



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, October 11, 2021
5:00 PM

Location:

You are invited to a Zoom webinar.

When: Oct 11, 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/87643675135?pwd=cnNEU0pvN1NvKzhsVHZSU1NwVnBZZz09>

Passcode: 159683

Or One tap mobile :

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<u>Name</u>	<u>Absent</u>
Commissioner Brian McKiernan, Chair	☐
Commissioner Tom Burroughs	☐
Commissioner Gayle E. Townsend	☐
Commissioner Harold Johnson	☐
Commissioner James Walters	☐

I. Call to Order/Roll Call

II. Revisions to October 11, 2021 Agenda

III. Approval of standing committee minutes from August 9, 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 - Single Family Homes - 15

1. Aglahe D Montano – 1 home
2100 S. 37th St. – 118616
2. Oscar Garza – 1 home
129 S. 16th St. – 066600

3. Meredith Vertreese – 4 homes
720 Garfield Ave. – 095130
722 Garfield Ave. - 095129
724 Garfield Ave. - 095128
728 Garfield Ave. - 095127
4. Rebecca Davis – 1 home
5911 N. 123rd St. – 234011
5. Circuit Avenue Partners LLC – 2 homes
837 Freeman Ave. - 082352
841 Freeman Ave. - 082353
843 Freeman Ave. - 082354
845 Freeman Ave. - 082355
847 Freeman Ave. – 082356
849 Freeman Ave. – 082357
851 Freeman Ave. - 082358
6. Bright Solutions – 4 homes
810 N. 10th St. - 080435
1007 Armstrong Ave. - 080438
1013 Armstrong Ave. - 080437
1017 Armstrong Ave. – 080436
7. Bright Solutions – 2 homes
1238 Osage Ave. – 072352
1242 Osage Ave. – 072353
1244 Osage Ave. - 072354
- B. New Construction – Multi Family – 4 Units**
 1. Bright Solutions – 1 Duplex
829 S. Mill St. – 073742
831 S. Mill St. – 073741
 2. Bright Solutions – 1 Duplex
1220 Pennsylvania Ave. – 068242
- C. New Construction – Garages**
 1. Evelyn Janeth Amador Portillo – 1 garage
327 Franklin Ave.
 2. Maria Barrios – 1 garage
845 Reynolds Ave. – 120219
 3. Jesus Leyva – 1 garage
919 Cleveland Ave. – 157928
(This item was held over from last month because of unanswered questions.)
 4. Robert Moreno - 1 garage
1210 Waverly Ave. – 157285
1214 Waverly Ave. – 157254
(This item was held over from last month for further review.)
- D. New Construction - Commercial**
 1. Bessie M. Robinson
2536 N. 17th St. – 115863

Tracking #: 211080

Item No. 2 - LAND BANK PROPERTY TRANSFERS

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

A. Property Transfers

1. The Homes, Inc.
2926 N. Allis St.

B. Yard Extensions

1. Bryant T .Crosby, Sr.
3541 R N. 60th St. – 031424
2. David Jennings
3533 Ford Ave. - 065612

Tracking #: 211081

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, August 9, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, August 9, 2021, at 5:00 p.m., remotely via Zoom. The following members were present: Commissioner McKiernan, Chairman; Townsend, Johnson, Walters, and Bynum (substitute for Commissioner Burroughs). Commissioner Burroughs was absent. The following officials were also in attendance: Melissa Sieben and Emerick Cross, Assistant County Administrators; Wendy Green, Assistant Counsel; Jud Knapp, Interim Land Bank Manager; Katherine Carttar, Director of Economic Development; Ashley Hand, Director of Strategic Communications; and Allie Facio, UG Clerk's Office.

Chairman McKiernan said before I call this meeting of the Neighborhood & Community Development Standing Committee to order, I want to announce that due to COVID-19, some committee members, staff, and the public are attending remotely via Zoom as well as some being on-site.

All participants joining by phone or by computer, should please mute their devices when not speaking to avoid background noises. During the meeting, we ask that everyone please make sure you announce yourself by name and title every time you speak so that the public that is observing and the public that is connecting knows who is speaking. This is critical given the number of remote participates and it's current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, in-person public comment is being allowed in the city hall lobby only. 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 to the best of my knowledge, we've had no revisions to this agenda since it was first published. If somebody from the Clerk's Office can just confirm that for me. **Ms. Facio** said there have been no revisions.

Approval of standing committee minutes from June 7, 2021. **Commissioner Johnson made a motion, seconded by Commissioner Walters, to approve.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Bynum, McKiernan.

Item No. 1 – 21967...LAND BANK OPTION APPLICATIONS

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

Chairman McKiernan said we have a number of items, each with a number of entries this evening. As we've done in the past, we will consider these pretty much by block of similar properties or related applications.

At this time, I'll turn the floor over to Jud Knapp to begin walking us through Neighborhood & Community Development Land Bank options.

A. New Construction - Single Family Homes - 18 Total

1. Senitria Monk – 15 homes

- i. 1901 N. Hallock St. - 140514
- ii. 1928 N. Hallock St. - 140532
- iii. 1930 N. Hallock St. - 140531
- iv. 1913 N. Hallock St. - 140518
- v. 1902 N. Hallock St. - 140543
- vi. 1925 N. Hallock St. - 140524
- vii. 1920 N. Hallock St. - 140535
- viii. 512 Parallel Pkwy. - 140501
- ix. 1910 N. Hallock St. - 140539
- x. 1923 N. Hallock St. - 140523
- xi. 1917 N. Hallock St. - 140520
- xii. 1914 N. Hallock St. - 140537
- xiii. 1900 N. Hallock St. - 140544
- xiv. 1919 N. Hallock St. - 140521
- xv. 1932 N. Hallock St. - 140530
- xvi. 1907 N. Hallock St. - 140516
- xvii. 1909 N. Hallock St. - 140517

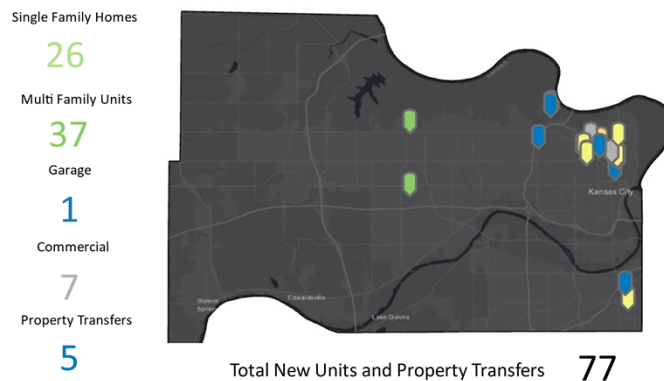
August 9, 2021

- xviii. 1906 N. Hallock St. - 140541
- xix. 1904 N. Hallock St. - 140542
- xx. 1926 N. Hallock St. - 140533
- xxi. 1908 N. Hallock St. - 140540
- xxii. 1903 N. Hallock St. – 140515
- xxiii. 1924 N. Hallock St. – 140534



Neighborhood &
Community Development
Standing Committee

August 9th, 2021



Mr. Knapp, Interim Land Bank Manager, said are really thrilled to present to you some great developments this month. We have a wide variety of projects at all different price points. So, we have 26 single-family homes, 37 multi-family units, 1 garage, 7 commercial, and 5 property transfers. Total all of those up, those are 77 units and the property transfers.

August 9, 2021



Option Agreements
Agenda Item – 1 A
Single Family Homes
18

The first item is 1A for 18 single-family homes.



OPTION AGREEMENTS
SENTRIA MONK



Requesting 25 Land Bank Lots

New Construction
15 Single Family Homes
Zoning
RP-5 Planned Apartment District





Westland Housing Authority

15000 Franklin Ave., Suite 100
Westland, MI 48186
734.466.1000
www.westlandhousingauthority.org

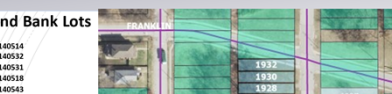
This project is for 15 single-family homes built just northwest of 5th & Parallel. This project is for the whole block.



Requesting 25 Land Bank Lots

OPTION AGREEMENTS SENITRIA MONK







OPTION AGREEMENTS
SENITRIA MONK

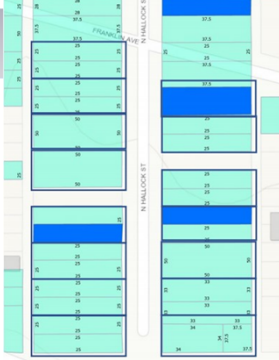


Requesting (28 Total Lots)

- 25 Land Bank Lots
- 3 UG Ownership

Replat to 15 lots

- 50Ft by 120Ft lot size



They plan to replat the 25' lots into 50' lots, so that's converting 28 lots into 15 lots that will be 50' x 120' lot size.



OPTION AGREEMENTS
SENITRIA MONK



DELISA ROSE

DeLisa Rose brings over 25+ years experience in real estate, community development and consulting. DeLisa worked in City Planning for cities in California and Texas after graduating from UC Berkeley, where she studied Community and Economic Development. DeLisa Rose is a Philanthropist, Builder, Developer, and Real Estate Broker who ranks in the Top 1% of Realtors in the Country. DeLisa Rose and partners have worked with several Landbank programs throughout the Country and have assisted in building well over 800 homes.

SENITRIA MONK

Senitria Hampton Monk is the founder of KC Transitions, Inc a non-profit organization and a licensed Broker with 18+ yrs experience. She is an alum of Project REAP, Real Estate Associates Program and Urban Land Institute's Real Estate Diversity Initiative; sponsored by the Governor. Additionally, she is currently seeking to complete her certification to become a Mixed-use Development Finance Professional with the National Black Economic Development Institute. It is her destiny to create affordable housing, increase economic development and help build Kansas City into the precious City it is.

DeLisa Rose is a builder, developer, and real estate broker and has assisted in building over 800 homes. Senitria Monk is the founder of KC Transitions, a licensed broker with 18 years' experience and a graduate of Washington High School.



OPTION AGREEMENTS
SENITRIA MONK



Building Details

3 to 4 Beds 2 Baths
1,500 – 1,700 Sq Ft

Timeline

Project Start – September 2021
Project Completion – Built in phases with each home built in 120 days

Next Steps

1. Building inspection approval
2. Planning narrow lot review
3. Proof of funds to cover building estimate

Recommendation

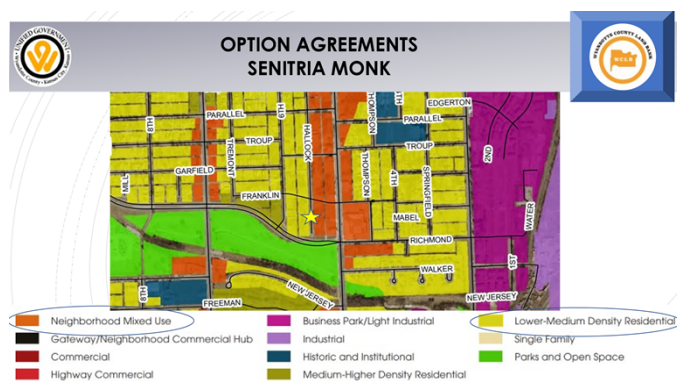
☒ Staff Advisory Committee

☒ Land Bank Advisory Board



The building details is 3-4 bedrooms, 2 baths. They hope to start in September 2021. I do have to say this, the project completion they're not building in phases. As it says on the slide, they're just going to build all 15 at once. They have provided us with proof of financing. The staff and Land Bank Advisory Board recommend the project.

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I did include the Northeast Area planned future land use map. This is in the neighborhood mixed-use and lower-medium density residential. Both of those allow the building of single-family homes.

Mr. Knapp said for the next one we have is for—this project is located at Troup and Valley. This is just south of Parallel by 13th St. The plan is to build two homes.

Chairman McKiernan said, Mr. Knapp, let me interrupt just for a moment here. Committee, I think it might be better for us under letter A if we considered all of the properties under No. 1, then all of the properties under No. 2, and then the property under No. 3. All of these properties on N. Hallock do logically group themselves in one geography and with one potential developer. So, unless there is concern from the committee or objection from the committee, I'd like to just stop at this point and have the committee consider this first batch of properties on N. Hallock St.

Commissioner Townsend said I was just raising my hand because I agree with that approach. I think it would be easier for the committee to move these along and also, I think, for the benefit of anyone listening to the project tonight.

I would say, let me get this out because we have a lot of multiples tonight from one developer, from a number of developers. I know in the past, I have gone on the record and said I had concerns as we try to apply the option agreement projects from the Land Bank about letting developers have more than a certain number. We really never reached that number.

I will say that several of the projects proposed tonight are on a different level where developers are coming in and trying to develop an area, not just get four or five plots. This is a

different perspective that we're looking at tonight. Having said that, I like the idea that this is a development in the bigger sense of the word, just so I have that on the record.

I did have one question in particular about the 1A homes. It was mentioned that the developer wants to start in another month. That's interesting. I'd just like to hear from the developer what they expect to do in another month's time. This is supposed to start in September 2021.

A woman asked, are we okay to take the floor or do we need to be called? **Chairman McKiernan** said I'll tell you what. You may take the floor when I call on you. How about that? Commissioner Townsend has asked for someone from the development group. I see that we have DeLisa D. Rose appears to be the person who spoke. If you are representative of the group that is seeking to develop N. Hallock St., we would invite you to respond to Commissioner Townsend's questions.

DeLisa Rose said thank you guys for this opportunity as well. We were actually wanting to start this summer, but just due to, I guess, the meetings and when we were able to get the approval—if we get the approval today, we would want to go ahead and start grading. We were told that the permitting process is a little bit better than it is in other cities, and that you guys would be able to approve permits with the right plans within a week. If that's the case, then we would be able to start with grading, surveys, and just the build.

Our constructions, historically, have taken less than 60 days. We've slated this one for 120 based on the current developments that are in process in other areas. Again, we would start construction. They're preparing the ground. **Chairman McKiernan** said thank you so much. **Ms. Rose** said for the one (inaudible 3:11:23) we combined.

Commissioner Townsend said thank you. Could you talk a little about the price point on these homes? Who would be your target market? **Ms. Rose** said the price point, (inaudible) them to stay under \$300,000. For us, \$200,000 to \$250,000 is the right price point that allows us to be able to be sustainable but still provide a product that most people can afford to get into.

It's our opinion that everybody truly needs to own their own home. Everybody. Even people who are renting. If they're renting, they're buying a home. They're just buying someone

else's. In order to do economic development, homeownership is essential for community development, to reduce crime, increase education, build wealth. It's homeownership at a basic level. So, we would be targeting every person to be a homeowner as an entry. We want—the homes are being built from 3 bedrooms to 4 bedrooms and 2 baths. That would include everybody, entry level homebuyers as well as families with the average medium income of \$40,000.

The homes are going to be below market so regardless of what the market is, these are meant to be below market homes, but they're luxury homes. When I say luxury homes, they have the laminate wood flooring (inaudible) flooring, stainless steel appliances, vaulted ceilings, pendant lighting, granite countertops; just very affordable.

Commissioner Townsend said thank you. I have some other questions, but I think some of the other commissioners have their hands raised so I'll ask the chairman to come back after I hear from some fellow commissioners.

I do want to say I appreciate your interest in this section of the city. It's a great location in terms of highway accessibility, major thoroughfares, and would love to see some revitalization of this area.

I'm no builder, but having been on this committee for a while, I'm not sure about the accessibility of the market for \$300,000 homes in that area, but that's just my thought. Thank you. I'll yield the floor.

Commissioner Walters said first, I think it's a great looking project. I appreciate your interest in developing in our city. My question is, I don't know the condition of N. Hallock St. Maybe this is a question for Jud as well as the developer. But, are there infrastructure improvements planned as a part of this overall development? **Mr. Knapp** said, Commissioner, we did meet with Public Works and they didn't mention if there were any plans in the area.

Commissioner Walters asked, does that mean that there are no improvements to N. Hallock St. required or necessary? **Mr. Knapp** said I am not in Public Works, but I did drive by this location and the street did not look bad. **Commissioner Walters** said okay.

