

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, June 7, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 7, 2021, at 5:00 p.m., remotely via Zoom and on-site. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Johnson, and Walters. Commissioner Townsend was absent. The following officials were also in attendance: Melissa Sieben, Emerick Cross and Alan Howze, Assistant County Administrators; Misty Brown, Chief Counsel; Jud Knapp, Interim Land Bank Manager; Angie Lawson, Deputy Chief Counsel; Wendy Green, Assistant Counsel; and Mitzi Belcher, UG Clerk's Office.

Chairman McKiernan said before I call this meeting to order, I want to announce that due to continuing COVID-19 regulations, some committee members, staff, and public are attending remotely via Zoom as well as some being on-site. All participants joining by phone and by computer should mute their devices when not speaking so that we can avoid background noise. During the meeting, please make sure that you announce yourself by name and by title every time you speak so that the public who is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

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

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

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

Chairman McKiernan said we have no standing committee minutes from a prior meeting to review and approve this evening.

Chairman McKiernan said we'll move right to our committee agenda. We have two blocks of items on the committee agenda tonight. Item No. 1 are Land Bank Option applications and I'm going to turn the floor over to Mr. Judd Knap of our Economic Development and Land Bank Division, and we will committee tonight, take group or item No. 1 options in three groups. We'll take A, new construction as a group, we'll take B, garages as a group, and then we'll take C, commercial as a group.

Item No. 1 – 21870...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 - Single Family Homes - 12 Total

Jeff Johnson (City Spaces Real Estate Development) 3 Homes

- 27 S. Cherokee St. - 139829
- 101 S. Cherokee St. - 139861
- 747 Seminary St. – 902318

Steve Miller (Miller Property Development Inc.) 2 Homes

- 8708 Yecker Ave. - 041208
- 10740 Miller Ln. - 148906

Nathaniel McCormack 1 Home

- 645 Sandusky Ave. - 198815

Zachary Jones (Zygomatic Innovations LLC) 1 Home

- 2219 S. Ferree St. - 126608

Frank Piper 1 Home

- 2806 Wood Ave. - 195463

Taylor Miller (Miller Construction KC) 1 Home

- 1835 S. 5th St. - 157893

Juan Mendoza 1 Home

- 105 S. 14th St. - 212803

Ken Hinds (Silverlake Properties, LLC) 1 Home

- 2600 Yates Ave. - 150622

Chris Garcia (JC Keys LLC) 1 Home

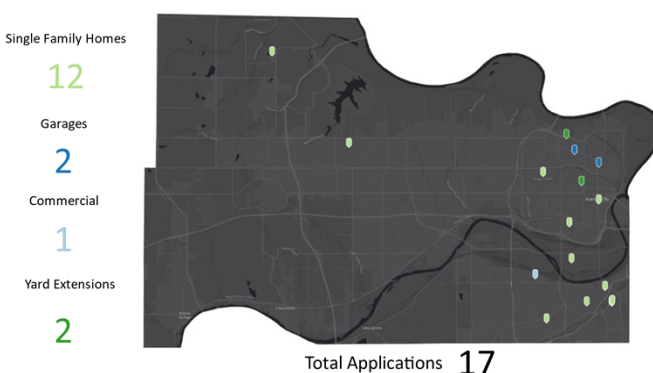
- 1268 Pennsylvania Ave. – 068111



Neighborhood &
Community Development
Standing Committee

June 7th, 2021

Judd Knapp, Interim Land Bank Manager, said it's been another busy month in the Land Bank.



This month, we have had 17 applications in total. We had 12 single family homes, two garages, one commercial, and two-yard extensions. We conducted meetings with the staff, the Land Bank Advisory Board, and even spread the presentation with neighborhood groups and the area MBRs within their boundaries and we included their comments in this presentation.

If the application has comments or concerns, I do my best to try to answer those comments with additional slides to address their concerns. Also, as requested, we've added the current photos of yard extensions and garages to the presentation also.



Option Agreements

Agenda Item – 1 A
12 Single Family Homes

The first one is 12 single family homes.



OPTION AGREEMENTS
 JEFF JOHNSON (CITY SPACES REAL ESTATE DEVELOPMENT)

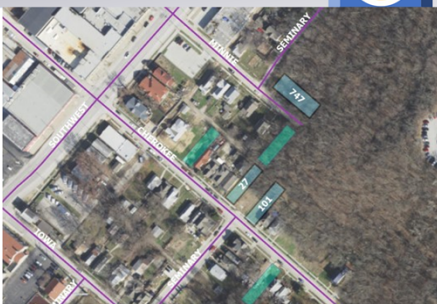


Requesting Land Bank Lots
 27 S Cherokee St – 139829
 101 S Cherokee St - 139861
 747 Seminary St - 902318

New Construction
 3 Single Family Homes

Zoning
 R-1(B) Single Family District





The first one is for three single family homes at 27 South Cherokee Street, 101 South Cherokee Street, and 747 Seminary Street.



OPTION AGREEMENTS
 JEFF JOHNSON (CITY SPACES REAL ESTATE DEVELOPMENT)



House Details
 3 Beds
 2.5 Baths
 1,600 SqFt

Timeline
 Project Start –
 Project Completion – 8 to 10 Months

Experience
 20 years experience from single family homes, flips to apartment buildings

Next Steps

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



The next steps are building inspection approval, and this is a new one, the Environs Review. During our staff meeting we realized that we weren't doing this and Planning brought it up that we need to start marking these down so every next step will—that has an Environs Review in it, it will be added here.

