another public meeting.

OPTION AGREEMENTS
MONICA GRIFFIN-WRIGHT

Requesting Land Bank Lot
1203 Ann Ave - 080936

New Construction
Single Family Home

Zoning
R-1(B)

Frontage
75ft




zoom

The next one is at 1203 Ann Avenue. It's for a single-family home.

OPTION AGREEMENTS
MONICA GRIFFIN-WRIGHT

House Details
4 Beds 4 baths
2,452 sq ft

Timeline
Project Start – June 2021
Project Completion – June 2022

Experience
Owns a Construction Company

Next Steps
1. Building inspection approval
2. Proof of funds to cover building estimate

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



29719

ahp **FOREST HILLS**
4 BED, 4 BATH, 2 CAR GARAGE

MAIN LEVEL: 800 SQ FT
SECOND LEVEL: 832 SQ FT
TOTAL AREA: 2452 SQ FT

EXTERIOR DIMENSIONS
50' - 0" WIDE
54' - 4" DEEP

zoom

The staff and the Land Bank Advisory Board do recommend this project.

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**OPTION AGREEMENTS
NICHOLAS MUDER**

Requesting Land Bank Lots
5705 Tauromee Ave - 204401

New Construction
Single Family Homes
Zoning - R-1
Acre - 1.31
Frontage - 290 Ft

Judd Knapp

The final one we have today for this section is 5705 Tauromee Avenue. It's for a single-family home.

**OPTION AGREEMENTS
NICHOLAS MUDER**

House Details
3 Beds
3 Baths
2,000 SqFt

Timeline
Project Start - June 2021
Project Completion - June 2022

Experience
Home Remodeling

Next Steps
1. Building inspection approval
2. Proof of funds to cover building estimate

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board

Judd Knapp

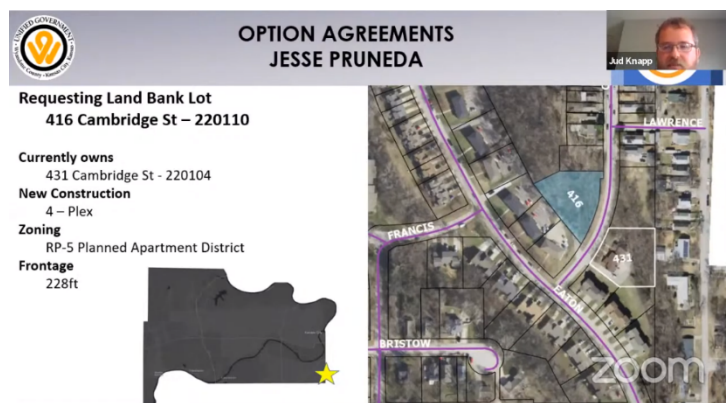
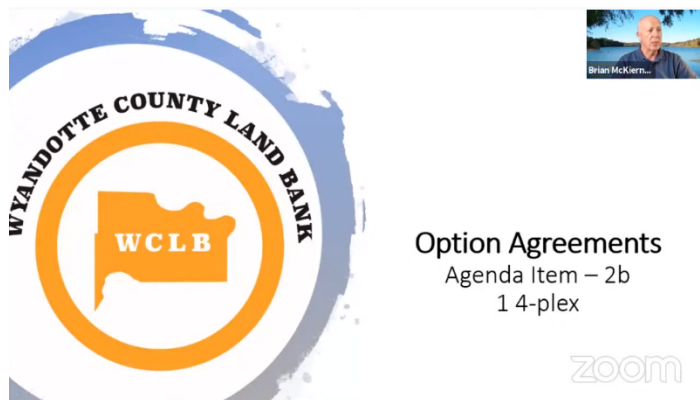
The staff and Land Bank Advisory Board also recommends this project. So, Commissioner, that would conclude this Section 2A.

Chairman McKiernan said, first group, single family homes. Does any member of the committee have comments or questions for Mr. Knapp regarding these applications? I don't see any hands coming up from the committee; and so I'll ask the Clerk if we had any communication regarding these six applications prior to the meeting. **Allie Facio, Clerk's Office**, said, no public comments were received.

Chairman McKiernan said, I'll ask if there's anyone who's in attendance with us this evening at this meeting who would like to offer comment on any of these six applications. I don't see any hands going up in the attendee's group, and so I'll return to the committee and ask if there is a motion regarding this group of applications.

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

Chairman McKiernan said, that takes us to our second group, which only has one item. It is 2B, a 4-plex.

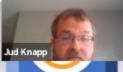


Jud Knapp, Interim Land Bank Manager, said, this one is at 416 Cambridge Street. The applicant currently owns 431 Cambridge Street, that’s straight across the street that he’s just completed the rehab.



OPTION AGREEMENTS

JESSE PRUNEDA



House Details

- 2 Units will have 2 Bedrooms & 1.5 Baths
- 2 Units will have 3 Bedrooms & 2 Baths

Timeline

- Project Start – Summer 2021
- Project Completion – Summer 2022

Experience

- Rehabbed property across the street
- 425 – 431 Cambridge St.

Next Steps

1. Building inspection approval
2. Planning plan review (**Public Meeting**)
3. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
Comments: Hilly, Access to sewer, Parking
- ☒ Land Bank Advisory Board




He plans on building four total units. Two units will have 2 beds, 1.5 baths. The next two will have 3 bedrooms, 2 baths. He did provide these pictures. These pictures definitely match what is on that street currently. I do have highlighted in the next step, this will require a Planning plan review and a public meeting. The staff comments on this is it's very hilly, access to sewer, and parking might be an issue, but I have to say this is what the option is for is to see if they can build on these lots, and the Land Bank Advisory Board recommended this project.