Chairman McKiernan said if I could piggyback on top of Commissioner Walters for just a moment, I think some of the questions that we have been asked in the past is if water supply, for example, is sufficient given the fact that it was probably installed decades ago when there were

previous homes on that street. Is sewer system, stormwater and wastewater sufficient for these new homes? In addition to what we see on the surface, we typically have questions about the unseen infrastructure that's going to support these homes. My recommendation would be, when you meet with Public Works in the future on similar developments, you ask exactly the question that Commissioner Walters asked, are there any needed improvements, considering not just streets, curbs, sidewalks, and alleys, but other unseen infrastructure as well.

Sorry, Commissioner Walters, I jumped right in there. Do you have any other comments or questions?

Commissioner Walters said no. I don't mind you jumping in at all. That's exactly kind of what I was getting at. We're kind of cutting the number of houses in half, so maybe the utilities are just fine. I just would like to know if the developer and the city have a plan should there be infrastructure requirements necessary.

Ms. Rose said Mr. Knapp and I and Senitria spoke a little bit about some of the development—some of these similar questions as (inaudible) utilities are not. When the city usually gives us a permit, they'll let us know if new infrastructure is required and if the plumbing can hold or not. The developer then has to put it in place if sidewalks are needed, if the utilities are needed, if the pipes need to be updated, whatever. We were asking whether or not the city department had any funding to help with infrastructure in the event that new infrastructure is required.

As a small level building 6 to 25 homes, it's not going to make a significant impact on the pressure in certain areas, but if overtime if you guys really do 4,000 units, you'd definitely want to consider. It was our recommendation that this city working with us, or any other developers, that the city kind of take some ownership and responsibility of that because not speaking for ourselves but some developers would try to do things the cheapest way. The cheapest way may not be in the best interest of the city. When it comes to the infrastructure, if it was me, I would say that the city would definitely want to be responsible for the type of infrastructure they want to see underground especially when it comes to sewer and water.

Chairman McKiernan said, Ms. Rose, I certainly appreciate that. From our perspective, while that is absolutely the best approach, it's an approach that comes with the challenges of financing. We have, like most urban metropolitan areas, we face a deferred maintenance obstacle that we

need to climb. Adding additional new infrastructure to the infrastructure that we are already trying to repair and bring up to current from being deferred for so many years, certainly will be a collective challenge for all of us.

Commissioner Townsend said it light of what I just heard Ms. Rose say and I think Commissioner McKiernan expressed it quite well, while we're happy to see the interest in the development, we need some type of integral plan before houses are constructed so we know if there's additional infrastructure needed. It's just a matter of dollars and cents.

I'm hoping that before any work is actually done, that those meetings take place with our Public Works people and anyone else who would have input into likely infrastructure needs there. I think we need to know that. Everybody needs to know that going in. As Chairman McKiernan stated, we have some major infrastructure challenges throughout the city already without building. I would like to see that as a known factor before. I thought that was the purpose of these option agreements, period. But, with the repidity that you mentioned that you're starting to build, if we need to set this aside for another month to have that discussion take place, I would be in favor of that. We need to go in with both sides, the city and the developers, knowing what those needs are going to be.

Chairman McKiernan said for the rest of the committee, this is something we have talked about for several meetings and we have not yet begun—but we have talked about the need to go back and just thoroughly review our policies and our procedures as it relates to Land Bank lots and development on those lots. Maybe one of the things we consider is certainly the option agreement is supposed to give a potential developer the leeway to invest in a property. But, in some ways I wonder if we've got our cart and our horse reversed. In this case, if we had solved some of these Public Works and some of these Planning & Zoning issues before issuing the option, then there might be an opportunity for the developer to have a faster path to completion. So, I'll just throw that out as maybe we want to reconsider the order in which these dominos fall for future applications for Land Bank parcels.

Ms. Rose said typically, the city won't issue a permit for construction on any development without things being in order. Somebody would basically submit the plans, engineering, foundation,

plumbing, electrical and the city would figure out whether or not utilities are there or not and if they need to be installed. Again, a permit would not be issued for us to begin or break ground without each department taking care of and approving all of that.

To ease your mind, they won't allow us to begin without utilities. We could not begin without utilities.

Chairman McKiernan said I completely appreciate the fact that they will not actually allow you to begin. But, in some ways it's striking me now that maybe if we had a slightly more thorough conversation before we came to this option stage, you, as a developer, and us, as the city, would be a little bit further along in our understanding of how this project is going to take shape. That's my thought.

Ms. Rose said for the record, the developments that we've done across the country have been with land banks, with different land banks from Dallas, Georgia, things of that nature. I'm also a former—I worked in City Planning. I'm a former city planner as well. The construction piece from the land bank side to the city side, also real estate, I've been able to get kind of like a full view of it. The development we have factored in, we're paying for the utilities. In the budget that we do, we factor in that we're paying for the utilities. Most cities, unless it's a major subdivision, require us to pay for utilities on the infill. Some cities have already collected an assessment that covers the utilities, but we're prepared to pay for the utilities.

Chairman McKiernan said perfect. I appreciate your experience and your flexibility in this process. I was just throwing out to other members of this committee something that we might want to consider somewhere down the road, certainly not in this particular batch.

Commissioner Johnson said, Ms. Rose, thank you for your commitment to you and also to Ms. Monk. We appreciate your commitment to bring a credit-worthy project to this area of town, which is desperately needing such development.

So, the lots are going to be twice the size. We're converting 25' lots to 50' lots. Is that correct, Jud? **Mr. Knapp** said yes. **Commissioner Johnson** asked, and that would be for all of

these properties, correct? **Mr. Knapp** said yes. I think they all came out to be 50' lots. **Commissioner Johnson** said okay, great.

Ms. Rose, when do you think you would possibly be complete with all of the—with this batch of construction? **Ms. Rose** said build time is usually 60 days from when we break ground. In this case, because of the pandemic, we slated 120 days. Our ideal is to begin pretty much all of them at one time. It helps with pricing. It helps with a lot of other things. It keeps the cost down when you start it at once. Ideally, within the next four months from when the permits are issued. However long it takes the city to issue the permits, we don't know. It really just depends on if everything is in place. If there are some lots that have utilities that allows us to start before others, we would start those. So, in essence, we can start whichever ones are ready.

The funding, I think the funding that we sent to Jud allows us to do about 25 of them at one time. We are prepared—in the long run, we do want to help Kansas City develop as a whole. We want to do about 500 a year.

Commissioner Johnson asked, will you be using local contractors, minority contractors to facilitate this project? **Mr. Rose** said we'll be using experienced contractors, many of which are possibly minority. The management would be coming in from out of the area in the beginning. **Commissioner Johnson** said okay.

Will you engage—how will you—so there's no real plan to engage locally in terms of any of the, what do I want to say, any of the construction and other things that would go into play? **Ms. Rose** said actually that's incorrect. For the last four or five months, I believe, we've been interviewing different contractors in the licensed trades in the area. I think we've interviewed probably about seven of them. Senitria's brought on about four and I did about three that are currently working with other builders. They build on their own that managed other projects. They kind of know the market, the people. We spent some time interviewing. We've pre-selected about three crews.

Commissioner Johnson said okay, great. I really do appreciate the experience that you bring to the table. I see Ms. Monk's hand is up so I'll yield the floor to her momentarily. I don't think we need to slow this process any further. We certainly have some things that we need to refine, which I think we all agree as committee members that we'll continue to work on. But, I think the time is upon us now to begin to reshape the face of northeast Wyandotte County. When

we have a viable project, I think we need to move on it as soon as possible to allow this transformation to begin to reshape and rethink what our downtown and our northeast quarter of our city looks like. So thank you again. Appreciate it.

Senitria Hampton Monk said I am a real estate broker here in Kansas City, KS. I am also the founder of KC Transitions. It's a non-profit organization that helps people to transition from instability to stability whether it be in jobs, homes, or anything else that they may be experiencing in life. I really would like to thank you all for the opportunity to speak this evening.

In regard to the contractors. I am born and raised Kansas City, KS. I serviced the northeast end as a child and grew up in the area servicing community and I've been (inaudible) churches in that area. It was very important to me to do something in that area where I literally spent more than half of my life.

I also am a graduate of the Ready and (inaudible) Programs which the Unified Government participated in sponsorship. If I did not have the experience myself, what I learned in those programs was the importance of bringing experienced people to projects that we could move things and get things rolling and off the ground. That's where DeLisa Rose came in. Because I did not have the experience in development, it has always been my vision since 2007 to make sure that area became more and more alive.

I am appreciative of the Unified Government for sponsoring those programs because when I applied before, I was always denied because I lived in Kansas. But, I wanted to take the knowledge and the experience that I gained there and put it to use to let the Unified Government know that their dollars were not put out in vain, and that my putting my experience and taking my time to learn these processes in order to help my community, was not in vain at all either.

Employing minority contractors is a very important part of this project. As DeLisa has stated, we are looking to employ minority contractors on all levels, but we are also ultimately looking to get the job done with quality workers and quality people. But, it is a consideration, a high consideration to use minority contractors.

Commissioner Bynum said I want to thank the applicants for the project. In looking at the area, Hallock and Franklin, which is just the next block north of Parallel, it appears that there are brand new sidewalks and also brand new storm drains on all four corners of that particular intersection.

It's nice to know that there's some new infrastructure in place in that area, which I think is really helpful. I don't know if those sidewalks are an extension of a safe routes to school project or possibly from a project going along with Parallel reconstruction. I do not know. But, they are there and they are quite nice. The only thing missing is some new homes.

I really do appreciate the project. Commissioner McKiernan, I'm going to agree with you even though I don't regularly sit on this committee that perhaps if we could know more about infrastructure needs as your committee contemplates option agreements, that might be really helpful.

Chairman McKiernan said certainly when we're doing one at a time. A lot at a time, that is less of a consideration, but when we get developments that are on this scale, it certainly becomes much more a consideration that we, and all of our staff, need to take into account.

Chairman McKiernan asked, do I have any other questions or comments from members of the committee?

Commissioner Townsend said going to—excuse me, just a minute. Thank you. On-site technical difficulty. I was going to say with regard to nearby new sidewalk infrastructure that I believe is on the east and possibly west side of 5th St. headed north. About eight years ago when I came into the commission, or on the commission, we were in the midst of, I think, KDOT supported sidewalk widening. I think that may be the result for the origin of the new sidewalks and infrastructure work that Commissioner Bynum made mention of.

I also want to say again, this area—new homes there, I believe, would be a great compliment to the work that was done by Rev. Backus and Mt. Zion. There was a Zion home project near 5th & Parallel that is about south and east of this project that's being proposed here. I believe that would be a good compliment.

I will also share again the price point concern. That's what I'll call it. I'm happy to see the proponent come forward in this area. I am just a bit concerned about the price point because that was an issue that ultimately led to the Northeast Master Plan, for me, when I was asked why homes weren't selling at 13th & Quindaro, new homes, nice homes. You always want to keep in mind who may be the actual purchaser and end user. But, again, I appreciate your interest in that area; in this area. I think it's a great area for development.

I agree with Commissioner McKiernan and Walters that hereon, integrating infrastructure needs to what could be done, it will be a must for these option agreement projects as we go on, especially the ones with the larger scale.

Chairman McKiernan asked, Ms. Monk, do you have some feedback for Commissioner Townsend?

Ms. Monk said yes, sir. Commissioner Townsend, I would like to say, just to clarify, the price point when we were specifying, we stated they were under \$300,000. That is due to what we've considered in the market. Our price point will be between \$200,000 and \$250,000. There are houses that have sold, and we've sent the information over to Jud as well where we included comps in the area. They'll be under what some of the homes, even in Zion homes, have sold for. I think there was a comp in there for \$265,000 that Zion homes have sold for. We pulled some of those comps and sent them over. But, we are not selling at \$300,000. We would be selling between \$200,000 and \$250,000, if that clears it up for you.

Commissioner Townsend said thank you, it does. Again, I'm just concerned about who the market would be. Who would come in and pay that in the area? If you're looking at persons who may be coming from other areas, I'm looking at who's there. I'm anxiously awaiting census tract information just to see. I don't want to be discouraging about it, but I know that is an issue. Thank you.

Chairman McKiernan asked, Ms. Rose, did you have something to add?

Ms. Rose said marketing is really important on it. We also sent Mr. Knapp a listing of some—a CMA, comparable marketing analysis, if you will, for today. That was pulled today. The number of homes that are available under a certain price point are almost non-existing. What I'm really saying—forgive me. I'm trying to multi-task. But, it wouldn't be a problem selling them whatsoever. As a developer, we have to price them to sell, not outprice the market. We do expect that over the next five years—because we would like to continue to help Kansas develop—that the prices will go up just because the market will go up.

Right now, there's a shortage of housing. I think we were trying to give your exact numbers just for your specific area but being just spoke with an appraiser that said prices are going up 10%. Typically across the country right now, they're 26% going up. The supply we have, only 1.4 million homes being built across and we need like 2 million as a nation. There's a shortage of homes that are available. The pricing isn't going to be an issue because we won't outprice ourselves to be able to see it.

Again, we would be pricing it below the market so that means whatever is being sold, we are going to price it below. We want to be the most affordable, best quality price, nice quality product wherever we go. We are bringing in something that's not available. If the product was there, people would actually buy it and you can tell that by the information that we sent over to Mr. Knapp as far as days on market. People are listing homes and then getting offers above what they're listing them for and they're not staying on the market for more than a week. The issue is there's not enough supply for the buyers. You'd be amazed.

After (inaudible) have real estate experience. I'm a real estate broker, so is she. The only reason you have is when people buy, is because they don't have any supply available in that price point that they like so they would rather rent something that's in better condition than buy something that's falling down.

Chairman McKiernan said no punt intended. It will be a building process.

Commissioner Johnson said, Ms. Rose, I could not agree with you more in the statement that you just made. A rising tide lifts all boats. As we talk about the need for amenities in the northeast and in downtown, one of the things that we all talk about is we need more rooftops. We need more rooftops with a varied amount, and certainly higher income bracket range to help to support the economy on the east side of Wyandotte County. These houses, and again, we already know—everybody on this committee knows that housing stock is desperately needed all over the metropolitan area, but certainly in Wyandotte County. These houses will be less than, well, I will say five minutes away from downtown Kansas City, MO, and all of the amenities and entertainment venues that we have down there, and they will further help to bring more amenities to downtown as well as northeast.

With that, Chair, I would just say I would move for approval as submitted for this particular item.

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

Chairman McKiernan said before we take a vote on that, I would ask if there is—we want to see if there's been any public comment or is any public comment on these. I do see that we have one hand up in the attendees if the Clerk's Office could help move Groundwork NRG over so that they can speak. Then I would ask if there's anyone else who is currently in our attendees list on Zoom, if you'd like to make public comment, I'd ask you to raise your hand and we'll be able to work you in as we go. I do see Elnora Jefferson has her hand raised as well. So, we'll just get everyone queued up there.

Rachel Jefferson, Kansas City, KS, Executive Director, Groundwork Northeast Revitalization Group, asked, before I give comment, may I ask a process question; clarification of process? **Chairman McKiernan** said, yes, ma'am. **Ms. Jefferson** said all these applications are going to be broken up into blocks so there will be a vote on these blocks of applications. Is that correct? **Chairman McKiernan** said that is correct. **Ms. Jefferson** said okay. So, there will be opportunity for public comment at each vote period. **Chairman McKiernan** said yes, that is correct. **Ms. Jefferson** said okay, great. Thank you so much.

I really appreciate the ability to speak here today in front of the commission, the commissioners, and I really appreciate the development proposal that's being put forward here today, along with all the other development proposals.

Just as a couple of points of clarification with the Land Bank Advisory Board "vote." There actually was some objections that were raised in regard to this project, and I thought that those would be shared with the committee. I did raise some at the Land Bank Advisory Board meeting and we did have discussion. I would hope that in the future, Land Bank comments, Land Bank Advisory Board comments will be included in the presentation because there is not an actual vote that occurs anymore in terms of the Land Bank Advisory Board. It's more just if you don't want

a proposal to go forward then you'd have to say that. So, I think there needs to be a little bit of clarification around that Land Bank Advisory Board voting process.