June 7, 2021

Chairman McKiernan asked, could I interrupt for just one second please. Could you give everybody on the committee and everyone who is attending tonight, just a little bit bigger picture of what we mean when we say an Environs Review.

Mr. Knapp said oh no, that is, what I know, I am not the expert on this, but what I know is that there is a historic building and it has, I believe, a 500 foot buffer zone around that building and all the buildings with—that fall under that 500 foot buffer zone has an additional review to do at the Planning Office. I believe the States involved also.

Chairman McKiernan said that is exactly correct. We want to just let people know that we've identified certain areas, certain landmarks that are of historic interest or value. They're designated as such in Wyandotte County and that properties that are purchased, acquired, renovated, built around those have to undergo some additional review related to that historic status, so that's what we mean by environs review, continue Mr. Knapp.



Mr. Knapp said the Staff Advisory Committee asked can 747 Seminary be added to the park since it's touching the park. I contacted the park, they're not interested in adding this parcel to the park. Staff also mentioned drainage issues and they also mentioned that there's trails in the area. This also came up in our Land Bank Advisory Board meeting, but the trail had entrances to the south of the property so that's not a problem. I believe Rosedale asked for the contact information of Jeff Johnson here, so they could make sure that he's aware that the trailhead entrance is behind this property.



OPTION AGREEMENTS
STEVE MILLER (MILLER PROPERTY DEVELOPMENT INC)



Requesting Land Bank Lots
8708 Yecker Ave - 041208

New Construction
 1 Single Family Homes

Zoning
 R-1 Single Family District

Acre
 0.34





The next one is for Steve Miller. He actually has two applications. Tonight the first one is at 8708 Yecker Ave. for a single-family home.



OPTION AGREEMENTS
STEVE MILLER (MILLER PROPERTY DEVELOPMENT INC)



House Details
 3 Beds
 3 Baths
 1,900 SqFt

Timeline
 Project Start – July 2021
 Project Completion – 6 Months

Experience
 26 years of experience Builder and Project manager

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

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



The staff and the Land Bank Advisory Board both recommend the project.



OPTION AGREEMENTS
STEVE MILLER (MILLER PROPERTY DEVELOPMENT INC)

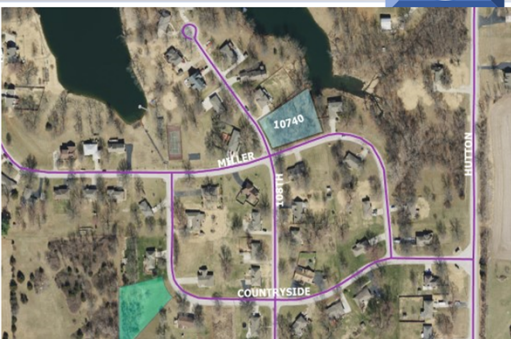


Requesting Land Bank Lots
10740 Miller LN - 148906

New Construction
 1 Single Family Homes

Zoning
 R-1 Single Family District

Acre
 0.68





His second application is at 10740 Miller Lane, it's also for a single-family home.



OPTION AGREEMENTS
STEVE MILLER (MILLER PROPERTY DEVELOPMENT INC)



House Details

- 3 Beds
- 3 Baths
- 1,900 SqFt

Timeline

- Project Start – July 2021
- Project Completion – 6 Months

Experience

- 26 years of experience Builder and Project manager

Next Steps

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

Recommendation

- ☒ Staff Advisory Committee
Challenging build-hilly
- ☒ Land Bank Advisory Board



The Staff Advisory Committee said it's going to be a challenging build. It's very hilly. I did convey this information to Steve Miller and he said he's a seasoned builder and he's very confident that he could build this house.



OPTION AGREEMENTS
NATHANIEL MCCORMACK



Requesting Land Bank Lots

645 Sandusky Ave - 198815

New Construction

- 1 Single Family Homes

Zoning

- R-1(B) Single Family District

Frontage

- 25 ft





The next one is at 645 Sandusky Avenue. It's for single-family home.



OPTION AGREEMENTS
NATHANIEL MCCORMACK



House Details

- 3 Beds
- 2.5 Baths
- 1,400 SqFt

Timeline

- Project Start – July 2021
- Project Completion – July 2022

Experience

- Works in the building trades

Next Steps

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

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



The staff and Land Bank Advisory Board both recommend this project.



OPTION AGREEMENTS
ZACHARY JONES (ZYGOMATIC INNOVATIONS LLC)



Requesting Land Bank Lots
2219 S Ferree St - 126608

New Construction
 1 Single Family Homes

Zoning
 R-2(B) Two Family District

Frontage
 150 ft




The next one is at 2219 S. Ferree St., it's for a single-family home.



OPTION AGREEMENTS
ZACHARY JONES (ZYGOMATIC INNOVATIONS LLC)



House Details
 3 Beds
 2.5 Baths
 2,200 – 2,600 SqFt

Timeline
 Project Start – July 2021
 Project Completion – July 2023

Experience
 Professional Carpenter, has worked on 60+ new construction projects and 30+ renovation projects

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

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board




The recommendation from the staff and the Land Bank Advisory Board, was to recommend the project.



OPTION AGREEMENTS
FRANK PIPER



Requesting Land Bank Lots
2806 Wood Ave - 195463

New Construction
 1 Single Family Homes

Zoning
 R-1(B) Single Family District

Frontage
 150 ft




This one is a 2806 Wood Ave. for a single-family home.