Chairman McKiernan asked, does any member of the committee have a comment or question for Mr. Knapp on this application for an option? Don't see any hands going up. I'll ask the Clerk's Office if we've received any communication about this application. **Allie Facio, Clerk's Office**, said, no public comments were received.

Chairman McKiernan asked, is there anyone in attendance on our Zoom meeting tonight who'd like to comment on this application for option? I don't see any hands popping up in the attendees list, so I'll return to the committee.

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

Chairman McKiernan said, thank you, Mr. Knapp. That takes us to 2C, which are option applications for three garages.



Option Agreements
Agenda Item – 2c
3 Garages

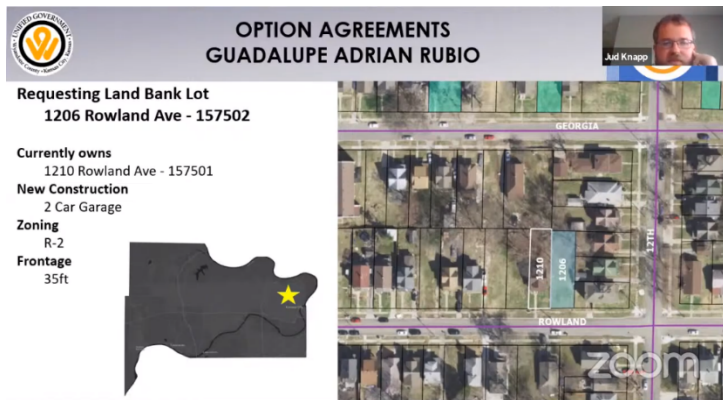
Land Bank Advisory Board Comments

1. Where do the applicants live?
2. Doesn't want mechanic shops in these garages in residential neighborhoods.

Jed Knapp

Jud Knapp, Interim Land Bank Manager, said, since the Land Bank Advisory Board comments apply to all three of these garage applications, I just provided them on this first page and I'll give you a summary of it. The first one was where do the applicants live. I didn't really—this wasn't a yard extension, so I didn't really collect that information. I just made sure they own the lot next to it. I did contact all three applicants, and they all live in the house next to these lots. The second one doesn't want a mechanic shop in these garages in their residential neighborhoods.

Then, another member brought up that we should be encouraging construction and what the applicant does with the garage is a Code and Planning Enforcement issue. I did confirm with Code and Planning that garages would need to be for personal use only. I contacted the applicants and asked them what their intended use is for the garage; their comments back was for off-street parking; a secure place to park their cars.



OPTION AGREEMENTS
GUADALUPE ADRIAN RUBIO

Requesting Land Bank Lot
1206 Rowland Ave - 157502

Currently owns
1210 Rowland Ave - 157501

New Construction
2 Car Garage

Zoning
R-2

Frontage
35ft

Jed Knapp

The first one is at 1206 Rowland Avenue. They currently own 1210 Rowland. They want to build a two-car garage.

OPTION AGREEMENTS
GUADALUPE ADRIAN RUBIO

Building Details
9 – 14 wide by 18 – 22 feet length.

Timeline
Project Start – June 2021
Project Completion – June 2022

Experience
None

Next Steps
1. Building inspection approval
2. Combine lots
3. Proof of funds to cover building estimate

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



The recommendation from the staff was to recommend the project. The Land Bank Advisory Board, two members did say no, but the other ten members didn't comment. So, I think it was ten to twelve, then.

OPTION AGREEMENTS
YANCARLOS TORRES

Requesting Land Bank Lot
1713 Troup Ave - 116426

Currently owns
1715 Troup Ave - 116425

New Construction
2 Car Garage

Zoning
R-2

Frontage
61ft




The next one is at 1713 Troup Avenue. The applicant currently owns 1715 Troup.

OPTION AGREEMENTS
YANCARLOS TORRES

Building Details
2 Car Garage
Attaches to current home

Timeline
Project Start – June 2021
Project Completion – June 2022

Experience
None

Next Steps
1. Building inspection approval
2. Combine lots
3. Proof of funds to cover building estimate

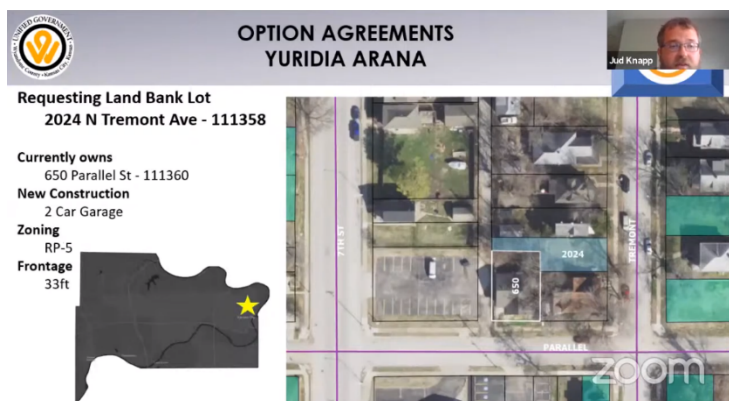
Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



Theirs is a little different to where their garage will actually attach to their house. The next steps would be to make sure that it matches building codes, and they will have to combine the lots and

May 3, 2021

provide us proof of funds to cover the building estimate. The recommendation from the staff and Land Bank Advisory Board would be to recommend the project.