Second of all, I want to mention that the medium income for northeast Kansas City, KS, is \$20,000. It's less than half of the county of Wyandotte County. So, when we're talking about homes at a \$250,000 - \$300,000 price point, I also share concerns, as Commissioner Townsend voiced, that who are these homes really going to serve. Are we really trying to make homeownership a possibility for those that live in northeast KCK, or are we just surely inviting new people in, which is not a problem (inaudible) what we're doing here? I think that we need a point of clarification around the fact that homeownership for the people of northeast KCK who live there now and have that \$20,000 medium income is not really what this project is about.

With that said, I would just like to also say that the northeast area neighborhoods are at risk of being permanently destabilization by this cycle of land speculation, inequitable development, and (**Ms. Facio** said you have one minute remaining.) long-term displacement.

While our organization believes in the need for economic development initiatives in Wyandotte County, we also believe that intentional and transparent decisions should be made regarding the type of development practices that we invite and honor. Projects which are considered unaffordable have not engaged deep with existing community, have not been coupled with enforceable anti-displacement strategies are the type of inequitable economic development initiatives which we like to discourage.

As a valued partner of the Unified Government, we wish to collectively urge and envision reform the Land Bank's currently policies and procedures to ensure future for the northeast KCK area, which is centered around equitable economic development, historic preservation, restorative land practices, and social cohesion.

I would strongly encourage that the Unified Government consider working with organizations like mine and other residents to come up with a strategy that truly does lift all folks and does not actually end up in displacing residents who have been here despite the decades long (**Ms. Facio** said your 3 minutes have expired.)

Chairman McKiernan said, Ms. Jefferson, I will, although you and I had a little process conversation. So, I will allow you to complete the comments that you're currently making.

Ms. Jefferson said thank you so much, Commissioner. **Chairman McKiernan** said because you and I had a process conversation, I'll allow you some additional time to finish the comments you were making. **Ms. Jefferson** said thank you so much. I really appreciate that.

So, again, I just want to really emphasize that while Groundwork Energy is definitely in favor of economic development, we believe that economic development must happen in conjunction with the residents and include things like minority contractors, not as a consideration, but as a requirement. Include things like community benefit agreements and include like a consideration for community land trust. That all should be negotiated between the community, the Unified Government, and the developers, who, often times, are left unaware of things like narrow lot guidelines until they come to get a building permit. Or unaware of what utilities exists in an area until they meet with Public Works Department.

I appreciate that these developers have done a lot of that homework upfront, but I agree that is not always the case. It's actually also inequitable to developers who want to invest in our area. With that, I'll end my statement. Thank you for your consideration.

Chairman McKiernan said for all of our community partners, I think we have been threatening for many months that we are going to do a deeper dive into our policy and guidelines for the Land Bank. I can guarantee you, that process will be commencing very shortly. So, look forward to an invitation, all our community partners, because we do want to break it apart and put it back together and make it better than it was before.

I do believe we had Elnora Jefferson who also had her hand up.

Elnora Tellis-Jefferson, Kansas City, KS, said first of all, I appreciate the amount of depth and information that I've learned just by looking and listening to this application. But, I do have the following questions. When we talk about the progress and working with local contractors, and I understand that the developer was looking for experience as well as looking for minority contractors. The question that I have, though, goes a little bit further. Is there anything that is planned to raise the level of money that's available to the contractors who perhaps are not associated with contractors—sub-contractors who are not associated with contractors so that we are able to build another group of people who have skillsets and trades and that type of thing? Kind of like a mentorship, I guess. I'd like to know something about that.

The other piece is the housing most certainly is one of the social detriments of health. As we all know in trying to raise and wanting to raise our county standing in the state, there's some other things in addition to housing, basically education, medical, transportation. I was wondering if the developer had on the site of something in the proposal that talks about the proximity of the residents to schools, to medical, and also transportation.

Then, finally—oh, no. I have two other things. The other thing is history. As you know, we are undertaking the history trails project. We had a kick-off on Friday. It just hit me. Maybe its hit others already that on these vacant lots, we really don't have (**Ms. Facio** said you have one minute remaining.) Thank you. Two weeks into the process, which vacant lots have historical significance or not. We have another application that we'll be hearing tonight that certainly does. So, I wanted to find out how is that going to be addressed, or could it be addressed, if we find out that one of these or more of these lots having a significant historical significance.

Then the last is Speck Kim. Speck Kim is right there on the east side of 5th St. They certainly have expanded their operation. My question goes to the environmental assessment. An environmental assessment not only of the air, but environmental assessment on the lot because lead and asbestos is in the soil. It does not wash away. What is the developers' responsibility and commitment as far as abating the contamination of the soil?

Thank you so very much.

Chairman McKiernan said just to remind everyone who might be speaking tonight that this is a public comment period. Ms. Jefferson had several questions. Those questions will not be answered here tonight, but rather we will take those—I've been writing those down. We will take those back and we will work on getting more information related to those questions, and then we can circle back at a later time to the person who offered the comment and reconnect and provide more information at a later time.

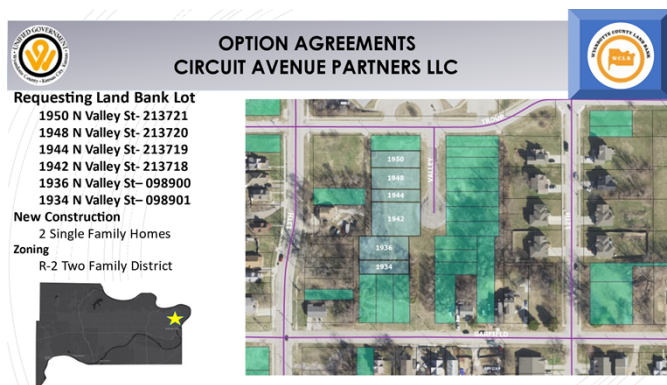
Chairman McKiernan asked, do we have anyone else from our Zoom attendees who'd like to offer comment on these first applications? **Ms. Sparks** said there are no hands raised. **Chairman McKiernan** asked, did we receive any comment via email prior to the meeting? **Ms. Facio** said no comments were received. **Chairman McKiernan** said and finally, do we have anyone in the lobby who has indicated the desire to speak? **Ms. Sparks** said not seeing anyone. **Chairman**

McKiernan said with that, there's been a motion and a second to accept this first group of option applications as submitted. Roll call, please.

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

2. Rick Worner – 2 homes

- i. 1950 N. Valley St. - 213721
- ii. 1948 N. Valley St. - 213720
- iii. 1944 N. Valley St. - 213719
- iv. 1942 N. Valley St. - 213718
- v. 1936 N. Valley St. – 098900
- vi. 1934 N. Valley St. – 098901



Mr. Knapp said this project is located at Troup & Valley. This is just south of Parallel by 13th St. The plan is to build two homes as a proof of concept and have the community tour the completed homes and give their feedback. Then the developer plans to take that feedback and scale up the property to 200+ homes.



August 9, 2021

The houses are 3 beds, 2 baths, 1,100 sq. ft. They plan to start in fall of 2020 and they want to move very quickly to have the first two completed a month after construction starts.



OPTION AGREEMENTS
CIRCUIT AVENUE PARTNERS LLC



Next Steps

1. Building inspection approval
2. Planning narrow lot review
3. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

To many lots for 2 homes

Developer response-- requesting more lots to make sure we can build 2 homes. If we find problems with the lot, it would be great to move to the next lot. We would only be deeded 2 lots out of the 6 lots requested.

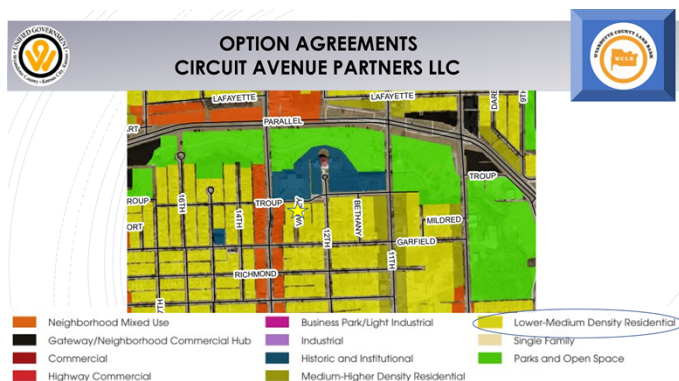
☒ Land Bank Advisory Board





The Staff Advisory Committee did have a comment about there's too many lots for two homes. The developer's response was they're requesting more lots to make sure that we can build two homes. If we find problems with one lot which makes it unbuildable, it would be great to move to the next spot. So, the Land Bank will only deed two lots out of these six that are requested with this application.

The developer did supply us with a proof of financing letter.



Here is a picture from the neighbor (inaudible). It's in the lower-medium density residential. The allowed building types is a single family home.

That would conclude for this one, for this application.

Chairman McKiernan said we have these on Lafayette Ave. I know that the developer is present if we do have questions, but I'll ask if the committee has any comments or questions regarding this block.

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Commissioner Bynum said I guess my question is, we're going to only transfer or option two lots. Does this developer have the opportunity to continue to build if these two lots are successful? What will come of the other four? Will they just transfer back into the Land Bank inventory? **Mr. Knapp** said I believe they will have to resubmit another application for the other four. **Commissioner Bynum** said okay.

Chairman McKiernan said, committee, at this time I see that Mr. Rick Worner, who made the application for these lots, is with us tonight. Mr. Worner, if you wouldn't mind, if you could just share with us briefly your vision, not only for the short-term, but for the long-term on these lots and this project.

Rick Worner said it's great to say that we're going to build the best, brightest, shiniest new homes and show you pretty pictures, but our approach is we want to actually come in, build these two homes, invite neighborhood groups, invite the Unified Government Commission, invite any and all stakeholders to go through these two first homes and give us your feedback. What you like, what you don't like. What you'd like to see changed. I'd love for everybody to go through and say they're perfect the way they are, but we want to build these first two as our proof of concept and then get community feedback. If we are able to satisfy the community by listening and incorporating their feedback in, then it would be our plan to come back to the Land Bank, submit for additional lots, and continue to build this process and build these homes.

Chairman McKiernan said fantastic. Thank you, Mr. Worner. We do appreciate that.

Chairman McKiernan said once again, I'll ask if any members of the committee have comments or questions regarding these. Mr. Worner is available to answer questions if you have them. If there are no questions, we would both entertain a motion and we'll look to see if there's any public comment on these applications.

Action: **Commissioner Bynum made a motion, seconded by Commissioner Townsend, to approve the option applications as submitted.**

Chairman McKiernan said I did see a hand that was over in—I see Rachel Jefferson has been moved over now to a panelist. Ms. Jefferson, did you have public comment on this application? **Ms. Jefferson** said yes, Commissioner, I did.

Rachel Jefferson, Kansas City, KS, said, again, I'd like to mention that the Land Bank Advisory Board box is checked on this; however, I did want to clarify, again, that there is not an actual vote that is taken at the Land Bank Advisory Board. It's actually more of if you don't put for an objection, then it moves forward, at least that was my experience at the last Land Bank Advisory Board. An actual vote was never held.

Two, a question for the developer. One of my things is, I think it's great that you plan to build these homes and have tours and ask the community what they want and what they think; however, I'm wondering why that process could not have happened upfront before the option agreements or as option agreements were being developed. And, again, working for a grassroots community organization, I'm going to sound like I'm beating that same drum here, but it is so important that community residents and neighbors are aware of what is coming into their neighborhood and have the opportunity to provide feedback on the front end.

No one is trying to get into a position where developers are persuaded from investing in the area; however, it is critically important that residents are involved in that process so that they, themselves, determined over their future, they are not displaced, they are able to enjoy the fruits of this new investment, they're able to actually consider homeownership as an option. I mean these are things that, again, we just need a strategy. We need an equitable, economic development strategy in place in the northeast area before we just keep selling off these lots to whomever wants to come in and build, otherwise, we will see the same pattern of inequity and historical discrimination that we have seen for years and nothing will change.

With that, those are my comments. Thank you so much.

Chairman McKiernan said thank you, Ms. Jefferson. I heard two things out of that. First of all, I heard that one of the things that might be beneficial, and this would be for Mr. Knapp, one of the things that might be beneficial for us, as the committee, is not only to get the checkmark in the Land Bank Advisory box, but also to get observations and comments from members of the committee. One of the things that we depend on, as the committee, is to get perspective from our

partners who are on the Land Bank Advisory Board and to get a sense of the nature of the feedback, I think, would help certainly me, and I do believe the rest of the committee, as we make our decisions.

Mr. Worner, I don't know if you ordinarily—as I said earlier, this is not a question and answer period, but if you wanted to address the order in which this is going, where you effectively build the model and then with something tangible in place so what's the feedback about it.

Mr. Worner said we could show great pretty pictures, but then when people see the reality, the reality never meets what people envision. So, our goal here was to build two, let people come and touch, see, walk, feel exactly what they are and then get community input.

On a piece of paper, things look—our concern was, there could be different expectations than reality. By building these two first homes, everybody gets to see reality. So, it takes any concerns about well, this isn't what we thought you were going to build. It answers those questions upfront by just building two so people can see what it looks like and then we can take all the community input that's out there.

Chairman McKiernan said, we, as a Land Bank, effectively invest a little bit on the front side with the developer in putting two lots, in this case, up for option with the thought that we have a better product down the road after doing that.

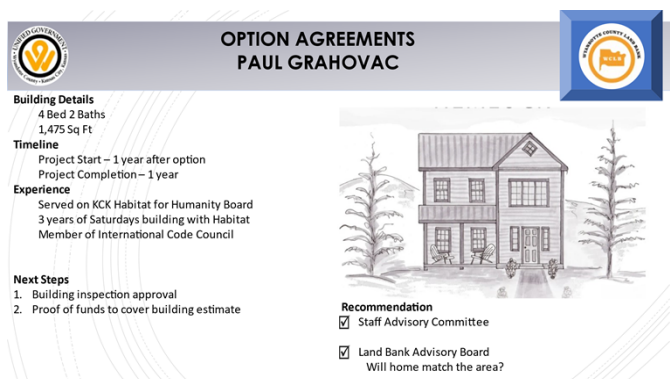
Chairman McKiernan said I'd ask the Clerk's Office if we got any public comment by email prior to the meeting. **Ms. Facio** said no comments were received. **Chairman McKiernan** asked, and do we have anyone in the lobby who would like to offer comment on this item? **Ms. Sparks** said seeing none. **Chairman McKiernan** said we have a motion and a second for Item A2. Roll call, please.

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

3. Paul Grahovac – 1 home
 - i. 2703 N. Hallock St. – 292408



Mr. Knapp said this is at 2703 N. Hallock St. This is in the Peregrine-Falcon Subdivision for a single-family home.



It'll be 4 beds, 2 baths, 1,400 sq. ft. There was a question during our Advisory Board meeting of, is there any restrictions about what the house could look like? I did try to do research to find it. We did find the redevelopment plan for Peregrine-Falcon from 2005 and it said for 28-30 single-family residential and the average cost being around \$150,000.

That concludes for this application.

Chairman McKiernan said I think, in some ways, this application helps make Mr. Worner's earlier point that it's pretty easy to put a picture on a slide and that picture may or may not actually match what is developed and built on a particular lot.

I know that one of the concerns that I heard Commissioner Townsend raise was that this new home blend with the previous homes that were built on this street as a part of the development.

Commissioner Townsend said well, you took the words right out of my mouth. That is actually—I just appreciate that. I appreciate that the builder wants, again, to come into a really nice area that

ran into some challenges back in '08, '09 at the time it was first being developed, through no fault of the builders. It was just the economic times.

So, I appreciate the current residents of Peregrine-Falcon and hope that as we move through this process, if this option agreement is approved, that Mr. Grahovac will blend into the area. I think that's something that's owed those people who have invested and been in Peregrine-Falcon for a long time. So, that may actually become a Planning & Zoning issue as much as anything else.

I would move to approve this option agreement at this time.

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

Chairman McKiernan said we have a motion and a second. I do see that the applicant is with us and has his hand raised.