OPTION AGREEMENTS
FRANK PIPER



House Details
 3 Beds
 2 Baths
 1,529 SqFt

Timeline
 Project Start – July 2021
 Project Completion – January 2022

Experience
 Rehab, Room Addition, New Builds

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

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



The staff and Land Bank Advisory Board both recommend the project.



OPTION AGREEMENTS
TAYLOR MILLER (MILLER CONSTRUCTION KC)



Requesting Land Bank Lots
 1835 S 5th St - 154893

New Construction
 1 Single Family Homes

Zoning
 R-2(B) Two Family District

Frontage
 142 ft




The next one is 1835 S. 5th St., it's for a single-family home.



OPTION AGREEMENTS
TAYLOR MILLER (MILLER CONSTRUCTION KC)



House Details
 3 Beds
 2 Baths
 2,040 SqFt

Timeline
 Project Start – July 2021
 Project Completion – January 2022

Experience
 Remodeling, New Construction, Licensed Class A general contractor

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

Recommendation
☒ Staff Advisory Committee
 ROW street access, Sewer access
☒ Land Bank Advisory Board

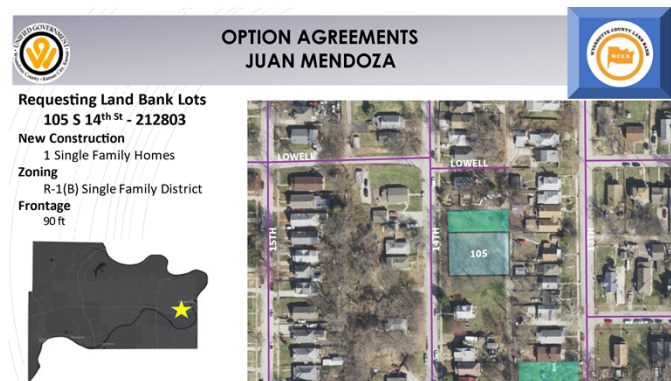


The Staff Advisory Committee says right-of-way street access and sewer access will be an issue. The Land Bank Advisory Board recommends the project. I'm going to step back for a second and let you notice that this, the address is S. 5th St., but the street here is 6th Street. If you see here, there is a street here that is public right-a-way, but the street was never built, so that is actually S. 5th St. If you want to build a driveway over a street, what Public Works told me is that the driveway has to be a little higher quality because it is in the public right-of-way, but since it's not

that much of a public right-of-way, they didn't think it was that big a deal. If you look really closely, you can see a streetlight pole here that comes into effect when I show you the picture of a streetlight pole.



The street kind of runs right through that forest.



The next one is at 105 S. 14th St. This is for a single-family home.



Staff Advisory Committee did say that this home would require a foundation. The Land Bank Advisory Board recommends the project. Also, I do also have to add the neighborhood group did reach out to me and they did have a comment and I'll read it for you. We are in support of the quality, affordable, and hope this prefab house is of higher quality and will stand the test of time alongside the existing homes on the block. The neighborhood group also asked if it's going to be an owner-occupied or rental. The applicant mentioned to me that it will be an owner-occupied property.



OPTION AGREEMENTS
KEN HINDS (SILVERLAKE PROPERTIES, LLC)



Requesting Land Bank Lots
2600 Yates Ave- 150622
Currently Owns
 2640 Woodend LN- 197300
New Construction
 1 Single Family Homes
Zoning
 R-1 Single Family District
Frontage
 90 ft





The next one is at 2600 Yates Ave. for a single-family home.



OPTION AGREEMENTS
KEN HINDS (SILVERLAKE PROPERTIES, LLC)



House Details
 3 Beds
 2.5 Baths
 900 – 1,100 SqFt
Timeline
 Project Start – September 2021
 Project Completion – March 2022
Experience
 15 years of construction experience
Next Steps
 1. Building inspection approval
 2. Proof of funds to cover building estimate
Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board



The staff and Land Bank Advisory Board both recommend the project.



OPTION AGREEMENTS
CHRIS GARCIA (JC KEYS LLC)



Requesting Land Bank Lots
1268 Pennsylvania Ave - 068111

New Construction
 1 Single Family Homes

Zoning
 R-2(B) Two Family District

Frontage
 50 ft




The next one is at 1268 Pennsylvania Avenue for a single-family home.



OPTION AGREEMENTS
CHRIS GARCIA (JC KEYS LLC)



House Details
 3 Beds
 2 Baths
 1,500 SqFt

Timeline
 Project Start – July 2021
 Project Completion – December 2022

Experience
 General Contractor – current Land Bank Rehabber

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

Recommendation
☒ Staff Advisory Committee
 No driveways on street move garage for alley access
☒ Land Bank Advisory Board



Ranch



The Staff Advisory Committee said there's no driveways on the front of the street and to move the garage to the rear for alley access. I did contact the applicant about moving the garage and they are completely fine with that and the Land Bank Advisory Board had no comments. That sums up 1A, I believe.

Chairman McKiernan said we will at this point, we've got quite a few of them there, alley access, I'm sorry I'm just taking a look at this last one you just presented, the 1268 Pennsylvania. All right, I want to take a closer look at that for a minute and while I do that, I'll ask the rest of the committee if there are any comments or questions about any of the applications that Mr. Knapp presented?

I don't see any hands so far. I'll just remind everyone who might be attending this meeting and as a reminder that these are option agreements that we are agreeing that the applicant has an option to acquire this property. All of these are to build single-family homes on, but that applicant then still has to go through all of the rest of the Unified Government processes as it relates to building

a house and so the property doesn't actually get conveyed until the applicant is at such place as they can successfully build that structure.