The next one is at 2024 North Tremont Avenue. The applicant currently owns 650 Parallel Street, and I'll go into a little bit more detail on this one. They actually, the applicant just bought 650 Parallel and they thought that they owned all the way back to where the 2024 Tremont comes back to the alley. So, during our staff meeting, we did talk about maybe moving this line up, like redrawing the parcel to give them that so they would have enough room to build their own garage. But during that—this is thirteen feet, this little piece here—it would make lot 2024 Tremont unbuildable because it doesn't have access to parking.



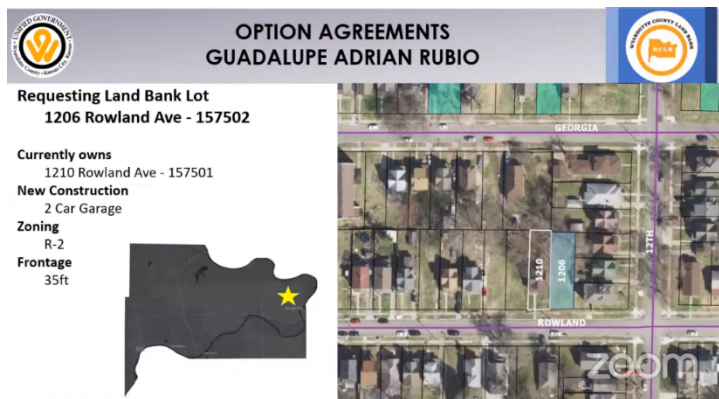
This one would require a public meeting with it because it's a plan review. The staff and Land Bank Advisory Board did recommend the project. That is what I have.

Commissioner Townsend said, I want to thank you again for your continued sharing of the public notices of these option agreements with the NBRs and the neighborhood groups and the public at

May 3, 2021

large. I think that seems to be working quite well, so I commend you for your continuing to do that. I had questions about, actually, all of them. I commend the Advisory Board because some of the questions you've already been asked were concerns to me. I did visit each of these areas.

So, two of them happen to be in my district, the 1206 Rowland Avenue. Could you put that demographic back up for me?



The 1206, is 1210 actually a building? There was a beige house on that street, and then there were some—it looked like almost a double lot to the—well, I'm confused now. That doesn't look like—oh, okay, I see what happened here. I see what happened. Okay. When I went by there today, I guess there's another house, and one of the things that I saw were houses parked on unimproved property which is another matter, but that is not the 1206 occupant, I guess. And the applicant lives at 1206? **Mr. Knapp** said, the applicant lives at 1210, and they're asking for the Land Bank Lot 1206.

Commissioner Townsend said, well, one of the things that concerned me was, as I said, what I think were vehicles on the vacant property, on unimproved surfaces. So, I would appreciate if you would go back to the owners and make them aware that that was a code violation and needs to be remedied immediately.

Second thing, it appeared to me as I drove by there that sidewalk and curb, which appeared to be no more than a couple of years old, would have to be disturbed and that would give me pause. How would you do that? Curb and sidewalk is gold in my area, and I would not want to see that disturbed.

Mr. Knapp said, Commissioner, I really don't have a—if we did approve it and they did build a garage there, they would have to disturb the sidewalk and curb because there's no alley access

behind it. **Commissioner Townsend** asked, well, who pays for that? **Mr. Knapp** said, I believe it would be the applicant would pay for that.

Commissioner Townsend said, okay. I am so disturbed with this, or concerned; very concerned with this. I'm sure the other commissioners may have other comments, but rather than moving it on or denying it outright, I would like to see this held over for the next month until those questions can be addressed one way or the other. I've been by there as recently as today, and that gives me real heartburn to think that recently installed curb and sidewalk would be disturbed. If it is, then we have to know for sure who's going to pay for that. That may have been something that the applicant didn't even contemplate having to do and may impact his or her request for this. So, as I said, rather than denying this outright or approving it without knowing those things, I'd like to see this set aside and address it next month at our next meeting. That would be my motion.

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

Chairman McKiernan said, Commissioner Townsend, I appreciate that. Would that be for all three, or just for this one application?

Commissioner Townsend said, well, I'm speaking just about 1206 since it was the first one. I do have a couple of comments and questions about the Tremont, which is also in my district. I did drive by 1713, not my district, it just seemed to be hilly. A good friend of mine, may she rest in peace, lived on that street at the western end and as you go east, it's a very steep incline. Just couldn't tell how the person would access or even build, build and access, a garage there. So, and I didn't know if the person, the applicant, owned property adjacent to it, next to it. I was really, with regard to my motion to set-aside for one month, addressing only 1206 at this point. Other commissioners on the committee may have questions about it as well. I don't know.

Chairman McKiernan said, thank you, Commissioner. Now, I will ask staff to verify this, and Mr. Knapp certainly can bring this back to us. My understanding would be that if this applicant wished to pour a driveway and driveway apron, which required replacing that sidewalk and cutting that curb, the applicant would need to do it to our specifications, but we can verify that.

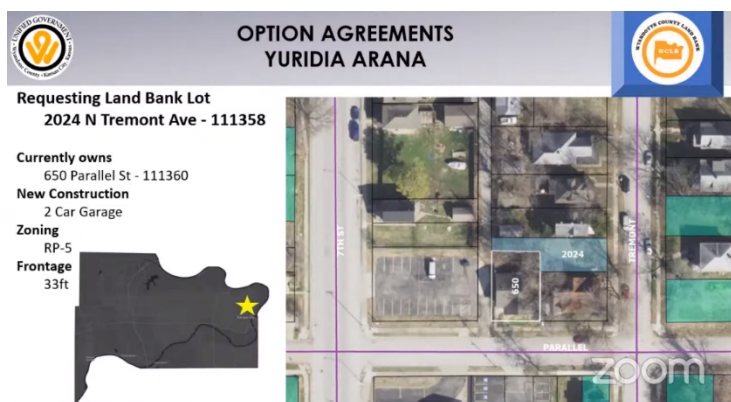
Commissioner Johnson said, well, Commissioner Townsend was very accurate in her concern about 1715 Troup. So, to her concern, Jud, can you provide some answer to her question about how—I did not go by. I did look it up on the Internet and I saw how the property at 1715—or was it 1713, rather—was up on a hill. So, how will that kind of lay out, I suppose, based on the configuration that they have provided to us?