Paul Grahovac said I want to offer my deep apologies to Mr. Knapp and to everyone else involved. I had two sets of investors lined up on this (inaudible) and one after another and they both backed out expressing concerns about the high cost of building relative to the ability to obtain corresponding sale price. Were I to move forward? I would certainly further consider the architectural issues. I just feel terrible that I didn't find out for sure until an hour ago that I would not have the funding. Again, I apologize. Thank you very much.

Chairman McKiernan said I guess at this point; we would consider this item withdrawn. I'd ask our Legal representative if we can simply consider it administratively withdrawn or if we have to take action to remove it from the agenda.

Wendy Green, Assistant Counsel, said we do not need to do any action whatsoever. It could be considered administratively withdrawn.

Chairman McKiernan said at this time, we will consider Item A3 administratively withdrawn.

B. New Construction – Eddie Guinn - (Single Family Homes – 8, Townhomes – 25, Commercial – 3)

1. Single family homes – 8
 - i. 1342 Lafayette Ave. - 157803
 - ii. 1338 Lafayette Ave. - 157806
 - iii. 1340 Lafayette Ave. - 157802
 - iv. 1336 Lafayette Ave. - 157807
 - v. 1326 Lafayette Ave. - 157811
 - vi. 1322 Lafayette Ave. - 157812
 - vii. 1314 Lafayette Ave. - 157814
 - viii. 1320 Lafayette Ave. - 157813



Option Agreements
Agenda Item – 1 B

Single Family Homes - 8
Townhomes - 25
Commercial - 3



OPTION AGREEMENTS
EDDIE GUINN



Requesting Land Bank Lot

- 1342 Lafayette Ave- 157803
- 1338 Lafayette Ave- 157806
- 1340 Lafayette Ave- 157802
- 1336 Lafayette Ave- 157807
- 1326 Lafayette Ave- 157811
- 1322 Lafayette Ave- 157812
- 1314 Lafayette Ave- 157814
- 1320 Lafayette Ave- 157813

New Construction
8 Single Family Homes





Mr. Knapp said this project is broken down into two parts. There's single-family homes on Lafayette requesting eight Land Bank lots to build eight single-family homes.

August 9, 2021



**OPTION AGREEMENTS
EDDIE GUINN**



Zoning
M-2 General Industrial District

Building Details
3 Bed 2 Baths
1,200 – 1,500 Sqft

Timeline
Project Start – Fall 2021
Project Completion – 1st four homes completed by November 2021





Each home will take about eight weeks to build. The first four are projected to be completed by November 2021. They're going to be—

2. Townhomes -25, Commercial -3

- i. 1514 Stewart Ave. - 158023
- ii. 1522 Stewart Ave. - 158027
- iii. 1406 Stewart Ave. - 158015
- iv. 1610 Stewart Ave. - 158120
- v. 1306 Stewart Ave. - 158003
- vi. 1302 Stewart Ave. - 158001
- vii. 1404 Stewart Ave. - 158014
- viii. 1300 Stewart Ave. - 907204
- ix. 1502 Stewart Ave. - 158021
- x. 1414 Stewart Ave. - 158019
- xi. 1500 Stewart Ave. - 158020
- xii. 1412 Stewart Ave. - 158018
- xiii. 1408 Stewart Ave. - 158016
- xiv. 1312 Stewart Ave. - 158006
- xv. 1322 Stewart Ave. - 158010
- xvi. 1516 Stewart Ave. - 158024
- xvii. 1304 Stewart Ave. - 158002
- xviii. 1508 Stewart Ave. - 158022
- xix. 1410 Stewart Ave. - 158017
- xx. 1310 Stewart Ave. - 158005
- xxi. 1326 Stewart Ave. - 158012
- xxii. 1318 Stewart Ave. - 158008
- xxiii. 1520 Stewart Ave. - 158026
- xxiv. 1324 Stewart Ave. - 158011
- xxv. 1308 Stewart Ave. - 158004
- xxvi. 1314 Stewart Ave. - 158007



OPTION AGREEMENTS
EDDIE GUINN



Requesting Land Bank Lots 1514 STEWART AVE - 158023 1522 STEWART AVE - 158027 1406 STEWART AVE - 158015 1610 STEWART AVE - 158120 1506 STEWART AVE - 158003 1302 STEWART AVE - 158001 1404 STEWART AVE - 158014 1300 STEWART AVE - 907204 1502 STEWART AVE - 158021 1414 STEWART AVE - 158019 1500 STEWART AVE - 158020 1412 STEWART AVE - 158018 1408 STEWART AVE - 158016 1312 STEWART AVE - 158006 1322 STEWART AVE - 158010 1516 STEWART AVE - 158024 1304 STEWART AVE - 158002 1508 STEWART AVE - 158022 1410 STEWART AVE - 158017 1310 STEWART AVE - 158005 1326 STEWART AVE - 158012 1318 STEWART AVE - 158008 1520 STEWART AVE - 158026 1324 STEWART AVE - 158011 1308 STEWART AVE - 158004 1314 STEWART AVE - 158007 26 Lots	UG Owned lots 1612 STEWART AVE - 158121 1518 STEWART AVE - 158025 1606 STEWART AVE - 158029 2072 N 13TH ST - 907200 1600 STEWART AVE - 158028 1320 STEWART AVE - 158009 1616 STEWART AVE - 158122 2074 N 13TH ST - 158000 1608 STEWART AVE - 158119 9 Lots	New Construction 3 Commercial Buildings (Health Care, Bank/Office/Community Space) 20 – 25 Single Family Townhomes
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I was going to move into the next part of it. This is part 2. This is for three commercial buildings, a healthcare, a bank, an office/community space, and 20-25 single-family townhomes. They are requesting 26 Land Bank lots, 9 owned UG lots; so 35 lots in total for this part of the project.



Here is the rendering they provided me on the townhomes, the bank.



Additional photos here.

August 9, 2021



OPTION AGREEMENTS
EDDIE GUINN



Zoning
M-2 General Industrial District

Building Details

Commercial
Bank – 5,000 SqFt
Community Space & Offices 5,000 SqFt
Healthcare center / food court

Town Homes
25 Units
3bd, 2bath, single car garage, 1,300 sqft per unit

Timeline
Project Start – Spring 2022



The bank is supposed to be 5,000 sq. ft. The community space and offices are 5,000 sq. ft. The 25 units for the townhomes are 3 beds, 2 baths, single car garage, 1,300 sq. ft. They plan to start these in spring of 2022. I do have to say part 1 of the eight homes on Lafayette, they plan to start as soon as they can. They said commercial buildings take a little bit longer to do the planning and building, so that's why they're waiting until spring of 2022.



OPTION AGREEMENTS
EDDIE GUINN



Next Steps

1. Building inspection approval
2. Planning narrow lot review
3. Change of zoning (**Public Meeting**)
4. Proof of funds to cover building estimate

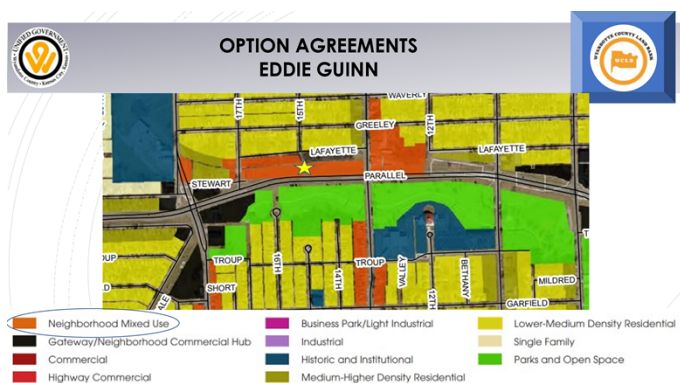
Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board



There will be a change of zone needed, so there will be an additional public meeting for this. There wasn't—staff and the Land Bank Advisory Board (inaudible) recommendations.



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I did bring up the future land use map. It's in the neighborhood mixed use. The allowable building types for this are single-family homes, townhomes, small commercial, retail, and office space so it would match.

That concludes the two parts.

Chairman McKiernan said so, we really have B1 and B2 that are being considered effectively together here. **Mr. Knapp** said I think so, Commissioner.

Chairman McKiernan asked, any comments or questions from members of the committee?

Commissioner Walters ask, Jud, could you go back to the original drawing? So, what are the widths of those lots, 1342, 1340? Are those 25 ft. wide lots or do you know? **Mr. Knapp** said these lots here are 50' wide and these lots are—well, 13 (inaudible) 25. **Commissioner Walters** said so the plan is to build a house on the 25' wide lot? You said eight houses on these eight lots, right? **Mr. Knapp** said that is what they provided to me. **Commissioner Walters** said that's what they provided to you. Okay.

As the process goes forward, as you say, there will have to be a lot of review of that. It doesn't look like the renderings of the houses that were shown sort of match up with that narrow lot. Maybe they do. I don't know. Probably have to eliminate a few palm trees or something. That was really my basic question. Does the developer understand that those are 25' wide lots, based on the drawings that he's presenting us?

Mr. Knapp said, Commissioner, I just did measure 1338 and it is a 30' lot. **Commissioner Walters** said 30'. Okay. Well, as I said, I think the purpose of this is he's interested in purchasing these lots; getting an option on them anyway. Then he will have to do his due diligence along with the city to see if they can come up with an appropriate development. Thank you.

Chairman McKiernan said I do see that the applicant, Mr. Guinn, is here, but I will recognize Commissioner Townsend first.

Commissioner Townsend said since Mr. Guinn has his hand raised, I will just defer to him and speak after he's finished. I do want to thank him and the persons he's working with for their

interest in this area. District 1 is having an embarrassment of opportunities tonight. However they go forward, but this is the most activity in the eight years that I've been on here in this area and I appreciate it. So, I'm going to let Mr. Guinn speak and then I'll have follow-up questions, I'm sure, after that.

Eddie Guinn, owner of Guinn Brew Properties. We've been real estate investors in the Kansas City, KS, and Kansas City, MO, areas for over 10 years. As it pertains to the question from the other counsel person regarding the narrow lots, we recently attended a meeting with NRG Groundwork, Rachael Jefferson and her group, and that actual concern actually came up. I will tell you; we will probably go back to the drawing board on some of those to make sure that the properties that we do scope to build there, will actually fit and accommodate that.

In addition to, after speaking with the community, there were some concerns that were raised in terms of the consistency of housing in the neighborhood because they didn't want to have kind of a hodgepodge type of development going on where you have other types of properties being built in other areas. We will definitely continue to do what we've done in terms of engaging the community to put there what they would actually like to see. We do have our own ideas, but we're not the ones who are actually living in that community and the ones who would actually be purchasing those homes. So, that will be an on-going conversation we will continue to have with the community and the representatives and the advocates for that particular community. Thank you.

Chairman McKiernan said thank you, Mr. Guinn. Certainly do appreciate your investment of time and soliciting community feedback and perspective as you move the project forward.

Chairman McKiernan said I'd ask Commissioner Townsend if she has any follow-up questions or any comments.

Commissioner Townsend said I do have both, but in light of what Mr. Guinn said in terms of his prior engagement with community groups about what they want to see in terms of style. I like the Miami Vice style display, but again, whether that is really fitting and appropriate for Parallel. For those who may be listening, this area is going to be within walking distance of Heathwood Park to

give you a visual of where this is. I don't know if Miami Vice meets Heathwood is what people would want.

Depending upon the style, that would go back to what I'm always going to ask of the developers, what the price point is. Who is it that you're trying to attract? The nightmare for me would be that we have these developments come to fruition and nobody comes to the party, so to speak, because they're overpriced. We have to keep an open mind that there may be other people in other areas, other communities, who are attracted to this, so we have to keep an open mind not who all—who, in the community now, we want those residents to be able to take advantage of these new developments as well.

I would ask Mr. Guinn to share a little bit more about the bank/or the financial institution that he's proposing and the office/community space because those are two very much needed institutions in that area beyond an amenity, but if he could speak a little bit more about that as part of the project as well, I'd appreciate it. Thank you.

Mr. Guinn said thank you, Commissioner Townsend. The houses were really kind of—the concept of that was kind of given birth after we had scoped the commercial development. Myself and Crystal Watson, who serves as our development consultant, have worked aggressively to first secure our major tenants to go into the development. Without the commercial portion of that, I mean, you have to have something to spur the residential development. What we have been able to do, the banking entity that we have secured, we do have them under a letter of intent. It's Community America Credit Union. They have already come out. They've already scoped the site. The president of the credit union and her executive team have driven the site. They've walked the site. The Board for Community America has actually already voted to move forward in terms of moving a credit union there.

As far as the medical plaza, the third building; not the middle building, the third building, we secured a letter of intent from Vibra Health. Vibra Health will take down 30,000 sq. ft. in a 40,000 sq. ft. building. They will be a full medical service provider there. They will not offer emergency services. We are presently in conversation for them to possibly bring dental and/or pharmacy to that particular location. In the case that does happen, they would actually end up going from 30,000 sq. ft. to 40,000 sq. ft. and we would then have to expand the building because we will offer a food court in that particular building. For Building #1 and Building #3, we are

already secured with our tenants. We have them under letters of intent. They are ready to move forward.

The middle building will be a community resource center. We're hoping that at that point, organizations like NRG and other community advocates—it gives them a place to call home to house meetings for the community, maybe smaller events, informational type settings. That would be somewhat of a speculative built. It will be built in the order of Building #1, Building #3, and then Building #2 would actually be the last building that we would build.

With those things being in place, the question came up from both of the entities as, what are we going to do with the vacant street behind us? Lafayette sits right behind 13th & Parallel and you have no homes there. So, when that question came up, myself and our general contractor, which is CJR Construction, they are a minority, African-American-owned general contractor. They presently employ over 32 minorities and women. They have one of the largest minority contracts out at the airport right now to the tune of \$7 - \$8M. They will be participating with the build on 98th & Parallel. They're also building another hotel in Kansas City, MO, so this is a minority owned, African-American-owned general contractor that we have solicited to, in fact, do our builds.

So, those were the reasons that kind of spurred us to look at the rooftop situation because it was one of the concerns of our commercial tenants. I'm done speaking.

Commissioner Townsend said thank you, Mr. Guinn. Just a follow-up question. You mentioned community space, Mr. Guinn. Is this the space that may possibly be used with our police? I know that there in discussion previously with the Northeast Master Plan and some discussions with the Commission later about not a station, as Commissioner Johnson and Commissioner Bynum can help me with this. I'm searching for the appropriate word, but I'll just say a police presence as a community touch point and location. Was there any discussion in your plan with regard to that for this community space?

Mr. Guinn said yes, Commissioner. This is the proposed or would be the proposed building for the public safety presence. This would be for community policing efforts. If, in fact, the commissioners and the committee, I guess, chose to move forward in that (inaudible). We thought it would be a good idea to have a public safety office there to engage the community on a

more positive note, to have community policing or community resourcing officers. So, this building would serve in that capacity if the committee voted for it and agreed to move forward.

Commissioner Townsend said thank you.

Commissioner Johnson said thank you, Mr. Guinn, for what I consider your real thorough due-diligence in proceeding with this project. It has evolved over time. I appreciate the conversations that you and I and your team have had. It seems to me that you have done a good job in listening to and engaging the community moving forward. I don't have any questions because I asked all of my questions in our prior meetings.

I will say that this is something that I think speaks to the very issue, to a certain degree, that Groundwork Energy, Ms. Jefferson was alluding to—and I think by having their presence early on in this process, has helped to shape this as well. I fully support this. I look forward to your beginning this development. I appreciate the fact that you all have been patient and thorough enough to be able to get at least letters of intent from various agencies that are willing to move, so this is more than just a pipe dream. You have something that they've actually—it's not binding, but yet it gives us a real strong sense of their commitment to come into our community and provide types of services that we've been desperately needing for so long.

I will say in my conclusion that there are those that are still pushing for a full-scale grocery store in the northeast. They would have loved to see something like that at this location. I know that has been communicated to Groundwork NRG and it's something that we are, for the listening community, it is something that we are continuing to work on. They have not given up hope on that, but we do certainly want to see this project move forward. Thank you.