Commissioner Burroughs said the only other question I have would be the builders plan, their proposals, were they (inaudible) the increase in materials, are those prices still good in today's market knowing that the cost of materials has bloomed considerably? **Mr. Knapp** said we do not require any cost of material at this phase. If you approve these option agreements, then we enter into—they have to submit their plans to us and a cost estimate to build then and then we make sure they have the proof of funds to cover their cost estimate to build. We haven't got there yet, they haven't submitted them yet.

Chairman McKiernan said any other comments or questions on these properties? I will say, Mr. Knapp, that I completely agree with the neighborhood group on 105 S. 14th St. The picture that the applicant supplied certainly looks like a single wide trailer that happens to be sitting on a concrete slab with some skirting around the bottom. I trust that the person who gets this property will build a house that better fits the character of the neighborhood into which it is going.

Chairman McKiernan asked any other comments or questions. Seeing none, I'll ask the Clerk if we received any correspondence, any letters, or any input regarding any of these applications for single-family homes. **Ms. Belcher** said we have not received any information.

Chairman McKiernan asked at this time, I'll ask if anyone who is in attendance with us tonight at this meeting would like to offer public comment on any of these applications for options to build single-family homes. I'm not seeing any hands go up among the attendees, we'll give it just a minute more here. I'll flip back to my other list. With no other comments or questions, we would be open for a motion on this first group of properties.

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

B. Garages 2 Total

Yuridia Arana

- 2024 N. Tremont Ave. – 111358

Chairman McKiernan said that takes us to our second batch of option applications under letter B. There are applications for two garages.



Option Agreements
Agenda Item – 1 B
2 Garages

Land Bank Advisory Comments

1. Will not recommend any garage applications until neighbors are given notice of the project.
2. Concerned with the use of the garage as a commercial use.

Mr. Knapp said on both of these applications the Land Bank Advisory Board had comments on them. They will not recommend any garage application until the neighbors are given notice of the project. Currently our policy is that we, at the Land Bank, notify the area neighborhood group and the NBR, we do notify the neighbors currently.

The second is their concern with the use of the garages as a commercial use. I have reached out to both applicants, and they've assured me that this will be for personal use. They wanted to store their personal car to prevent theft on them.



OPTION AGREEMENTS
YURIDIA ARANA



Requesting Land Bank Lot
2024 N Tremont Ave - 111358

Currently owns
650 Parallel St- 111360

New Construction
2 Car Garage

Zoning
RP-5

Frontage
33ft




June 7, 2021

The first one is at 2024 N. Tremont Ave. They currently own 650 Parallel St. here. There's a little bit of confusion of where this garage is actually going to sit. They want the garage to sit directly behind their house here and have alley access here. It is addressed off Tremont Street so this area would just be like a lawn. You might not even see the garage from Tremont if you were looking at it because the garage will be back here with alley access.



OPTION AGREEMENTS
YURIDIA ARANA



Building Details
2 Car Garage

Timeline
Project Start – June 2021
Project Completion – June 2022

Experience
None

Next Steps

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

Recommendation

☒ Staff Advisory Committee

☐ Land Bank Advisory Board



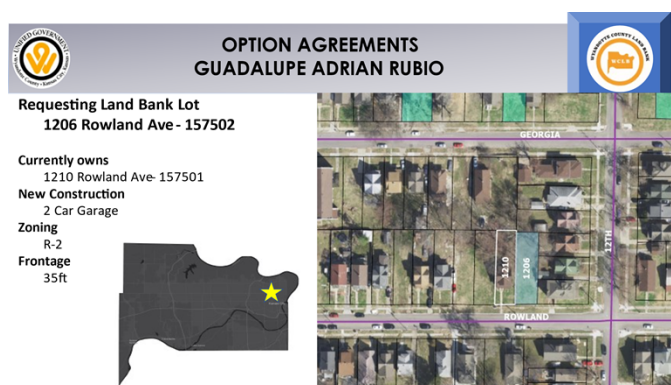
The Staff Advisory Committee recommends the project. The Land Bank Advisory Board does not because I didn't give notice to the neighbors. This meeting—this will also require another public meeting because of the zoning is in a plan review area.



I did take some pictures of it. This is 605 Parallel St. right here. This is behind their house on the alley, so the garage will sit right here facing the alley.



Here is the front of Tremont. One of the neighbors are using it—currently using the lot as a playground.



The next one is at 1201 Rowland Ave. The applicant currently owns and lives in 1210 Rowland Ave.



The recommendation from the Staff Advisory Committee is to approve and the Land Bank Advisory Board does not because I did not give the neighbors notice.



Here are some up-to-date pictures of the property. That is it for this agenda item.

Chairman McKiernan said so in each case because we did not notify the neighbors about the potential for garage construction, the Land Bank Advisory Board has not recommended that these move forward at this time, is that correct? **Mr. Knapp** said correct. **Chairman McKiernan** said all right, well committee, although Commissioner Townsend is not able to join us this evening, she and I did speak briefly, and she did give some feedback to me that she wanted me to pass along to the rest of the committee.

Mr. Knapp, if you could go back to the first aerial on the first application. Commissioner Townsend said that if she were here, that she would recommend that this application be held over for another month. She did request that it was held over at our last meeting, it was, but she has not yet had a chance to meet with the applicant and she would like to do that.

Here is her concern and, Mr. Knapp, if you could put your mouse cursor at the north end of 650 and come to the left and then slide it a little bit further left. That is the north boundary line of the applicant's property. That garage would be built going east, west behind north of that house. The entry would be off the alley. If you could put your cursor on the alley please. The entrance would be off the alley. Now if you put your cursor at the east side of 650.