Mr. Knapp said, well, Commissioner, this is an option agreement so, this is kind of like an exploratory time for them to find out if they can build on this lot. They will get building plans, they will submit them to Building Inspection, and then Building Inspection will approve or deny them. I would lean on their expertise in this matter, if they can actually build what they presented to us. **Commissioner Johnson** asked, and if they cannot, then what happens with that lot?

Mr. Knapp said, the lot goes back so someone else can build a house on it. It goes back into the Land Bank's inventory. It never really changes hands until they get their building inspection approval, their proof of funds, and their cost estimate. **Commissioner Johnson** said, great. That's what I wanted to know. Thank you so much.

Chairman McKiernan asked, do any other members of the committee have comments or questions for Mr. Knapp about these three applications?

Commissioner Townsend said, I'll go back to the other piece of property that's in District 1, the 2024 North Tremont.



If you could put that one up again for me, I think I see it. So, again, it looks like we may have—well, I have the same concern from what I saw today. The lot that I saw that I believe was 2024, the address of 2020 was to the south of it. Where does the applicant live? Does the applicant own

2020 North Tremont? **Mr. Knapp** said, the applicant owns 650 Parallel Avenue. Parallel Street, I'm sorry. So, it's behind the property. **Commissioner Townsend** said, behind the property. **Mr. Knapp** said, see that white outline; it's 650 Parallel? That's the applicant's address.

Commissioner Townsend said, that's very different. I guess when I went down Tremont, I saw a lot that was between 2024, I'm sorry, 2020 and 2026. There were items on the lot, kids' toys, and it looked like something like a jungle gym, something that you couldn't take in at night and put away. I'm not talking about scooters and bicycles. So, I'm wondering, did the person have some type of easement to that? I don't know. This looks very different than what I saw today. I was concerned about who was using the lot. Again, on Tremont, it appears that sidewalk would have to be disturbed.

Also, it looked like there was a fence to the north of the property at 2026 that didn't seem to quite line up with the curb and sidewalk. I tell you what, I personally would like one more opportunity. I'd like this one set aside as well, just to next month, to make sure I'm seeing what I saw. Maybe I'm at the wrong place, but I don't think so according to Google. I would just appreciate one more month set-aside to get it straight. But I was by there today and this looks very different than the demographic that you see presented here. So, I would very much like to move to have this set aside one more month, if the committee would afford me that.

Chairman McKiernan said, thank you, Commissioner. Hold that thought for just a moment. Let's check for public comment, and then I will recognize you again for a formal motion. For the Clerk's Office, did we have any communications about either of these three applications? **Allie Facio, Clerk's Office**, said, no public comments were received.

Chairman McKiernan asked, is there anyone attending with us on Zoom who would like to offer comment on any of these three applications for garages? **Ms. Facio** said, I see no hands raised.

Chairman McKiernan said, Commissioner Townsend, I guess the question that comes back to you is if you'd like to simply hold and set aside all three of these applications for a month or pick them one by one.

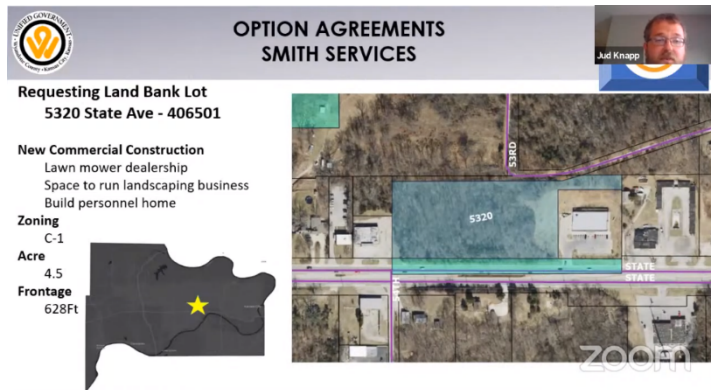
Commissioner Townsend said, no, I'm ready to move on the two that are in District 1, pending as I said, some of the questions being answered relative to 1206 Rowland. Then, to give me the opportunity again to look at 2024 North Tremont. And just to make sure I'm seeing the right thing, I intend to get back with Mr. Knapp just to clarify what the schematic is for that piece of property.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Johnson, to hold the properties at 1206 Rowland Avenue and 2024 North Tremont Avenue for one month.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Townsend, to approve the property at 1713 Troup Avenue as submitted.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

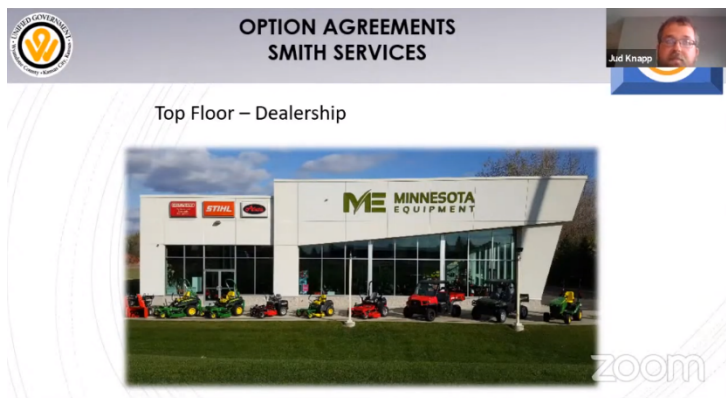
Chairman McKiernan said, that takes us to our last group, 2D, which is a single application, commercial/residential.