Chairman McKiernan said before I ask if there is a motion, I do see two hands raised in the attendees list. We have Ashley Meek, Brennan Crawford, Terrell Dyer, and Crystal Watson.

Ashley Meek, 9th & Quindaro, said I work for KC Healthy Kids and CHWC so I'm pretty involved in the community overall. I get to see things from all sides being in the community, working for the community, and advocating for the community.

Eddie was at the meeting that we had the other day and it was great. We ended up staying an hour after the meeting just brainstorming stuff. I really appreciated the fact that he came to listen to people.

My comments are basically this is the first development that I've seen in the area that is multi-faceted that actually is trying to not just bring in higher income housing, but also engage the community. I guess one of the things I'd like to say to the Board is that when you're considering these developments, that you're asking questions about jobs because there aren't a lot of jobs in this area and there's not access to adult education in this area.

Grocery stores and local food, there's some down the street, but even that, the grocery stores aren't going to buy into the area without having a higher income.

I guess my comment for Eddie is, I kind of thought about this after I talked to you, I just want to know what the value of the community center is going to be considering that there are multiple in the area versus having some type of adult education or trade school or something along those lines that will actually generate jobs in the area and increase the income for the people that live in the area that are directly in that neighborhood. The average income, as we talked about earlier, is about \$20,000 in the area. 18% of KCK actually has a college degree. There's definitely a lack of education for adults which then means lack of income. I just would like to see more development in that area for the people that live directly in the neighborhood so that they can actually afford one of these. (**Ms. Facio** said you have one minute remaining.)

I guess those are my major comments because everything I'm seeing, it's \$200,000 - \$250,000 for these houses, but you've got all these folks who live in—the average family income of everybody that lives in the house is only \$45,000. They're living with their grandmas and their aunts and their uncles and they're living in very close-knit family groups. That's because they can't afford to move out into their own housing because there isn't an access to jobs in the area. There isn't an access to education in the area.

I guess with these developers and with you using Land Bank and public property, I would like you to consider ways of generating more income for the people that live there before building a bunch of houses that they can't afford.

Chairman McKiernan said thank you, Ms. Meek. Appreciate the comments. As I had said earlier, this is a public comment period. It's not designed to be a question and answer period, however, Mr. Guinn has heard your questions and can follow-up with you and anyone else who is concerned.

At this time, I'll move to, I believe, Brennan Crawford had his hand up next.

Brennan Crawford, 1108 N. 19th St., Executive Director/CEO, Community Housing Wyandotte County, said I wanted to first thank all of the presenters. I'm really excited by some of the things that I'm seeing, in particular, Eddie, this is actually my first time hearing sort of the full picture of this project you are proposing. I think that there's some really good things going on here and actually a couple of things that I would like to talk to you about at some point.

What I'll offer is, I'm at this meeting today because we've been working much more closely with Groundwork Energy over the past year. We've been working in partnership with the Douglas-Sumner Neighborhood Association for a long time. For those of you that don't know, Community Housing Wyandotte County is, for the most part, the only active single-family for sale builder inside the 635 loop for a long, long time.

The things that I'm taking from this presentation today, I wanted to draw a couple of points. The first is, to echo a lot of Ashley's points and a lot of the points that Rachael made, the social benefit, the conversation about the social benefit involved in housing production or in mixed-use production, is one that I think needs to be had in a more systematic and community engaged way. Kudos to all the developers here who have gone out to the community and started to have those conversations. As a community development corporation that's accountable mainly to residents who sit on our Board, that's something that's really right at the center of our mission. I am delighted to see private developers engaging that process.

That said, I think while it's great that they've chosen to do that, I think that it is wise to think about ways to (inaudible) (**Ms. Facio** said you have one minute remaining.) I'm hearing that concern from lots of our partners.

The other thing that I'd point out is that the vast majority of these requests are centered in the historic northeast and the vast majority of Land Bank parcels are centered in the historic northeast. So, the voice of the organizations that represent the residents of the historic northeast and of the residents themselves, should rightly shape the way that we define those community benefits and measure them.

I'm just here to listen and to learn, but also to, as an active developer whose been working in these neighborhoods for many years, I just want to echo the need for a more sophisticated and comprehensive framework for evaluating community benefit. (**Ms. Facio** said, Mr. Crawford, your time is up.) Thank you.

Chairman McKiernan said I do believe Crystal Watson was next.

Crystal Watson said I happen to have the wonderful opportunity of consulting with the Guinn group on this project. We have taken significant strides to make sure that the voice of the northeast is heard. That began with the Northeast Master Plan. While that plan was done several years ago, almost three to four years to be exact, we know the area has changed. We've really kind of used it as a guiding tool to ensure that we are within what the voice of the people want.

Secondly, I also want the community to know and the commissioners to know, that when it comes to the housing, we have on our team a real estate representative that has some optional plans for folks to be able to afford the housing. While they will be market value, we're putting together a plan to give options for residents and working with local banks to do that. We're very excited to be able to share that as time goes on with this project.

Thirdly, we, again, echo Groundwork for their concerns with Land Bank and having the strategic plan. We fully support their efforts in that. In addition, we also support and ask the Commission to truly—I look forward to seeing what you have coming out in the months to come in regard to continuity and consistency. One of our concerns is that developers—that we all are working off the same page. We want to see the same quality and that we all take significant efforts to meet with the Planning and Land Use group and work closely with them because we'll find that process will go a whole lot easier if we include them early on in this stage rather than kind of midway to the last part of the process. (**Ms. Facio** said you have one minute remaining.)

I applaud the commissioners tonight. I applaud you all for looking at these opportunities that we have forwarded. I want to give a big shout-out to Commissioner Townsend and Commissioner Johnson because I know District 1 and 4 kind of butt heads together. We appreciate your guidance and support and to Groundwork and everyone associated with them who are willing to listen as well on their end. It takes all of us to make a teamwork. Teamwork makes the dream work.

Terrell Dyer, Kansas City, KS, said I'm with the organization Project Rally. We do a lot of our work in the northeast area, the area that we've all been kind of talking about as far as these developments, which is good to see people who are looking for this area to be developed. Just to say, it's been a while. One thing I just want to touch on is just seeing how the lots are being available is just kind of understanding if the Land Bank can look into anyway of being consistent on how these parcels go in the northeast area. Just seeing how parcels are being voted on and developed on as far as everyone speaking on them, the inconsistency of the Land Bank, I feel like we should work on policies to where—whether you're a community member or you're an organization on having a pathway to do development or to have ownership over the land.

We ran into a lot of bumps and bruises early on when we first looked at parcels in the northeast corridor on 18th St. between Hiawatha and Yecker. We first came in looking to buy parcels as we seen them as a residential area. We met with the Land Bank and they then told us to come back later on to just tell them what we wanted to do with the land. We came back later on and also told them what we wanted to do with the land—the parcels were moved, some of them were moved to commercial lots.

Soon after that, we were told well, bring a proposal to what you want to do with the lot. We brought a proposal later on which we turned it in in 2018. We did that. Then we were asked to bring a development proposal so we also brought a development proposal which came in with the master plan. We also were told to—(**Ms. Facio** said you have one minute remaining.) after that to come back with a—revisit to fit the master plan for our development proposal, which we did. Soon, after a while, we just kind of felt like the goal post continued to move. Also, on this land, we had invested with the EPA on doing our first phase and everything.

Right now, I'm just raising the question as far as just being a consistency with the Land Bank on how if any one of the area or resident or an organization looking to develop like any other developer can have the same support in bringing upon a development as long as it's fitting guidelines with the community and other things that the community needs underneath the master plan, if you want to call it. So, that was one thing I wanted to touch on and see if we can work on any policy that shows the people the way because I felt like we started to get misled by the Land Bank. I would hate to (**Ms. Facio** said, Mr. Dyer, your time is up.)

Chairman McKiernan said, Mr. Dyer, I appreciate your comments and I'm familiar with your historic interactions with this committee. I'll just tell you that what you are bringing up is one of the things that we, as members of this committee, understand that we need to address. That's why as we go and break down our current policies and procedures and reexamine how well they work for the community. I can pretty much guarantee that you will be tapped on the shoulder to give us some additional perspective and to give us your review and your feedback too. So, be ready to lend a hand because that is somewhere where I am confident members of this committee want to go with revising and improving our policies for Land Bank lots.

Rachael Jefferson, Kansas City, KS, said I would really like to thank the commissioners and thank you, Commissioner McKiernan, for understanding what you're hearing tonight from various residents who are speaking the need for reform in terms of Land Bank policies and practices. I think that it's very clear that we have seen things happen on both the resident side of things and the developer side of things that makes it difficult in interacting with the Land Bank. I just want to kind of underline that point.

We originally came here with the intention of asking the Commission to put on hold all properties coming out of the northeast area until we can get that overall strategy, until we can, as you say, break it down, pull it apart, and put it back together again. It is so critical that we have that in place as we move forward with these lots.

I understand that these developers here tonight have done their due diligence, have followed, as far as they know, what they need to follow in terms of the bare minimum requirements. Some of them have gone above and beyond such as the Guinn Group, who has reached out to community residents, who have that, and have listened. We would like to see that as a model going forward. While we would like to actually request that a hold be placed on lots going out of the Land Bank, and understand that might not be possible tonight, that is something we would like to see until a strategy could be put in place. And, I would like to suggest that some of the work that the Guinn Group has done, is a model for how that type of activity should take place with developers who wish to come into the community, spend their time and their investment, which are certainly valued, and working with residents on the front end to make sure that, as Commissioner Johnson said, all ships arriving equally.

I would also like to say, like Crystal stated, that the Northeast Area Master Plan was completed in 2018. That was three years ago and that was before all the social and political people, disruption, and frustration that we have seen (**Ms. Facio** said you have one minute remaining.) over the last year or so. So, I would like to say that I think there definitely needs to be a revisiting with the community in terms of whether a northeast police substation is actually the thing that they still want to see in their community, if they truly believe more policing is the solution to issues that we see at hand in the northeast area. Thank you so much.

Chairman McKiernan said thank you, Ms. Jefferson. I've made note of your request that we consider a hold and that will be something that the committee will consider in the future, but as you pointed out, not this evening with these applications.

I don't see any other hands up among the attendees. I do see that Mr. Guinn has his hand up. Although this normally isn't a back and forth time, Mr. Guinn, I will recognize you and ask you, if you can, please keep your comments brief because I do think you have some response to what you have heard tonight.

Mr. Guinn said yes, sir, and I'll be very brief. Just, again, we really appreciate all the feedback and definitely understand the concern Mr. Brennan Crawford—very familiar with your organization. I apologize if we did not get a chance to, in fact, meet with you.

I believe it was Commissioner Townsend that asked about the training. I just want to say, our goal is to have at least 65 – 70% minority participation on this project. There will be some scopes on it that will be harder than others in order to fulfill certain areas. There will be an on-the-job training component to this to engage not only the residents, but resident businesses that are also in the area. Some of these businesses right now are not up to capacity that could facilitate some contracts of this size. We will look to help to scale up those businesses as much as we can.

I believe our consultant, Crystal Watson, pointed out and just want to highlight again. I'm a landlord in this area. I presently have people that are paying me \$900 a month for rent. If you can afford to pay \$900 a month for rent, with the right type of homeownership training and credit training, which we will in fact partner with Community America. Community America has agreed—this will be one of the things that we would use that community resource building for: homeownership training, facilitating classes on construction, facilitating classes—sorry, I had a

phone call come in—facilitating classes on construction, construction methodology, things of that nature. We will completely engage the community to the fullest to utilize every resource that is available.

The one thing that I did not point out, and I'll close with this, I am from Wyandotte County. I went to Quindaro Elementary School. I went to Northwest Junior High School. I graduated from Schlagle in 1986. My children and my grandchildren presently live in northeast Wyandotte County. I'm not in this for a financial reward. I'm in this—and I can speak for Crystal to say the same thing—we're both in this to give back to the community that gave birth to us. So, even though it is a for-profit endeavor, the overall need for what we're proposing goes far beyond the profits. I'm done speaking. Thank you, Commission, for letting me speak tonight.

Chairman McKiernan said thank you, Mr. Guinn. We certainly do appreciate that.

Chairman McKiernan said I'd ask the Clerk's Office if there were any comments that were received by email prior to this meeting on this topic. **Ms. Facio** said no comments were received.

Chairman McKiernan said, Committee, at this time, the floor is opened for a motion if the committee so desires.

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

Chairman McKiernan said thank you so much, Mr. Guinn. We look forward to some amazing things on the north side of Parallel in the 13 and 1400 block.

C. New Construction – Multi Family Homes – 12 Units

1. Ervinco LLC – 2 Duplexes
 - i. 7548 Lathrop Ave. - 215804
 - ii. 700 N. 75th St. - 928942



Option Agreements

Agenda Item – 1 C
Multi Family Homes
12 Units

OPTION AGREEMENTS
ERVINCO LLC

Requesting Land Bank Lot
7548 Lathrop Ave- 215804

New Construction
Duplex

Zoning
R-2 Two Family District

Frontage
76ft

Mr. Knapp said so the first one is at 7548 Lathrop Avenue. It's for a duplex. This is currently zoned R-2 and it's surrounded by duplexes currently.

OPTION AGREEMENTS
ERVINCO LLC

Building Details
3 Bed 2.5 Baths

Timeline
12 to 18 Months

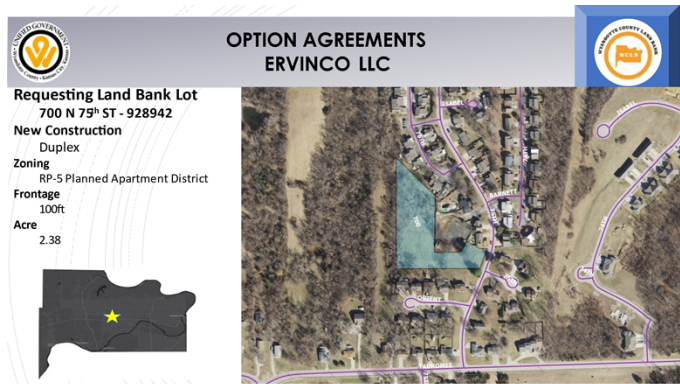
Experience
Built 5 homes
Rehabbed 5 homes

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

Recommendation
☒ Staff Advisory Committee
☒ Land Bank Advisory Board

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

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The next one is from the same developer, 700 N. 75th St. for a duplex. It is zoned RP-5 and will support a duplex to be built there.



The Staff Advisory committees were looking at it and said there might be something else with that parcel. That's why it's so funny looking when we originally parceled out that parcel. It could have been due to some kind of stormwater issues and they are looking into it. That was the only comment.

Commissioner, I can go on to the next one, but it's a little different from these first few.

Chairman McKiernan said let's go ahead and I would ask the committee if there are any comments or questions or a motion on C1, the two duplexes.

Action: Commissioner Bynum made a motion, seconded by Commissioner Johnson, to approve the first two.

Chairman McKiernan said I would ask if there's any comment on this particular application. **Ms. Facio** said no comments were received.

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

2. Bart Maffry 8 Unit Row Houses

- i. 824 Freeman Ave. – 082345
- ii. 826 Freeman Ave. - 082344
- iii. 830 Freeman Ave. - 082343
- iv. 832 Freeman Ave. - 082342
- v. 834 Freeman Ave. - 082341
- vi. 838 Freeman Ave. - 082374
- vii. 840 Freeman Ave. – 082340

(These addresses were held over from the June 28, 2021 standing committee meeting.)

Chairman McKiernan said, Mr. Knapp, I do believe we have seen these in at least a preliminary form before. Your presentation, please.



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





Mr. Knapp said you seen them last month at the last standing committee meeting. They were held over due to some questions. This construction is for an 8-unit row houses with accessory bonus units behind them above the 2-car garage.



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

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Some of the questions we had last month was parking. It would require—I talked to Planning and it would require 3 spaces, so a total of 24. Planning also said it may require a variance.