Commissioner Townsend's big concern about this construction, among others, is that if this garage were constructed as currently proposed that what is effectively the back of the garage would face Tremont Street. Since the access would come from the alley, she was concerned; now if you could go to the next picture, I think it's the next one beyond that, next slide, no, next slide please, next one, next one, right there. She is concerned that this is the view looking west from

Tremont Street and that if the garage were constructed as proposed, we would see back toward the back of this lot the rear wall of the garage and she fears that that would break the character of single-family homes that line Tremont St. If she were here, she would ask for this to be held over so that she could have a conversation with the applicant.

If you go to the next overhead, Mr. Knapp. Commissioner Townsend did share that this is also in her district and that she does not have any issues with this, because the property owner does live right next door to the requested property. At this point I think committee, our job is to decide whether or not we move either or both of these forward. Any comments or questions from the rest of the committee.

Commissioner Burroughs said the question I would have is, Judd, the failure to notify the neighbors about these moving forward, this will just hold it over another month, so that we would allow the neighbors to have an opportunity to be notified, correct? **Mr. Knapp** said yes, if that is what you'd like me to do. **Commissioner Burroughs** asked if we don't, what kind of precedence are we setting, are we putting in place that we can always, or under whatever actions we choose not to notify neighbors in reference to construction? **Mr. Knapp** said well we currently, do not notify neighbors currently, but we do notify the neighborhood groups and the NBRs. **Commissioner Burroughs** asked, are we violating anything if we choose to advance these outside of not notifying the neighborhood groups and or the neighborhood associations? **Mr. Knapp** said to my knowledge we're not violating anything right now.

Commissioner Johnson, said I'm just moving to advance or to hold over the first lot at Commissioner Townsends recommendation, which is a lot at 2024 N. Fremont Ave.

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

Chairman McKiernan said alright, so since we have this particular item which is under letter B, the first item, 2024 N. Tremont, since there's a motion and a second to hold this over, let's pursue that item. I'd asked the Clerk if we received any correspondence regarding 2024 N. Tremont. **Ms.**

Belcher said no, we have not received any correspondence.

Chairman McKiernan asked, is there anyone in attendance at the meeting tonight who would like to comment on this application at 2024 North Tremont? **Ms. Facio** said no hands are raised. **Chairman McKiernan** said thank you so much. Given that, since there's a motion and a second, will ask for a roll call on this item.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Walters, to hold over.** Roll call was taken and there were four “Ayes,” Walters, Johnson, Burroughs, McKiernan.

Guadalupe Adrian Rubio

- 1206 Rowland Ave. – 157502

Chairman McKiernan said that leaves us with the second item under letter B, which is 1206 Rowland Ave.

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

Chairman McKiernan said I'll ask the Clerk if we received any correspondence regarding 1206 Rowland Ave. **Ms. Belcher** said no, we have not received any correspondence. **Chairman McKiernan** asked is there anyone in attendance who would like to comment on the application at 1206 Rowland Ave. **Ms. Facio** said no hands are raised. **Chairman McKiernan** said thank you so much. There's been a motion to approve and forward 1206 Rowland Avenue as submitted, roll call please.

Roll call was taken and there were four “Ayes,” Walters, Johnson, Burroughs, McKiernan.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Walters, approved to hold over.** Roll call was taken and there were four “Ayes,” Walters, Johnson, Burroughs, McKiernan.

C. Commercial 1 Total

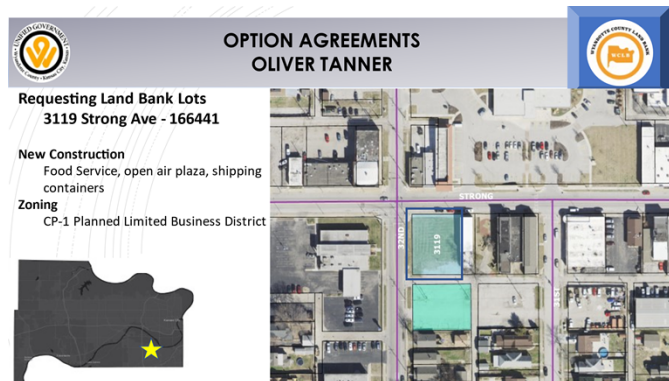
Oliver Tanner

- 3119 Strong Ave. – 166441



Option Agreements
Agenda Item – 1 C
1 Commercial

Chairman McKiernan said that takes us then to letter C under Item No. 1, a single option application.



Mr. Knapp said this is for 3119 Strong Ave. It's for a food service, open air plaza, built with shipping containers.



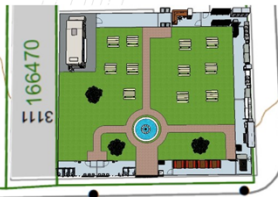
OPTION AGREEMENTS
OLIVER TANNER



Type of food

- Pizza
- Food Truck – Father Tanner’s Kitchen

- Serve as a commercial commissary
- Seek local artists to paint murals on shipping containers
- Similar to the Iron District in North Kansas City




The type of food is going to be pizza. They have a food truck that they are going to park there and be used as their commissary for it. They’re going to put shipping containers along the outside and build a courtyard in the middle with picnic tables. It's going to be very similar to the Iron District in North Kansas City. They definitely want to seek out local artists to paint murals on the shipping containers.



OPTION AGREEMENTS
OLIVER TANNER






Here's some additional photos that we've added since the last time of what it will, hopefully, look like.