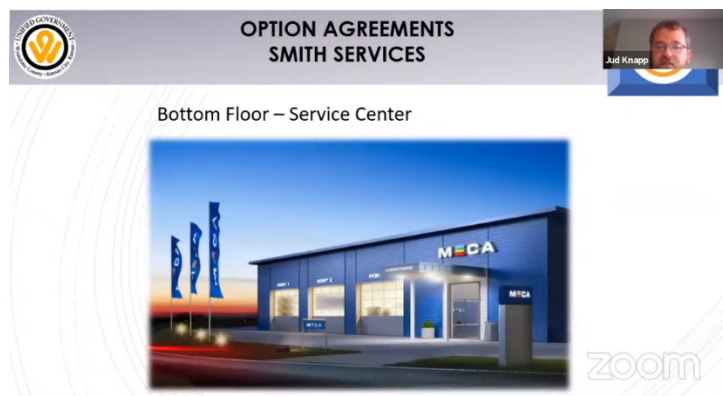


Jud Knapp, Interim Land Bank Manager, said, this is at 5320 State Avenue. It's for a commercial construction. They want to make a lawn mower dealership. They want space to run their landscaping business, and they also want to do a live/work situation where they want to build their personal home on this lot.

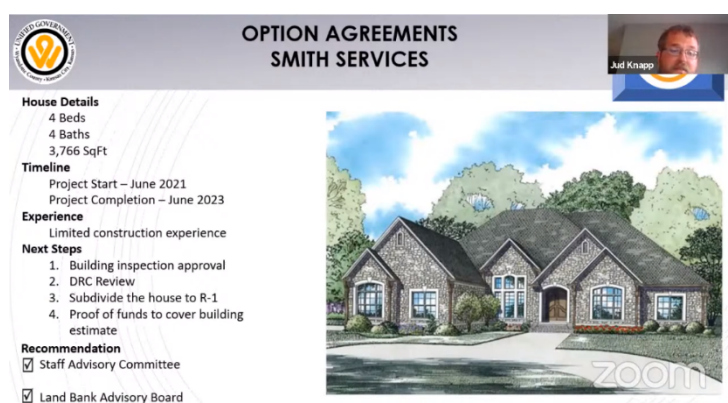
This zone is currently C-1, so it would match the lawn mower dealership but not the house. They would have to get the zoning changed for the house. In the lower left corner is where they plan to put the dealership, and at the upper right corner is where they plan to build their house off of, I believe, this is Nebraska.



So, here is the picture of the top floor of the dealership. They plan on selling Big Dog and Bobcat lawn mowers.



Here's the bottom floor, the service center for the dealership.



Here's a picture of the home they want to build. It's a 4 bed, 4 bath, 3,700 square feet house. The next steps would be Building Inspection approval, then it would be DRC review because of the commercial nature, and then they would have to subdivide the house to R-1. Then they would have to provide us a proof of funds to cover the building estimate. The staff and Land Bank Advisory Board recommended the project.

Chairman McKiernan asked, do any members of the committee have comments or questions regarding this application? I will say, frankly, it looks like a pretty exciting application to me. I see no hands raised among the committee. For the Clerk's Office, did we receive any communication regarding this application? **Allie Facio, Clerk's Office**, said, no public comments were received.

Chairman McKiernan said, I'll ask among our attendees if there's anyone who would like to offer comment on this application. **Ms. Facio** said, I see no hands raised.

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

Chairman McKiernan adjourned the meeting at 6:02 p.m.

af



Staff Request for Commission Action

Tracking No. 21886

Full Commission Meeting Date: 7/29/21

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 6/28/2021

(If none, please explain):

Publication Required: No

<u>Date:</u> 6/16/2021	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Interim Land Bank Manager 1 Row houses 2 Commercial				
<u>Action Requested:</u> Approve and forward to Land Bank Board of Trustees				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> NCD Memo Land Bank Options 06.28.21, 6.28.21 Land Bank Standing Committee, Peterson Letter 411 N 61st				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Interim Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Interim Land Bank Manager
DATE: June 16, 2021
SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 06/28/2021 meeting:

- a. New construction - Row Homes 8 Units & 8 ADU's**
 - i. Bart Maffry (Outside The Box Developers)
 - i. Requesting 7 Land Bank lots
 - a. 824 Freeman Ave – 082345
 - b. 826 Freeman Ave - 082344
 - c. 830 Freeman Ave - 082343
 - d. 832 Freeman Ave - 082342
 - e. 834 Freeman Ave - 082341
 - f. 838 Freeman Ave - 082374
 - g. 840 Freeman Ave - 082340
- b. New Construction - Commercial Multi-Purpose Community Center**
 - i. Metropolitan Leadership Institute, INC
 - i. 500 Freeman Ave - 153908
 - ii. Land Bank Advisory Board
 - i. Want the application held until the applicants hold a community meeting.
- c. New Construction - Commercial - Storage Facility**
 - i. David L Spehar
 - i. Requesting 4 Land Bank lots
 - a. 525 N 61st ST – 921819 Acre – 1.62
 - b. 525 R N 61st ST – 921818 Acre – 12.77
 - c. 411 N 61st ST – 921800 Acre – 15.03
 - d. 421 N 61st ST – 921820 Acre – 3.96
 - e. Total Acres - 33.38
 - ii. Staff and Land Bank Advisory boards
 - i. Not recommending for approval.
 - a. 33 acres is a very large storage facility.
 - b. The land is worth more for future development.