OPTION AGREEMENTS

BART MAFFRY(OUTSIDE THE BOX DEVELOPERS)



Experience

- Architect Nicole Curry has 15 years experience with multifamily project
- General Contractor Luke Drally 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
 - 3 parking spaces per unit
 - May require variance
- ☒ Land Bank Advisory Board



[illegible]

The next question was for the school district, if the school district was interested in the lots. We did find the Douglas-Sumner Master Plan from 2007. It had the soccer field that was not in the project location. We have since talked to the school district and they have told us that they are not interested in these lots.



OPTION AGREEMENTS

BART MAFFRY (OUTSIDE THE BOX DEVELOPERS)





- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential

- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

The next is the Northeast Area Master Land Use Map. This is in the lower-medium density residential so that means the allowed building types are (inaudible).

August 9, 2021

The developer has also met with the neighborhood group. That concludes my presentation.

Chairman McKiernan asked, any comments or questions from committee members?

Commissioner Johnson said I don't know if representatives from the neighborhood are on tonight, but I'll ask Mr. Knapp if—are you satisfied that all of the questions that the neighborhood had have been addressed satisfactorily relative to their questions? **Mr. Knapp** said, Commissioner, I did not get a list of questions that were asked. **Commissioner Johnson** said okay. Well, I'll hold my comments until later. I do hope that there is representation tonight to be able to speak to those questions. With that, I'll yield to the Chair.

Chairman McKiernan said thank you, Commissioner Johnson. At this time, I see Beverly Easterwood has her hand raised among the attendees. I do believe she is a representative of the neighborhood.

Beverly Easterwood said our group did meet with, by Zoom, with Mr. Maffry. There were some adjustments that he said were going to be made in his project such as reducing the density from 5 bedrooms to 3 bedrooms for 5 of the 8 proposed units.

Also, I spoke with Planning & Zoning and they stated that there would be 32 parking spaces required. So, if those adjustments were made to the proposal by Mr. Maffry, we would be in favor of it; however, unless those changes are made, we would not.

Chairman McKiernan said thank you, Ms. Easterwood.

Chairman McKiernan asked, any other comments or questions from the committee?

Commissioner Bynum said I would be interested in understanding the developer's thought process around a 5 bedroom unit.

Chairman McKiernan said, Mr. Maffry, if you would want to offer a little perspective and brief response to Ms. Easterwood and Commissioner Bynum.

Bart Maffry, Overland Park, sure. I did live in Strawberry Hill from 1979 through '85 when I was kind of moving around during and at the end of college. My father owned a business on Strawberry Hill for about 25 years. So, I have ties to KCK.

I want to—I got started in this project, in this whole movement, let's call it, because I realized a better way to build affordable housing and workforce housing without LITEC and without wood, and better, faster, operates better, and I've just made a lot of progress. I will say, just because I don't want to forget—I tend to run on sometimes so I want to get to the matter at hand first.

When I met with the community, everything they said is accurate. I took a good look a few days ago and we will easily have 4 parking spaces per townhome unit. My map shows that we'll have 2 garage spots and 2 driveway spots. There's plenty of room when we took a good look at it off the alleyway access to have all that.

I will say that we're going to produce a lot of rooftop solar energy here. These are going to be resilient, net zero housing structures. Pretty much wind resilient, tornado resilient, mold resistant, 4-hour fire rating, earthquake proof, they're very quiet and comfortable. They're super-efficient. We're going to produce a skad of solar energy on the roof, enough that we will produce energy to charge electric vehicles on site. That will be part of our product mix.

I don't have the final answer on that today, but from everything I've learned about electric vehicles that are being brought on in dense markets like California and the east coast, they basically state for everyone car that is car shared through an electric vehicle program, which we can easily rent cars by the hour or two or day or whatever longer, and if we can't utilize those cars, we'll make them taxi worthy or Uber type worthy. We'll utilize that energy. Every parking spot that's electric vehicle, it basically is like adding three more spots, so we're going to basically have 32 spots, add 16 more, we're going to function like 48.

We will open up clean energy cars for residents that don't own a car to be able to get one when they need one to go shopping, to go to Home Depot, whatever. We'll probably have a few trucks on site, at least that's our goal, and we'll head in that direction. We're only looking at 3 or 4 years until a time this vehicle's life start to invade our society. A lot of people don't believe that. I think they exist today. It's just not ready for Kansas City. We'll be ahead of the game.

We'll have housing that people want to live in for the next hundred years that looks nice, that maintains well. So, that's really what we're all about.

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On the 5-bedroom size, I had another neighborhood on the east side of Kansas City, MO, in Lykins neighborhood. They didn't demand but they really requested 5 bedrooms because they had a large number of extended families that they could not house. I took a good look at it and said I can do that. So, that's why we started with that model. I actually have gone to 50% 5 bedrooms and 50% 3 bedrooms on this proposal. If we need to go a little bit higher on 3 bedrooms, we can. I just—we're going to have accessory dwelling units in the back for a lot of single people or relatives that don't want to live in the house with little kids. Maybe they want a little privacy; we'll be able to take advantage of those things and obviously have the beginning of electric vehicle distribution for Kansas City, KS. So, it's more than just housing.

Chairman McKiernan said thank you so much, Mr. Maffry.

Chairman McKiernan asked, any other comments or questions from members of the committee? I'll recognize Commissioner Johnson first, and then I see that we have Brennan Crawford who'd like to make public comment.

Commissioner Johnson said I want to—I guess some of this will be covered through the Planning & Zoning process, but to the point that the discussions with Mr. Maffry and Ms. Easterwood, Ms. Easterwood walked away with the understanding that there would be five 3-bedroom units versus eight 5-bedroom units, which I would be in support of. I'm not sure if we can make that a requirement. The other piece is to at least say that there should be at least 32 parking stalls or parking spaces as part of this project as a requirement as well. I'll need some guidance in those two areas.

Chairman McKiernan said thank you, Commissioner. I'll probably end up turning to our legal counsel here in just a moment to get better direction on how we could craft that into a motion. In the meantime, what I'll do is I'll invite public comment. I'll recognize Brennan Crawford first. If there are other people, if you could raise your hands, please, and we'll get you queued up.

Mr. Crawford said I would just say that this building technology is a really, really enticing possibility. It's really cool and I think it heads in the right direction.

I was in the meeting with Ms. Easterwood and Commissioner Johnson. I had a couple of questions about how this building technology has been used in the past and whether we have any

experience with it in Kansas City, specifically, whether the development group here has been able to successfully execute any of these developments.

Mr. Maffry mentioned some work in the northeast of Kansas City, MO, in the Lykins neighborhood. I have a fairly close relationship with some of the projects that are going on over there. I would love to learn a little bit more about whether he's made any additional progress over there because my understanding is that nothing has actually been built. So, I just wanted to give him an opportunity to clarify that relationship a little bit.

Chairman McKiernan said, Mr. Crawford, appreciate the comment. Is there anyone who—and we'll get Mr. Maffry queued up here in just a moment and then I'll also ask Ms. Green to also be ready to assist us if Commissioner Johnson wants to craft a specific addendum to a motion. So, first of all, Mr. Maffry, if you had anything to share in response.

Mr. Maffry said yes. I thought I mentioned on the parking but I did say we would have 32 parking spaces, 2 each inside the garage and 2 outside of the garage in the driveway. There will be a 25' per space or side-by-side for each townhome. So, that's 4 spaces times 8, for 32 units. I just wanted to state that several of those will be shared. When you share space, that actually increases the ability to hold more cars, in theory, for at least more riders. A lot of times if you just look at a car, for most people that own a car, it's parked 22 hours a day and it's driven 2 hours a day, something like that. With our service, most of the time that car is going to be out on trips. It can be parked and charging, but often times it might be driving 6 – 12 hours a day, which means it's satisfying what might have been 3 or 4 cars (inaudible). That's the one point I wanted to make.

I don't have any problem going to five 3-bedroom and three 5-bedroom. To me, it's semantics. That's not a problem with logistics and planning. So, consider that done.

I bet many of you—well, several of you in this meeting who have known me for a while know I was pursuing insulated concrete in projects. I made headway and was moving along. There are challenges. A lot of people have doubts about building with concrete. My opinion is you can build poor quality or high quality with concrete. It's a matter of the design and the contractor. It's the same with any product, wood, it doesn't matter to me. It's all about design and how it's built.

I found a better product in concrete that's as strong. It's actually a little bit stronger overall. It has about 85% less weight. One of the issues I have with concrete is that you have to add a lot

of steel and a lot of concrete to hold up all the steel and concrete. It becomes, we'll just keep adding more and then sooner or later you have enough. With our system, we can build just as strong with a lot less concrete. It's more like half an inch to an inch layer around EPS, which by the way, we'll be manufactured most likely down the hill on 3rd St. at Atlas Manufacturing. That will be the inside and the installation in our product. It gives us a solid shell that's very strong, provides all the resiliency. It's quick to build. Again, it has every advantage: cost, strength, fireproof, windproof, earthquake proof, bugproof, they don't have anywhere to hide, mold proof, it just doesn't mold. It tends to hold up. It doesn't need as much maintenance. So, that gives you a little bit about the building process.

As far as Lykins, I am approved to begin building up there. I'll be straight with you. Kansas City, MO, is not the easiest city in the world to deal with. I started pursuing things in Wyandotte County, I don't know, for only a couple of months ago. I still plan on building above market, but I think that I'll probably be getting Kansas City, KS, first.

The building process that we're using is called insulated concrete. There's other names to it, but it's been perfected. The manufacturer is out of Arizona. It's being, oh, I don't know, 20 homes a year. Most of these are large, multi-million dollar single-family homes. They're substantial and they don't want poor quality. This process is approved now in California. I know they do a lot of building in Nevada and Utah, basically all over the southwest. I think this recently got access to California. That should tell you how it's sought out because California doesn't approve anything that's not finished.

If for some reason we start to build and we decide we don't want this product, we will instantly go back to regular concrete and switch, but I don't plan on doing that. I'm just letting you know I have that planned if we decide no, this thing is not going to work. But, I've been to Phoenix three times to see the manufacture, build, seen their quality, the durability and the feel of these units and it's real housing, and in my opinion, it's the housing for the next hundred years.

My general contractor, who I did not have on board when I was talking to the neighborhood, I told them I was looking for one, but it's going to be Schwab Construction. That basically came to fruition about 10 days ago. They will be a key player on our team. I've got the rest of the team put together, but they will be our general contractor.

We're really looking to hire a lot of local help. We plan on being vertically integrated with everything we tend to do with our shell, our MEP design as it lays out with the shell. I think I

mentioned that we are going to have skads of solar on this building and electric vehicle charging. So, we will have a lot of electrical related type jobs. Finding that and handling that being vertically intergraded as a company, will be important to our building process to work with Schwab and they're on board with that. They kind of have KCK ties.

I think that's enough. I think I answered most of the questions, hopefully. Thank you.

Chairman McKiernan said since we're in a public comment period here, I do see for the Clerk's Office, Groundwork Energy has a hand up in the attendees.

Monica Propst-Medeiros, KCMO, said I work for Groundwork NRG as Economic Development & Sustainability Coordinator. I actually, just similar to Brennan Crawford that spoke before, I wanted a little bit of a point of clarification about what I'm seeing. So, just taking a look briefly at the Northeast Area Master Plan, kind of future land use planning portion.

Also, I believe the previous slide to this, I believe that this area is currently planned for lower-medium density residential. Just so that I'm understanding what's kind of going on with this project, I see that it was RP-5 zoning. I would just like to know a little bit about whether or not this project in particular would trigger a) the narrow lot sort of guideline review. If not, if it kind of foregoes that process through a zoning change, where is the development project kind of in that process?

While we do support the Douglas-Sumner neighborhood and their support of this project as long as Mr. Maffry and the developers sort of meet the interest and demand, I'm just wondering what kind of enforcement measures that we are planning on being able to take whenever implementing the Northeast Area Master Plan and how zoning has been planned for in the past.

If projects such as this one, which is a relatively large project, are kind of foregoing what is outlined in the Northeast Area Master Plan, where that kind of stop and end and what is the point of future land use planning if it is not to sort of dictate the types of development projects that are approved or that are approved as variations from the plan?

Secondly, just also for another clarification, I know that Commissioner Townsend, I believe, was asking these questions pretty thoroughly (**Ms. Facio** said you have one minute remaining.) the beginning of the presentation tonight and I appreciate that, but what is the price point of this project? I know that you've been talking a lot about the cost of materials being less

or less burdensome rather of these types of materials that you're talking about, but if so, I would just like to know what the price point of the overall development is. In light of that, what the affordability of these units do you believe that it will be? Thank you.

Chairman McKiernan said thank you for the comments. I do think it is interesting and germane to this that we hear from the developer or the applicant a little bit about the price point. The whole deal about Planning & Zoning review that's built into our option process now that once the option is granted and before land is transferred and before any construction commences, these applicants do need to meet with Planning & Zoning and meet all guidelines set by Planning & Zoning for these projects.

Mr. Maffry, if you could comment on your anticipated price point. **Mr. Maffry** said yes. I should have mentioned about rents. This is going to be a multi-family development, not single-family. They are going to be a townhome design. They will be for rent. I have to rent them for five years based on how we finance these. Down the road, I could possibly start selling some units like condos, but it's not my plan initially.

I have done my proformas at below HUD fair market rate so my best answer to that, I don't want to get too boxed in on my pricing, but we intend to be at or below HUD fair market rate with our rents on a market rate project, which I consider to be outstanding.

Chairman McKiernan said for those of us who can't immediately pull HUD market rates off the top of our head, throw a dart. Get us in the ballpark, please. **Mr. Maffry** said sorry. I'm not looking at my numbers and I look at some money, but I remember this is rent plus utilities on a 5-bedroom it was around \$1,330, give or take a few bucks. I'm trying to remember the 3-bedroom. The 3-bedroom was about \$1,039. That included rent and utilities. On the studio, I think I had (inaudible) but I want to say it was \$531. The more I look at planning, I think these will probably be more likely small 1-bedroom apartments, studio apartments, but probably in that \$500 plus. Again, that's rent and utilities for that size.

HUD fair market rate, I'm (inaudible) 5-bedroom unit is \$1,785, I believe, for HUD fair market rate for a 5-bedroom. So, we'll be almost \$500 under that. It's probably about \$300 under the 3-bedroom size and I'd say probably like \$150 under on the studio size.

Chairman McKiernan said thank you, Mr. Maffry. I don't see anyone else with their hand raised for public comment. I would recognize Commissioner Johnson.

Commissioner Johnson said, Mr. Maffry, I would tell you I will say that I agree with Mr. Brennan Crawford when he described this as intriguing. It sounds like an intriguing process. It sounds like something that could set the standard if successful. We don't have anything to base this off of. We know that you're working over in Kansas City, MO, with some projects. I will tell you that I have some skepticism simply because the project that you've endeavored over in Missouri, have not started. I know that maybe they have been harder to deal with. We've been accused of being harder than Kansas City, MO, at times. So, I have some skepticism myself; however, if you are willing to abide by the requirements that we have set forth, that helps to ease some of my concerns.

I think what I want to get some clarify is from staff relative to what lower-medium density residential is. How do we define that? Is there someone from staff that can answer that question so that I can make sure that we're moving—that we're in the right playing field here? No one?

Wendy Green, Assistant Counsel, said I honestly don't know. I can try to take a look at that for you and discuss this with Planning & Zoning and Economic Development to see if I can get an answer, but I definitely do not have an answer for you at the moment.

Katherine Carttar, Director of Economic Development, said if you guys keep talking, I can find it. It's in the Northeast Area Master Plan. There's a hole section.

Melissa Sieben, Assistant County Administrator, said I would say that typically that's going to be things that are on duplex in nature, but it probably allows for exactly this type of development is what Katherine has told us is correct. This makes sense because this is similar to what we've seen surrounding downtown as well and the new development that's going up off of Washington Blvd.

Commissioner Johnson asked, so would a 5-bedroom unit versus a 3-bedroom—would a 5-bedroom unit fall within that definition as well? **Ms. Sieben** said I don't think it looks at unit. It looks at the type and how they're connected. Typically, single-family townhomes and duplexes, they will vary from 1-bedroom up to 3 and 4; and in this case, 5.

Commissioner Johnson asked, Katherine, did you have anything else to add to that? **Ms. Carttar** said no, I do not.