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. Planning (Public Meeting)
4. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



June 7, 2021

The next steps on this one, there is another public meeting. Planning requires another meeting on it so there will be another public meeting on this. The recommendation from the staff and Landmark Advisory Board is to recommend the project.



OPTION AGREEMENTS
OLIVER TANNER



This item was held at Standing Committee for the recommendation that the applicant have a meeting with the in-district commissioner.

Meeting date – 4/30/21

Commissioners attended

- Commissioner Markley
- Commissioner Ramirez
- Commissioner Bynum
- Commissioner Burroughs

Key take a ways

- Planning will require additional public meetings
- Present at community meeting on June 1st

The last time this meeting, this project was held out because the In-District Commissioner was not notified of the project. We had a meeting with Commissioner Markley, Ramirez, Bynum and Burroughs. The key takeaways from the meetings was Planning will require an additional public meeting.

Mr. Tanner will present at the community meeting on June 1st. I did hear from him that he was not able to present that, but he is not against talking to the community group there. I believe that's still in the works. Commissioner, that would conclude this item.

Chairman McKiernan said that's Item C, and I am very glad to hear that the person who wants to acquire this land from the Land Bank did take our recommendation and did meet with not only the district commissioners, but the at-large commissioners, and at this point I'd ask if any member of the committee has any comments or questions about this application.

Commissioner Walters said I made comments when this was before us before, and I think my comments are the same. I'm not a fan of shipping containers in our county. I'm not a fan of shipping containers even if they're part of an assembly like this. I think this is a prominent corner in Argentine at 32nd Strong, and I'm surprised that the Land Bank Advisory Board believes that this is the highest and best use of this land. I'm glad that they met with the in-district commissioners. I haven't heard anything directly from those commissioners to see whether they support it or do not support it, but I do not support it.

Chairman McKiernan said I did get a message from, looking for it here, while I look for that message, does any other member of the committee have any comments or questions about this application?

Commissioner Burroughs said not really a question, but just a comment. There were numerous questions asked of Mr. Tanner in reference to the Environs down there and it's not that Commissioner Walters brings up a good comment in reference to the best land use available in this location, that the standard that we were concerned about was a high standard, not a standard that becomes a graffiti laden area. The concerns that I raised is that if we find something moving forward that Mr. Tanner, or the project starts to become underutilized or they decide to close it down, who would be responsible for cleaning the area, moving the containers and stuff out.

There will be additional parking behind the facility that will be eliminating some of the parking on the street. That the community advocates that are supportive of the container development, I believe that it will move forward. The in-district commissioner raised some good questions. I'm ambivalent on the development. I don't know if it creates a number of jobs that was proposed but if it's kept to a standard, kind of like what we see here with the Iron District, I think it would have the approval of this at-large commissioner.

Chairman McKiernan said and just to remind everybody about the process here, the applicant is just asking for an option on this, these lots, this corner. That option would only be completed or carried through if the applicant then made it through all the other steps of the Planning and Zoning process and the public meetings process, and actually had a project that met all of the various reviews that had met with public support, and only then would this option be exercised. We have to separate just a little bit what the Land Bank does in terms of offering these options versus what Planning and Zoning or the Neighborhood Resource Center do in terms of the standards to which a potential development is held.

I don't see any other comments from members of the committee, so I'll ask the Clerk, was there any comment received from the public regarding this application? **Ms. Belcher** said there were no comments received. **Chairman McKiernan** said I'll ask if there's anyone who is here as an attendee who would like to offer public comment on this application? I do see one hand has

gone up among the attendees, and so if the Clerk could recognize Ramon Murguia.

Ramon Murguia, 2500 Strong Ave., said my office is at 3120 Strong Ave., Kansas City, Kansas. I just wanted to—I did submit written comments to the Land Bank and Clerk's office. I hope they go in the record, but I would just like to reinforce Commissioner Walters statements, this is a prominent business corner in Kansas City, Kansas, in the Argentine district. There have been several investments made with a new library that I was a part of helping raise money just across the street.

My office, I invested significant resources into rehabbing the building here and I do not think that the containers will be the proper and best use for this land across the street from a bank and other offices. It just doesn't—it's not a warehouse district, it's not an industrial district, it's really a business district and so the quality of the building should be up to the standard set by other landowners in this district. So I would be in opposition to the option. I understand that the person getting the option will still have to comply with other requirements, but given what is proposed, it is not up to the standards of what I believe should be for this business district.

Chairman McKiernan said thank you very much sir, we appreciate your comment. Is there anyone else who is here as an attendee who would like to offer comment on this application. **Ms. Facio** said no hands are raised. **Chairman McKiernan** said thank you so much. **Chairman McKiernan** said actually I do see one that has just come up and that would be Oliver Tanner. I do believe that is the applicant. If we could move him over and enable him to speak, I do see that he has been promoted to panelist.

Oliver Tanner, Kansas City, Kansas, said I just wanted to recognize I hear their concerns. I appreciate the concerns. I've been looking into ways to bring up the appearance. I definitely don't want to come in and clash or cause problems for the community. In the pictures of the Iron District, some of the containers are kind of left in their natural state. My plan would be to definitely alter the appearance, everything would be at minimum repainted, possibly even have a new siding put on to make it look more appropriate for the area.

I definitely hear their concerns and I would do whatever was needed to accommodate the community and keep up the professional appearance and yeah, so if approved, I will definitely be

working—I'm not looking at doing a temporary kind of thing. I would be looking at a long-term business investment in this area and looking at doing whatever is needed to really become a part of the community and help the rest of the community around the area. I have no interest in coming in and degrading anything. That's all that I have to say about it unless there are questions.