Neighborhood &
Community Development
Standing Committee

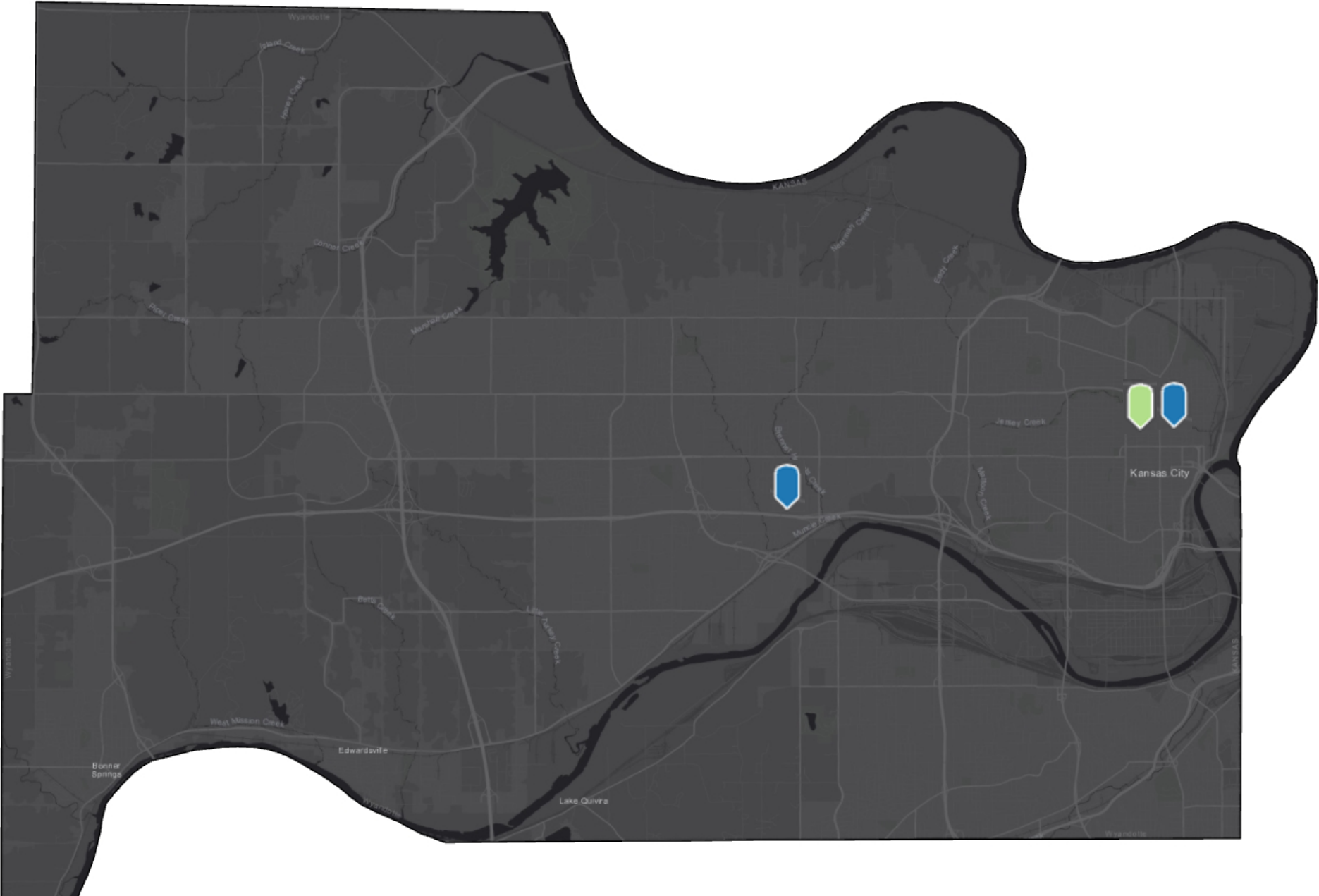
June 28th, 2021

Row Homes

1

Commercial

2



Total Applications

3

Row Homes

1

Commercial

1



Total Applications 2



Option Agreements

Agenda Item – 1 A

Row Homes



OPTION AGREEMENTS

BART MAFFRY(OUTSIDE THE BOX DEVELOPERS)



Requesting 7 Land Bank Lots

824 Freeman Ave – 082345
826 Freeman Ave - 082344
830 Freeman Ave - 082343
832 Freeman Ave - 082342
834 Freeman Ave - 082341
838 Freeman Ave - 082374
840 Freeman Ave - 082340

New Construction

8 Unit Row Houses with ADU's





OPTION AGREEMENTS BART MAFFRY(OUTSIDE THE BOX DEVELOPERS)



Zoning

RP-5 Planned Apartment District

Total Frontage

250ft

House Details

8 Units 5 Bedrooms, 2 Baths

1,650 SqFt Each Unit

Studio ADU – 500 SqFt

2 car garage with alley access

Greenhouse on roof

Timeline

Project Start – September 2021

Project Completion – April 2022



Project Goals

1. Build quality, affordable and workforce housing - resilient and net-zero
2. Create 100% clean energy with solar, energy storage and EV charging
3. Grow Sustainable Food - Better than Organic - local and year round
4. Create jobs