Commissioner Johnson said I yield the floor, Mr. Chair.

Chairman McKiernan said I may yield it right back to you, Commissioner Johnson, because at this point, I don't see any other hands raised for comment, so at this point, I need direction from the committee on where we're going to take this proposal, this application.

Commissioner Johnson said in light of that, Wendy, can we make a requirement relative to the number of 3-bedrooms versus 5-bedrooms and the number of spaces in our approval? **Ms. Green** said yes. You would just need to craft that into your motion.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Bynum, to approve with the requirement that there will be five 3-bedroom units, three 5-bedroom units, and a minimum of 32 parking units as part of this project.** Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Bynum, McKiernan.

D. New Construction - Commercial – 2

1. Kenthedo Robinson – Community Theater

- i. 1342 Lafayette Ave. – 157803
- ii. 1945 N. 7th St. – 095142
- iii. 1943 N. 7th St. – 095143
- iv. 1941 N. 7th St. – 095145
- v. 1941 R N. 7th St. – 095144
- vi. 651 Troup Ave. – 095299
- vii. 649 Troup Ave. - 095141

Chairman McKiernan said if I remember agenda review correctly, Mr. Knapp, we should probably break D1 and D2 into separate action items. **Mr. Knapp** said sounds great.



Option Agreements

Agenda Item – 1 D

Commercial

2

OPTION AGREEMENTS
KENTHEDO ROBINSON

Requesting Land Bank Lots

- 1342 Lafayette Ave– 157803
- 1945 N 7th St – 095142
- 1943 N 7th St – 095143
- 1941 N 7th St – 095145
- 1941 R N 7th St – 095144
- 651 Troup Ave– 095299
- 649 Troup Ave- 095141

New Construction
Community Theater

Mr. Knapp said the first one is located at 7th St. & Troup. The idea is to have a garage that when the garage door opens, it reveals a theatre inside and have like community seating, maybe seating like 40 people outside.

OPTION AGREEMENTS
KENTHEDO ROBINSON

The Concept of the 7th Street Community Theatre

The concept of the 7th Street Community Theatre is to give a platform for community members to learn through the arts and express themselves artistically and culturally through engagements in the performing arts which will inspire and encourage participants to become contributing citizens to the greater Wyandotte Community.

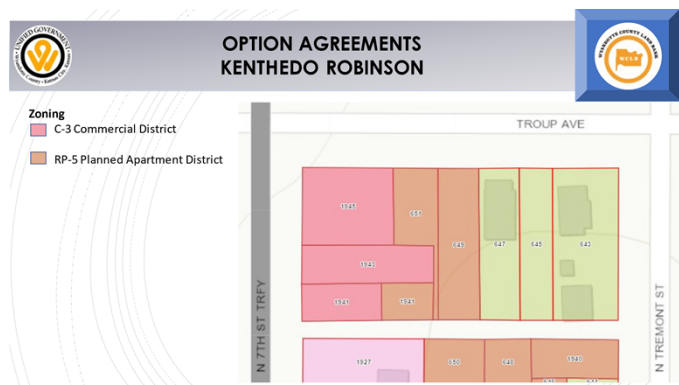
The Crystal Image Performing Arts Company (CIPAC), the resident theatre company– Artistic Director Kenthedo Robinson, will serve as the host theatre to create a foundation for the theatre to serve the community.

Mission Statement

The Crystal Image Performing Arts Company (CIPAC) is dedicated to providing quality productions through diverse artistic collaborations, and through its community and educational programs which includes teaching the youth and elderly reading, writing and performing through the arts. CIPAC, is committed to producing both classical, contemporary and experimental works, giving full voice to a diversified range of artists and visions and educational opportunities.

There's the concept and mission statement.

August 9, 2021



It's currently—1945 is zoned C-3 Commercial District and 651, 649 is RP-5 zoning there.

OPTION AGREEMENTS

KENTHEDO ROBINSON

Kenthedo Robinson Playwright/Director

Kenthedo has taught English and Theatre in the New York School system for twenty five years. He was an adjunct professor of creative writing at the College of New Rochelle and Empire State College in New York City. He completed a B.A. Degree in Communications Arts at Park University, Parkville, Missouri and a Masters Degree in Education Administration at The College Of Saint Rose, Albany New York, and a Masters Degree in Education at Long Island University, Long Island New York. Mr. Robinson has also completed a M.A. Degree in Theatre (Playwriting and Directing) from Hunter College (City University of New York).

His awards include: The Pace University Award. He was also awarded two scholarships to study the works of William Shakespeare at Columbia University.

His plays have been selected for staged readings at The Schomburg Center for Culture and History, The National Black Theatre Festival and produced Off Broadway and in The Harlem Fringe Theatre Festivals, The Women of Color Theatre Festival and Provocative Playwrights Festival.

Mr. Robinson will be receiving the Distinguished Alumni Award from Park University, his alma mater, in September 2021 for his research, writing and producing the play, The Buffalo Herd of WY: The Wayne Miner Story. Congressman Emanuel Cleaver 's Office of Kansas City, Missouri, bestowed the Special Commemoration Award upon him for bringing his production to the Kansas City area and sharing the honor and legacy of Buffalo Soldier, Wayne Miner.

This is kind of his bio as a playwright and director.

OPTION AGREEMENTS

KENTHEDO ROBINSON

Building Details

A small theater that the garage door reveals a stage

Timeline

Project Start – ???

Project Completion – ???

Next Steps

1. Building inspection approval
2. Change of zone (**Public Meeting**)
3. Proof of funds to cover building estimate

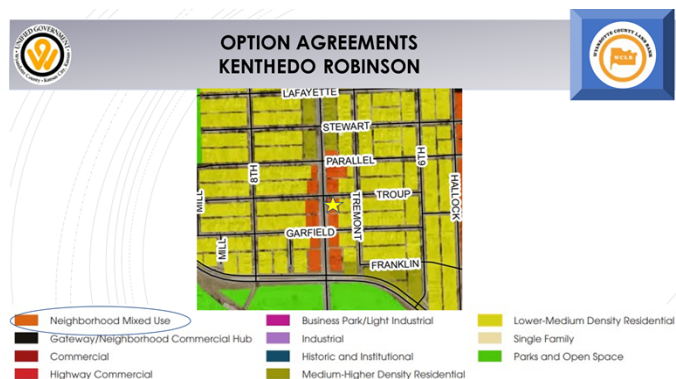
Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board

So, there's kind of a picture of a garage, but think of people sitting around it and the garage door raised and it's like a community theatre. This will have to go through another public meeting for the change of zone. The staff and Land Bank Advisory Board both recommend the project.

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This is also in a neighborhood mixed use, the Northeast Area Master Plan. That concludes my presentation on this.

Chairman McKiernan said thank you, Mr. Knapp. Committee, any comments or questions?

Commissioner Townsend said I don't know if Mr. Robinson is on with us tonight. **Kenthedo Robinson** said yes. **Commissioner Townsend** said I wanted to thank you for this unusual or certainly different approach to the use for which you're requesting these lots. Because of where they're situated in residential and mixed-use, and the way I understand your concept, this is not being an enclosed theatre, but the stage door, the garage door goes up and there's the stage. So, those who are attending would be seated outside.

My only question or concern would be about any neighbors, noise, disturbance of those who are still in that area and also for the benefit of those who are performing, how the way that this stage might impact the enjoyment of those who are listening. Those are just my only questions for you that really weren't part of our packet. Kudos to you for an out-of-the-box use you are seeking this for a Land Bank and the culture that—because you're talking about an outdoor kind of theatre in the park, so to speak, concept. I just had questions about how that would impact those who are still in residence there and how it would impact the quality of your production from street noises and other commercial buildings around. Thank you. Those are my questions.

Mr. Robinson said thanks for having me on and thanks, Jud, for connecting me with the commissioners. In terms of the physical structure and to answer your questions regarding surrounding noise or interference, we probably would have to enclose the property to some degree with some sort of fencing or barriers or something for the safety of people who are attending. I'm

fashioning it after Shakespeare days when they would perform during the day until it began to get a little toward the night and then they would be finished because there was no electricity at that time. So, a lot of people don't look deep into the time of Shakespeare. They would do plays and they would finish by the time the sun was going down. That would also help in our utilities because we're going to be starting pretty bare knuckles here. So, that would help in our utilities. In other words, we finish before nightfall most of the time, unless there's some special event that may carry over into the night. That's kind of my concept of the community theatre project.

I was born and raised here in Kansas. This area—I also purchased a house, the red house on 7th & Troup that has just been refurbished. It's a red and white house. Many of you may have seen it as you passed by.

The last place I saw my father alive was on 7th & Garfield. It wasn't that he was killed, it's just that was the last place I remember seeing him alive and then he went home to Mississippi and passed away.

I have done a lot of work in the New York area. I don't know if you've had a chance to read by resume or anything like that. I spent 25 years as a teacher in the New York system. I received by BA Degree from Park College and I went on to study. I received about three or four master's degrees while studying in New York.

I will be receiving the Distinguish Alumni Award from Park College in September for my work that I did on a play called *The Buffalo Hero of World War I, the Wayne Miner Story*. Some of you may remember the Wayne Miner projects and housing over in Missouri. Well, I'm going to be receiving an award for that from the Alumni Association at Park College.

You actually got the concept very clear, so I'm glad that was communicated. It is more to start as an outdoor type of theatre to operate in the spring and up until the fall so we won't have the utilities. I would like to have a space where I can develop writing skills and speaking skills for the youth and for the elderly. We often forget working with the elderly. I've worked with that population before and I think it's very important that we continue to develop and give them something to do culturally and that's also engaging and educational.

I don't know what else—I had connections. When I first went to New York, I was commissioned by the Alvin Ailey American Dance Theatre to do a biography for Alvin Ailey's *For Bird With Love* by Lay. So, he commissioned me to write a piece for that which appeared on the stage. I went on to do other work with the Neighbor Ensemble Company. When I first arrived

in New York, the people I stayed with—the couple I stayed with were best friends with Samuel L. Jackson and a host of other people who were on Broadway. So, I got thrust right into the middle of the arts field and then later on developed my own theatre company and became, I would say, pretty much an established playwright in the New York area.

But, I always have my heart in Kansas City so I brought a play back in November. I brought a play back at the Paseo Academy of Performing Arts off of Paseo. I'm very interested in—I've gone to a few of your meetings. I've come back to a few of your revitalization meetings and I spoke with a couple of people and said there's no arts component here. We really need to be able to have a vehicle for our youth and our community express themselves to learn to make connections, to have art as a part of our daily lives as well as our lives in terms of going into the professional realm. I have found that many of my students have gone on into professional areas, but it is the skills of theatre interaction that has helped them develop professionally. So, that's just something that I think is very valuable in terms of the arts.

I hope I'm answering some of your more concrete questions.

Chairman McKiernan said absolutely, Mr. Robinson. We do appreciate that information. I'm going to recognize Commissioner Walters at this time.

Commissioner Walters said I'm having—first, a very interesting project. Thank you for bringing it forward. I am having a little trouble relating to what I think the size of your building is to the number of lots that are on our list tonight. It looks like the building itself is maybe 25' sq. or so, but there's a tremendous amount of land area. Are you thinking of off-street parking or any other site development that isn't depicted or—

Mr. Robinson said yes. I'm not necessarily thinking of off-street parking because I think the neighborhood can accommodate—I'm only considering an audience of probably maybe 40 – 60 people so I'm not considering—I don't know. You may be able to tell me if that might really need to be considered.

In terms of the actual physical size of the theatre, I'm thinking 35 x 40' in terms of the actual stage, the actual garage area, stage area; and about another 20 – 40, or 30-40' of actual audience area where they could sit in sort of a semi-circle or kind of parterre. So a little later I

might need to add maybe a row or two on the side for classroom work for any kind of writing projects or anything like that.

Commissioner Walters said okay. That answers my question. I appreciate it.

Commissioner Townsend said, Mr. Robinson, I'm not sure that I completely understand the layout so let me just ask a couple of questions. Again, thank you for your interest in bringing arts to the area.

First of all, are you still living in the Kansas City area at all, Wyandotte County? **Mr. Robinson** said I'm a retired teacher and I had moved back to my mother's house here on Lafayette. **Commissioner Townsend** said okay. I wasn't sure if we lost you to Broadway or not. I'm glad to know you're local.

With the depiction up now, are you looking at or projecting that your stage would front Troup or front 7th St.? Again, I can envision the parking and noise since this is going to be an outside thing would be an issue. I know those aren't things necessarily that this body at this time would take up, but I had to share my concerns about that. That will be for another day.

Have you had any conversation with some of the neighbors who may still be in that area about your desired plan?

Mr. Robison said yes, I have. I've been in connection with the Olivet Baptist Church, which is about two doors down from the house, where I bought the house. Also, there's been a few people in the neighborhood that I've been discussing this with and they seem very interested in it. I spoke with—there's an organization who said they would be happy to lend some volunteer labor, it's called the Village Initiative. They're located on 27th, I think, and Quindaro. I've spoken with Lowe's. I have a connection at Lowe's and I was able to get an interior's price list. The lady who was there assisting me connected me with some other people and told me that once I get started and going, to come back to Lowe's and that Lowe's may be able to donate certain materials and things like that.

I do need to reach out a little bit more in terms of some more community organizations and people, which I'm in the process of doing right now.

Commissioner Townsend said, again, do you envision your stage fronting Troup or 7th St.? **Mr. Robinson** said yes, fronting Troup, yes. **Commissioner Townsend** said, again, thank you for

your interest in the arts and bringing that to this corner. It's certainly different than anything else this committee has considered in the past. Thank you. That's all. **Mr. Robinson** said you're welcome. Thank you.

Chairman McKiernan said thank you, committee. I don't see any other hands raised among the committee. I'd ask the Clerk if we received any public comment through email prior to the meeting. **Ms. Facio** said no comments were received. **Chairman McKiernan** said thank you. At this point, if there is no more comment or question, we are able to take a motion on this item.

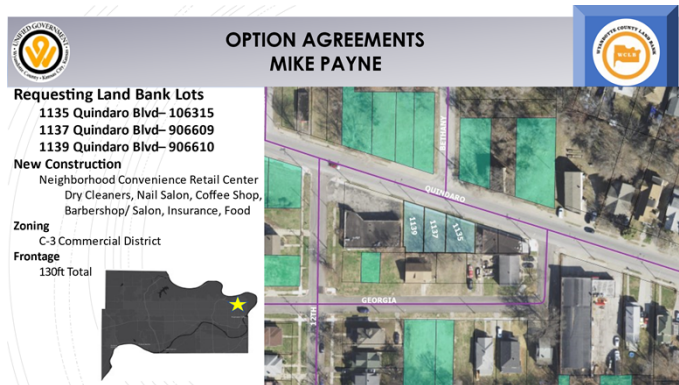
Action: **Commissioner Townsend made a motion, seconded by Commissioner Bynum, to approve the application.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Bynum, McKiernan.

Chairman McKiernan said, committee, I had hoped that we could take a stand and stretch break in between meetings, between Neighborhood & Community Development and Economic Development & Finance. I underestimated how long it would take us to plow through these applications. If the committee has no objections, I'd like to ask for a 10-minute stand and stretch break at this time. That would put us back reconvening at 7:45.

Ms. Green asked, Commissioner, were you intending to do that at the end of the Economic Development meeting? **Chairman McKiernan** said I was intending to do it in between the meetings. **Ms. Green** said correct me if I'm wrong, but I think we still have a couple of more items left. Am I wrong? **Chairman McKiernan** said no, no, no. I was originally intending to do it in between meetings. I have revised my intent, based on how long it is taking us—longer than I had anticipated, to work our way through this agenda. With NCD, Neighborhood & Community Development items remaining to be considered, we'll take 10. We'll come back at 7:45. We'll be refreshed and there'll be rainbows and unicorns. I don't see any objection from the committee, so 7:45.

Chairman McKiernan reconvene the meeting at 7:45 PM. We are on Item D2. Mr. Knapp, if you'd walk us through that one, please.