Chairman McKiernan said, Mr. Tanner, we appreciate your attendance at the meeting tonight and your comments. Thank you very much. I'll recognize BPU Board Member Bryant.

Jeff Bryant, BPU Board Member, said you know I'm actually coming to you as a Kansas City, Kansas resident for this topic. Argentine's not too far from me and it's been my stomping ground for many of my years. While we have visited Iron District and one similar to this in Tulsa and they're very fun and they're very entertaining and are good business incubators for small businesses, I have to say that I think that it's just not the right venue for it. I believe that the area in Argentina that we're talking about is more of a brick and mortar type area. I can see something like this more down in the Kansas Avenue, or even down by my day job down in the Muncie Business Park area, where you have—it's more of an industrial feel and more of an industrial style. That's how the Iron District is and also how it is in other cities that we've visited one like this, but I do like the idea that someone is interested in continuing to invest in Argentine.

Chairman McKiernan said is there anyone else in attendance who'd like to offer a comment on this application? Any final comments or questions from members of the committee?

Commissioner Burroughs asked, have the in-district commissioners—I believe it's very close to two commissioners, have either one of them reached out to you, Mr. Chairman, and/or to staff on any concerns or comments that they may have having studied this a little longer?

Chairman McKiernan said this property is actually in Commissioner Markley's district, but as you said, the boundary between her and Commissioner Ramirez is just a matter of blocks at this location. The comment that I got back from them was really very similar to what you have shared earlier is that this must—there must be hurdles overcome in terms of financing, in terms of Planning and Zoning and my understanding is that those commissioners would be okay with the option, but it still has to pass several other tests before it could actually be executed.

Commissioner Burroughs said I think it's important that we know that those besides myself that were mentioned this evening had the meeting with Mr. Tanner and discussion with the Argentine Betterment Association. I think it was important to hear their concerns and/or comments. With that, Mr. Chairman, I appreciate the opportunity to ask that question.

Chairman McKiernan said I will say for myself that I really do—I understand all of the nuances here. That this is just an option agreement and that this has to go through many more meetings and much more in terms of the planning and zoning process, but I have to say I do agree with Commissioner Walters on this, that I'm not sure that this is the appropriate use for this particular corner on this particular business corridor. I do think, as Mr. Bryant said, that there are other places where this would not only fit but flourish, but I will say that I'm not convinced that it's the right use for this particular piece of property. Any other comments or questions from the committee and if not, we are open for a motion.

Commissioner Burroughs said I would like to ask staff, Legal staff, if there is no motion, then the issue dies, is that correct? **Wendy Green, Assistant Counsel**, said I believe that's correct, it would have to have a motion to approve it to go on to the Full Commission. If nothing is done, then it's just done, I believe. **Commissioner Burroughs** said but the party could resubmit at a later date. **Ms. Green** said yes, they could.

Chairman McKiernan said thank you, Commissioner, for that clarification. I do not hear a motion, either direction from the committee. I'll ask again, if there is such a motion. With no motion coming forward, this, and correct me, Ms. Green, if I'm wrong on this, this application is effectively denied due to lack of a motion, and the applicant can reapply at a later date with another option application, is that correct? **Ms. Green** said correct.

Chairman McKiernan said then in that case, that does take care of this particular item on our agenda. The item is effect—the application is effectively denied due to lack of a motion on next steps. So that takes care of all of our items under number one.

Action: DENIED DUE TO LACK OF A MOTION.

Item No. 2 – 21871...LAND BANK PROPERTY TRANSFERS

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



Property Transfers
Agenda Item – 2 A
2



YARD EXTENSION
MIKE DIXON



Requesting Land Bank Lots
3061 Cissna St - 115611
Currently owns
 3063 Cissna St- 106811
Frontage
 6 Feet
Zoning
 R-1(B)
 Unbuildable lot





A. Yard Extension Requests 2 Total Mike Dixon

- 3061 Cissna St. – 115611
- William Weaver
 - 1034 Everett Ave. – 080227



YARD EXTENSION
MIKE DIXON



Requesting Land Bank Lots
3061 Cissna St - 115611
Currently owns
 3063 Cissna St- 106811
Frontage
 6 Feet
Zoning
 R-1(B)
 Unbuildable lot



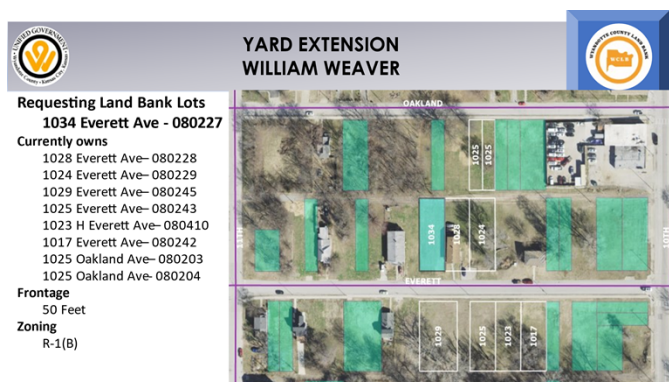


June 7, 2021

Jud Knapp, Interim Land Bank Manager, said the first one is at 3061 Cissna St. and this lot is only six feet wide. It is an unbuildable lot. This one does meet our policy for yard extension FOR an unbuildable lot.



Here's a picture of my Mike Dixon's home with the little sliver of six feet.



The next one is requesting a lot at 1034 Everett Avenue. Williams Weaver owns eight properties in the area. He owns a home at 1028 Everett currently.