OPTION AGREEMENTS

BART MAFFRY(OUTSIDE THE BOX DEVELOPERS)



Experience

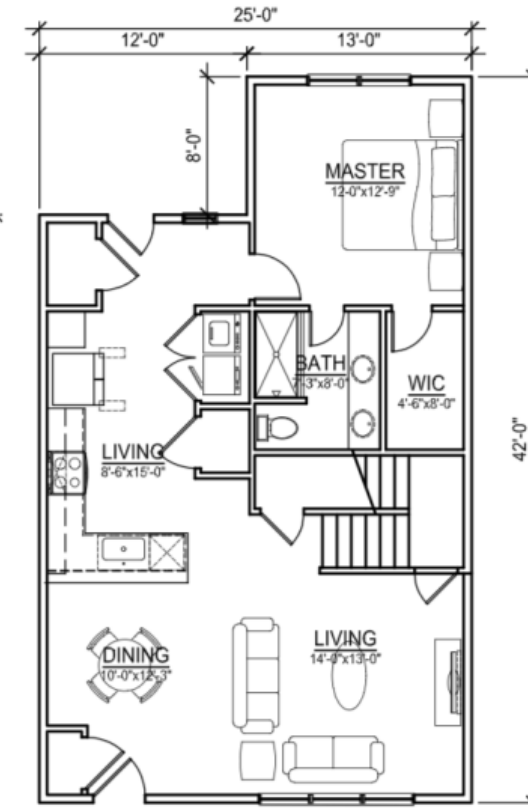
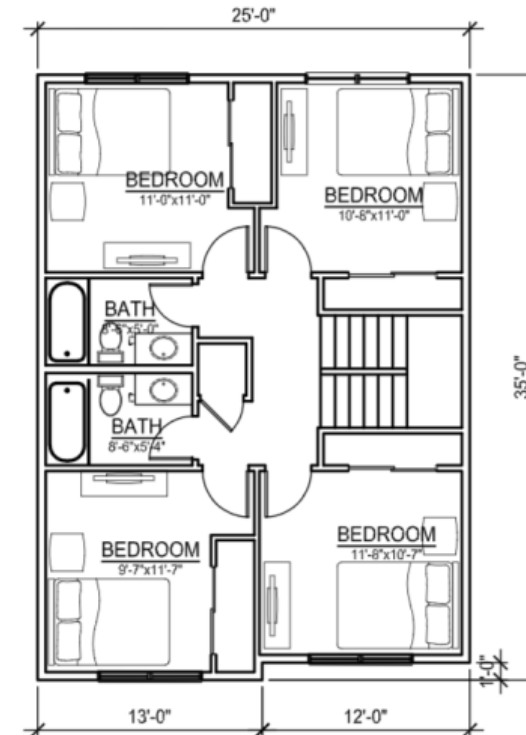
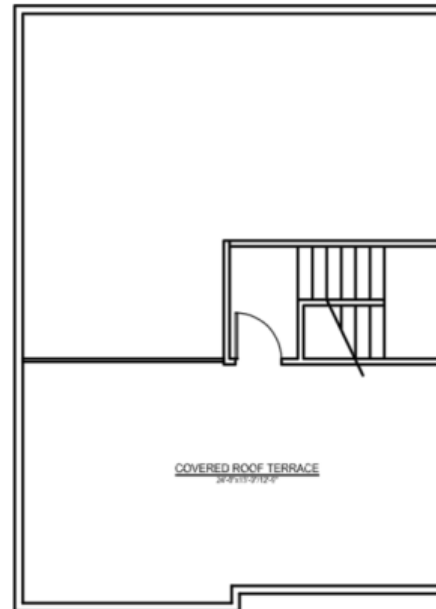
- Architect Nicole Curry has 15 years experience with multifamily project
- General Contractor Luke Draily Construction

Next Steps

1. Building inspection approval
2. Planning plan review (**Public Meeting**)
3. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board