Here's some pictures of how he's been maintaining these lots.



**YARD EXTENSION
WILLIAM WEAVER**



Requested Land Bank lot
1034 Everett Ave - 080227




Recommendation

- ☐ Staff Advisory Committee
Not following the Land Bank policy for granting yard extensions for buildable lots.
- ☒ Land Bank Advisory Board
Strugglers Hill – Roots neighborhood group recommends the transfer

The requested Land Bank lot has the arrow pointed to it. The Staff Advisory Committee says it's not following the Land Bank policy for granting yard extensions for buildable lots. The Land Bank Advisory Board recommended the transfer, and Strugglers Hill neighborhood group said that they also recommended the transfer. That would conclude my presentation.

Chairman McKiernan said do any members of the committee have any comments or question regarding these two yard extension requests?

Commissioner Johnson said I just have comments on the 1034 Everett Avenue. As has already been notated by Mr. Knapp, and as you can see by the pictures, Mr. Weaver has taken it upon himself for decades to keep that area of our town very clean. You will see that the sidewalks are lined, that grass is kept in what I consider to be immaculate. He has cut down trees. In fact, if you go back to the map, the previous map, a couple of slides right there. The items that are in green are Land Bank lots, right? **Mr. Knapp** said yes. **Commissioner Johnson** said if you go, if you head basically to the east, everything to the east of that lot, that's not owned by an actual landowner, or there's not a home, Mr. Weaver has taken it upon himself to keep all of those lots clean, mowed, lined up, and he's been doing it for, I don't know, over 25 years.

When he asked for that particular lot, although I do acknowledge the fact that it is on a buildable lot, it is highly unlikely that someone's going to come along to build a single house on that lot unless they were looking at buying out everyone and really kind of building on that entire block itself so that that's the only comment I made on that. With that I will make a motion for both items to be approved.

Action: Commissioner Johnson made a motion, seconded by Commissioner Walters, to approve both Items A.

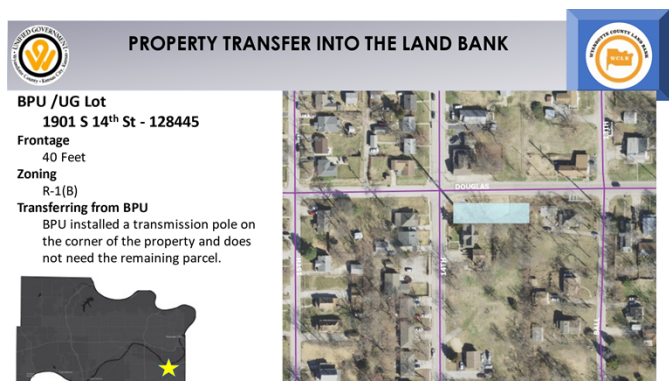
Chairman McKiernan said I will just share that I did talk with Commissioner Townsend about this lot on Everett this afternoon as well and she said that she supports this transaction. She basically gave the same perspective as you did Commissioner Johnson. That in this case, while we understand that we are looking toward buildable structures on buildable lots, that sometimes there are circumstances that may make the committee decide another way and in this case I think we have one of the long-standing care of this lot. I do think merits consideration.

Chairman McKiernan said I'll just ask the Clerk if we got—if we had any comments related to either of these yard extension requests from the public. **Ms. Belcher** said no, we have not received any comments.

Chairman McKiernan said I'll ask if anyone who is in attendance at this meeting, would like to offer comment on either of these yard extension requests. **Ms. Facio** said no hands are raised.

Roll call was taken and there were four “Ayes,” Walters, Johnson, Burroughs, McKiernan.

B. Transfer into the Land Bank from BPU/UG 1 Total
1901 S. 14th St. – 128445



Mr. Knapp said this is a property transfer into the Land Bank. This lot is currently owned by BPU/UG is at 1901 South 14th Street. BPU bought a house here. They tore it down to install a giant transmission pole on the corner.



This has basically, as staff reviewed it, deemed this property unbuildable and they're not recommending the transfer. The Land Bank Advisory Board also agrees with the staff that they do not want to transfer this into the Land Bank because we can't sell it.

Chairman McKiernan said thank you Mr. Knapp. Any comments or questions from the committee?

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

Chairman McKiernan said, Mr. Knapp, while I completely understand the Staff Advisory Committee and the Land Bank Advisory Board's position on this, I understand that this is adding to our inventory of parcels that we must maintain, but the bottom line is that we may end up helping to maintain it anyway so let's just put it in the Land Bank.

Chairman McKiernan said I would ask the Clerk, was there any comment submitted for this transfer at 1901 South 14th. **Ms. Belcher** said no, there was no comment for this transfer. **Chairman McKiernan** asked, is there any one in attendance who'd like to comment on this particular application? **Ms. Facio** said no hands are raised. **Commissioner McKiernan** said thank you. There's been a motion and second to approve as submitted.

Roll call was taken and there were three “Ayes,” Walters, Johnson, McKiernan; and one “No,” Burroughs.

Chairman McKiernan said that motion then does not pass because—and Ms. Green, correct me if I'm wrong on this, it does take four votes to move an item forward to accept an application in this committee. Since this option did not get four votes, it is effectively denied, am I correct on that? **Ms. Green** said correct. **Chairman McKiernan** said by virtue of only having three positive votes, this application for transfer into the Land Bank is denied. That does take us to the end of our agenda with no further items.

Adjourn

Chairman McKiernan adjourned the meeting at 5:51 p.m.

mbb