Option Agreements
Agenda Item – 1 B
Commercial
Multi-Purpose Community Center



OPTION AGREEMENTS

METROPOLITAN LEADERSHIP INSTITUTE, INC



Requesting Land Bank Lot

500 Freeman Ave – 153908

New Construction

Multi Purpose Community Center

Zoning

CP-1 Planned Limited Business District

Acre

1.67





OPTION AGREEMENTS

METROPOLITAN LEADERSHIP INSTITUTE, INC



Building Details

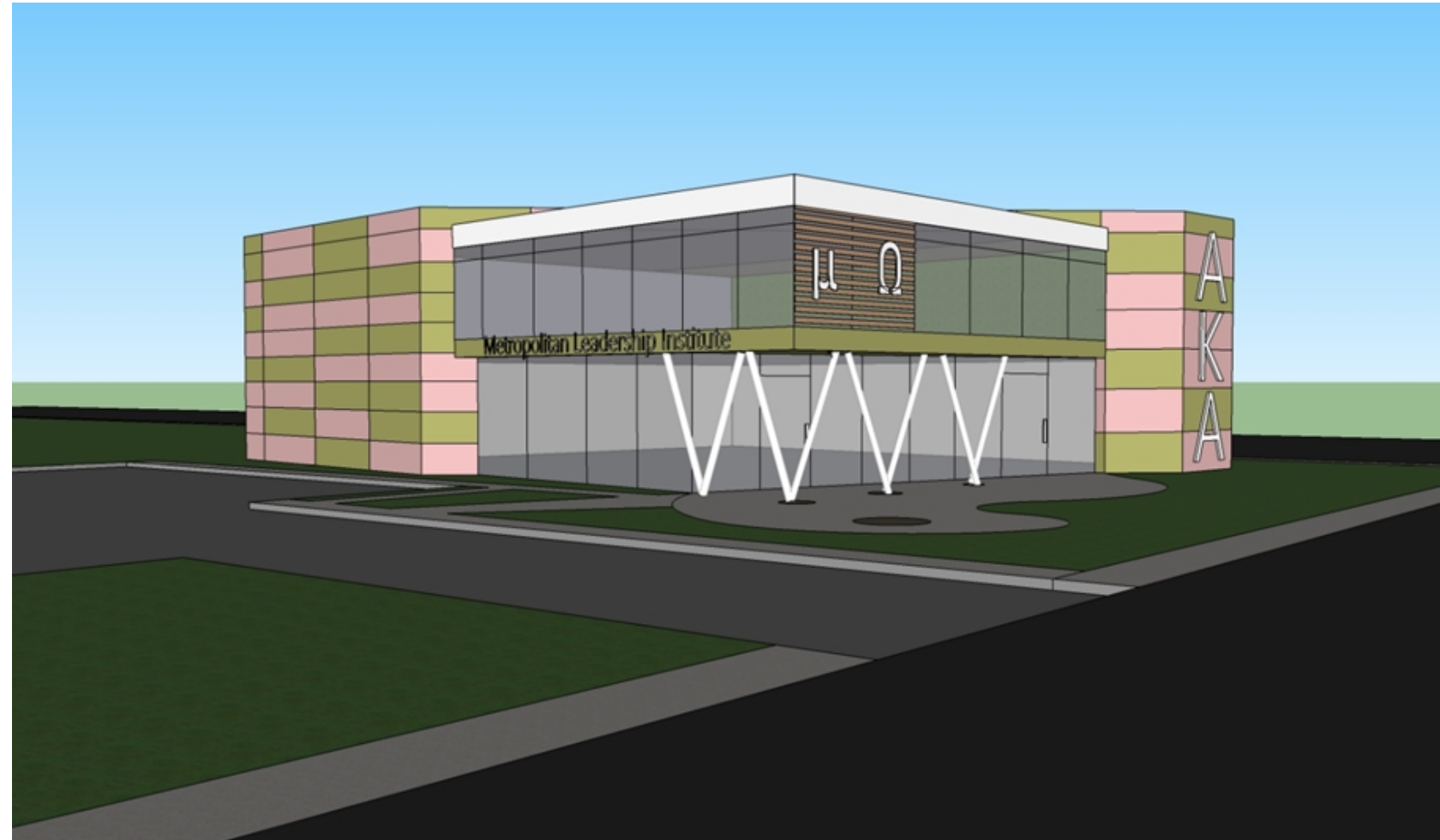
Offices
Meeting Space for 150
Kitchen
Community programming

Timeline

Requesting 2-year option for fund raising
Project Completion – 2024

Next Steps

1. Building inspection approval
2. Planning plan review (**Public Meeting**)
3. Proof of funds to cover building estimate





OPTION AGREEMENTS

METROPOLITAN LEADERSHIP INSTITUTE, INC



Recommendation

☒ Staff Advisory Committee

☐ Land Bank Advisory Board
Would like a community meeting on the project





Option Agreements
Agenda Item – 1 C
Commercial
Storage Facility



OPTION AGREEMENTS

DAVID L SPEHAR



Requesting Land Bank Lots

525 N 61st ST – 921819

Acre – 1.62

525 R N 61st ST – 921818

Acre – 12.77

411 N 61st ST – 921800

Acre – 15.03

421 N 61st ST – 921820

Acre – 3.96

Acre Total – 33.38





OPTION AGREEMENTS

DAVID L SPEHAR



New Construction

Storage units

Zoning

R-1 Single Family District

Building details

TBD

Quality of construction

Metal roof, walls and garage doors

Location of building on parcel

TBD

Timeline

TBD

Number of employees

1





OPTION AGREEMENTS

DAVID L SPEHAR



2016 Property Appraised Value

\$330,000

Offer Price

\$200,000

Next Steps

1. Building inspection approval
2. Development Review Committee
3. Planning plan review (**Public Meeting**)
4. Master plan change
5. Zoning change
6. Proof of funds to cover building estimate

Recommendation

- ☐ Staff Advisory Committee
 - Requires a master plan change
 - 33 Acres is a very large storage facility
 - Land is worth more for future development
- ☐ Land Bank Advisory Board





County Administrator's Office
Douglas G. Bach, County Administrator

701 North Seventh Street, Ste. 945
Kansas City, Kansas 66101
(913) 573-5030 • FAX (913) 573-5540

June 10, 2021

Mr. John (Pete) Peterson
748 Ann Avenue
Kansas City, KS 66101
pete@jlpetersonlaw.com

Pete,

The Unified Government of Wyandotte County/Kansas City, Kansas (UG) has received your offer of \$200,000 for property located at 411 N 61st St., Kansas City, KS 66102 (landbank parcels: 921820, 921800, 921819, and 921818) totaling approximately 33 acres to build a storage facility.

In 2016, the UG obtained an appraisal of \$330,000 for this property. Consequently, I will not endorse a use of storage facilities on property for under market value.

Although I do not recommend your project, staff will advance your offer to the Neighborhood and Community Development Standing Committee. This process will include reviews by a staff board and an advisory board comprised of community members prior to the Standing Committee's consideration at their next meeting on June 28, 2021.

Please let me know if you have any questions.

Sincerely,

Doug Bach