2. Mike Payne – Neighborhood Convenience Retail Center – 3 Storefronts
- i. 1135 Quindaro Blvd. – 106315
 - ii. 1137 Quindaro Blvd. – 906609
 - iii. 1139 Quindaro Blvd. – 906610



Mr. Knapp said this one is for a neighborhood convenience/retail center. They don't have any like commitment letters for tenants to come in yet, but the idea is for a dry cleaners, nail salon, coffee shop, barber shop/salon, insurance, or food in these three store fronts. They're zoned C-3 so it's a match to the use.

Chairman McKiernan said, Mr. Knapp, if you are talking, I must confess that I am not hearing you. If you could hold your hand up if you are hearing me. Why am I not hearing you? That's a great question. **Ms. Sieben** said, Commissioner, we're hearing both. **Commissioner Walters** said, yes, I heard him. **Chairman McKiernan** said I'm not hearing anybody. That's not a good sign.



Mr. Knapp asked, do I keep going? **Commissioner Johnson** said hold on, Jud. Hold on for just a second. **Chairman McKiernan** asked, Mr. Knapp, are you there? **Mr. Knapp** said I'm here. **Chairman McKiernan** said I can hear you now. Life is good once again. I apologize for that.

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Mr. Knapp asked, would you like me to start over? **Chairman McKiernan** said no, sir. If the rest of the committee heard your presentation, I'm not sure that it was important that I do. So, I'd just have to ask the committee if there are comments or questions for Mr. Knapp.

Commissioner Johnson asked, Jud, were you finished? **Mr. Knapp** said no.



OPTION AGREEMENTS
MIKE PAYNE

Next Steps

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

Creating a walkable, transit-friendly community is a necessary component to spur other developers and investors to come to the area and assist with revitalizing the Quindaro business district. My goal in large is to help create a successful neighborhood commercial district that provides day to day needs, this I feel is essential in fostering a healthy neighborhood in and around Quindaro Blvd.

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board

....I grew up in the Quindaro, my vision is one that's not new. The difference is I'm willing to see it through and have partnerships and relationships that can assist me along the way.

The recommendations from the staff and the Land Bank Advisory Board were to approve but during the Land Bank Advisory Board meeting, we did have little comments on what's the use. What will actually go there between a dry cleaners. There's a difference between a dry cleaners and a nail salon. They did have a little concern about that. Other than that, everyone was good.



The land use map has it in neighborhood mixed-use and the—or a small commercial retail. It's the use; it matches. That concludes my presentation for this one.

Chairman McKiernan asked, committee, comments or questions?

Commissioner Bynum said I just need him to go back to the slide that shows the address. **Mr. Knapp** said 1135 Quindaro Blvd. **Commissioner Bynum** said thank you.

Commissioner Townsend said I did not have any questions that had not been answered, particularly with Mr. Jud's comments about the well, I want to say the proposed uses or offered uses. I think those would be great in that area. Having said that, I would move to approve the application. This is exactly what the option agreement period is for to see what can be done with those. I appreciate Mr. Payne, the applicant, wanting to see some retail activity in that area.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve the application.**

Commissioner Johnson said before we vote, Jud, you had mentioned that there were some comments from the Advisory Board. Could you reiterate what those comments or questions were or thoughts were? **Mr. Knapp** said yes. They believed the zoning was different between like what environmental concerns for a dry cleaners versus like a barber shop or (inaudible). They wanted a clearer definition of what was actually going to go in there. I did reach out to the developer and they said, I don't really know what will go in there yet. It's hard to get people to commit when you don't have a commitment for the property.

Commissioner Johnson asked, would that be vetted out during the Planning & Zoning or at some other point during the approval process? Do you know? **Mr. Knapp** said, Commissioner, I will never lie to you. I do not know. **Commissioner Johnson** said I appreciate that. Okay. Katherine or anyone at this point, I just want a quick comment on that.

Wendy Green, Assistant Counsel, said when they apply for their permit, then they have to go through the Planning & Zoning process, I believe that they have to have some indication of what they're actually putting in because they would have to know what the requirements would be. So, I would image, yes, that would all get filtered out within the Planning & Zoning stages and their approval stages. **Commissioner Johnson** said very good. Okay. I just wanted to confirm that. Thank you so much. I'm ready.

Chairman McKiernan said I'll look to see if there's any public comment. I do believe I saw Groundwork Energy had their hand up in the Attendees.

Monica Propst-Medeiros, KCMO, said I'm here on behalf of Groundwork NRG tonight. I just wanted to thank you all for giving me an opportunity to speak to this matter. While I do appreciate this particular developer's interest in revitalizing the Quindaro area and bringing commercial uses back to the Quindaro area, I do think that once again a robust entrance parent process with how applications are approved and development projects are understood is quite necessary, again, just to reiterate what Jud said. One of the concerns that we did have is that there are very vast differences between a dry cleaners versus a barber shop. We think that it is incredibly important to have a comprehensive understanding of what exactly it is that we're approving in terms of land uses prior to allowing any projects to fly.

I would also like to just take another moment as this is another set of several parcels that we've seen from the northeast area tonight to first thank Commissioner McKiernan for your comments earlier where you stated that the Commission has been considering changes to the Land Bank policies and procedures for some time now. I do appreciate that; however, I would like to take this moment to bring attention more so to the urgency of this matter and the potential long-term impact of misalignment between the Land Bank policies and procedures. This application review and approval process in the Northeast Area Master Plan, which is I believe like we really should be working towards this now.

I would like to reiterate some numbers that should really get our minds thinking of the many applicants that have been presented today. Over 60 of the lots being divvied up are within the historic northeast. From information derived from the Land Bank overtime, Land Bank lots are historically and contemporarily concentrated in the northeast area. So, without tangible anti-displacement strategies such as community benefit agreements (**Ms. Facio** said you have one minute remaining.) community land trust, housing trust funds or at the very least, meaningful community engagement at the inception of development projects, which are circulated through the Land Bank, the resulting housing, commercial, and any development projects risk being detached from the values, principles, economic needs, and the overall vision which the northeast area residents are working so diligently to foster and promote.

So, as economic development for development sake, risk long-term damage to the overall neighborhood stability of Wyandotte County and specifically the northeast area with regards to economic development opportunities for residents, the maintenance of our current levels of racial and ethnic diversity, preservation of the unique history, culture, and character of the northeast area

neighborhoods, and increasing economic quality for long-time residents, I would urge that any applicant being passed through the community today be involved in the on-going discussions around equitable development and practices and requirements (**Ms. Facio** said your time is up.)

Chairman McKiernan said thank you, Ms. Propst-Medeiros, for your comments. We do appreciate them. I do believe we have Christina Turley, and I assume this is also for public comments, is that correct?

Mike Payne said I'm actually under the Christina Turley name. I apologize. **Chairman McKiernan** said, Mr. Payne, you are the applicant. We would be interested to hear from you. **Mr. Payne** said that's wonderful. Let me just first say, I want to thank the UG and the commissioners for allowing this forum. I'll tell you, Brian, if I had a radio station, you'd be the first guy up.

Listen, I'm from Kansas City, KS, born and raised. My family goes back at least eight generations. I recently went home to visit my 85-year-old grandmother and I stayed at her home off of 27th St. & Brown. When I got up to go get my wife something to drink, I had to drive further than three miles to find the nearest grocery store or convenience store. I couldn't go get any day-to-day items if I just needed an aspirin or a Band-Aid for my child.

So my wheels had got to turning. I thought about this project for over seven years, so it's a long time coming. But as a product of community, I can tell you that I am part of the community and I speak to the community on a day-to-day basis.

I'm currently in Los Angeles and I'm back in Kansas City at least three to four times a year. I really do believe that what we're doing here tonight is about community building. It's more than just the bricks and the mortar and making things look pretty. I completely understand that. After 15 years in commercial real estate here in Los Angeles, I've gained the sense of what works where and why it works. This particular neighborhood of Quindaro, where I'm from, you can see a number of used to be dry cleaners, a number of formerly nail salons, no coffee shops, right?

In my work with the community and dealing with people, I've come across the Quindaro Center, which is the Vernon School. I'm currently working with the Vernon School to help them apply for tax credits and other government grants in order to refurbish and restore that area so we

can give the community a sense of pride. I truly believe that if we move forward with an economic redevelopment, we have to instill some pride in the community where they live, where they sleep, where they work.

When I drive pass the beautiful buildings in my neighborhood, when I go to work in the morning it makes me feel good. I want to do that for my grandmother, for my uncle, for my friends who I've grown up with. I graduated from Wyandotte High School. I went to school as a young boy to Quindaro. I'm now a real estate developer. I want to bring what I've learned in this big metropolitan city of Los Angeles and I want to bring it back home.

As far as uses, I think that's the beauty. We're not limited to our options with what we can put there, right? As far community involvement, I've involved myself with the neighborhood centers to kind of see what it is that they want and need. I speak to my friends, my grandmother.

I'm currently in phase 1 of this particular project. I am pricing it out, but I'd like to just make sure that I make it known that I'm a product of the community and I care about what goes there and how it's sustainable. Not only is it bringing retail, but it's also bringing jobs to the area. For what it's worth, (inaudible) my time.

Chairman McKiernan said, Mr. Payne, we thank you. Thank you for your comments. Thank you for your passion in terms of helping to redevelop the northeast area of Wyandotte County. I don't see any other hands raised for public comment. I'll ask the Clerk if we had any emails prior to this meeting on this item. **Ms. Facio** said no comments were received. **Chairman McKiernan** said we do have a motion and a second on this item. I'll ask for a roll call, please.

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

Chairman McKiernan said once again, thank you to all of our applicants this evening for investment in this place that we call home. This does take us to Section E New Construction.

E. New Construction – Garage – 1

1. Jesus Leyva
 - i. 919 Cleveland Ave. - 157928



Option Agreements

Agenda Item – 1 E

1 Garage

OPTION AGREEMENTS
JESUS LEYVA

Requesting Land Bank Lot
919 Cleveland Ave- 157928

Currently Owns
913 Cleveland Ave- 157926

New Construction
2 Car Garage

Zoning
R-1(B) Two Family District

Frontage
33Ft

Mr. Knapp said this one is requesting one lot, 919 Cleveland Ave. The applicant currently lives in 913 Cleveland Ave. They're requesting to build a 2-car garage. Now, if you notice in this picture you see a fence here, that will help in our next photo.

OPTION AGREEMENTS
JESUS LEYVA

Building Details
2 Car Garage

Timeline
Project Start – Fall 2021
Project Completion – Spring 2022

Recommendation
☐ Staff Advisory Committee
 Can build garage on current property
☒ Land Bank Advisory Board

Here's the fence, but his property line comes straight out and he's requesting this lot to build his 2-car garage. Staff Advisory Committee had a recommendation that he can build—that he could possibly fit this garage on his current property since he already has two lots. The Land Bank

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Advisory Board did not. They recommended this. That concludes my presentation for this application.

Chairman McKiernan said thank you, Mr. Knapp.

Chairman McKiernan asked, any comments or questions from the committee?

Commissioner Townsend said, Mr. Knapp, on the display with this application, the one that proceeds the one that's up now, the requested parcel is 919. The requester lives at 913. What's the significance of the green in these other areas? Are those parcels currently owned by the requester as well? **Mr. Knapp** said no. Those are actually currently Land Bank lots.

Commissioner Townsend said so, 913, if we wants to build, he does have sufficient acreage or area at 913 currently? **Mr. Knapp** said that is what the staff recommended. **Commissioner Townsend** said all right. Thank you.

Chairman McKiernan asked, any other comments or questions from the committee? Seeing no other hands raised from the committee, we will look for public comment. We do see in the attendee's list that Groundwork NRG has a hand up.

Rachel Jefferson, Kansas City, KS, said I just wanted to mention that in the Land Bank Advisory Board meeting something that I brought up was that while it seems that this resident may have sufficient, enough space to build a garage, I think it's also worth considering that this is one of the few applications that staff denied. Our understanding was that they felt 919 was buildable; however, it's important for a resident, especially one who might have been caring for this property next to them, to probably have enough space for their children to play in their yard, for dogs to come out, have some activities in their yard area.

As you can see, the area that he has that he owns is very much the only yard he has where if he builds on that, he won't have very much space at all for those types of outside activities. So, I think it should be considered that he would be given 919 because if he weren't given it, he would have to build on what is his existing yard and he would not have any outdoor space. Also, what is the likelihood that someone is going to come in and pick that one lot in all of the lots in Kansas City, KS, to build on right there? I think that points to the larger issue of this kind of blanket, black

and white, buildable versus non-buildable. I think there has to be some leeway given for residents who probably are taking care of these properties in terms of them being able to live a good quality of life. Thank you so much.

Chairman McKiernan said thank you, Ms. Jefferson. Appreciate it.

Chairman McKiernan said I don't see any other hands up among the attendees in terms of public comment. I'll recognize—woops, there went one up just as I said that. I will ask Elnora Jefferson, if we could transfer her over. Commissioner Townsend, I have you queued up as soon as Ms. Jefferson has finished her public comment. (Ms. Jefferson was unmuted, but there was no audio.) Let's hold that. I will recognize Commissioner Townsend.

Commissioner Townsend said I was considering some of the things that Rachel Jefferson had said and had intended to ask Mr. Knapp if, to his knowledge, aside from the applicant here, the application we're now considering for Mr. Leyva, has there been any other interest in that lot? Ms. Jefferson made some good points. Has he indicated that in the past he's been taking care of this lot just because of the proximity to his residence? **Mr. Knapp** said I do not believe—Commissioner, I do not believe that he's mentioned to me that he was taking care of the lot, but I've had no other applications for this lot. **Commissioner Townsend** said okay. All right.

I would like to know if—I would be in favor of the applicant receiving the lot. What I would also like to have done though, if the applicant would agree to it, when we have these joined lots, I would be interested to know if the applicant would agree to combine parcels so in the event, let's say, the applicant may move or his circumstance changes, that in the future, any person coming after him would know that this is the entire parcel of land related to that residence. I think there may be some benefit in that.

Action: **Commissioner Townsend** said I would move to have this request approved with that/provides those if the applicant was willing to do that. If he is not present tonight, then I would also move that we delay final action on this until next month so we can have that conversation with the applicant if he's not present tonight. **Commissioner Johnson** seconded the motion.

Chairman McKiernan said okay. So, what I just heard was that if the applicant is present, we will consider moving forward. If the applicant is not present, we will hold this item until next month's meeting. Am I correct on that? **Commissioner Townsend** said that would be correct, Mr. Chair.

Chairman McKiernan said I'm looking for the applicant in the attendees list and don't see. I'm looking for Jesus Leyva, don't see that in the applicant list. I see no hands up among the attendees. So, Ms. Green, help me out here. I would interpret that since I do not see the applicant here that Commissioner Townsend's motion is to hold this for one month until our next meeting. **Ms. Green** said that sounds correct. **Chairman McKiernan** said there's a motion and a second. Roll call, please.

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

Item No. 2 – 21968...LAND BANK PROPERTY TRANSFERS

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

A. Yard Extensions 3 Total

David Patton

o 2523 N. 38th St. - 105140

Blank

o 1030 Quindaro Blvd. – 106259

Megan Summers

o 26 S. Minnie St. – 139828

Chairman McKiernan said, Mr. Knapp, I think we can consider all three of these at the same time.



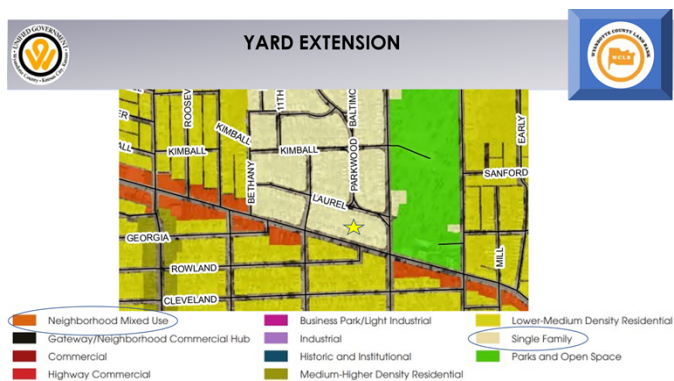
This is in a single family area.



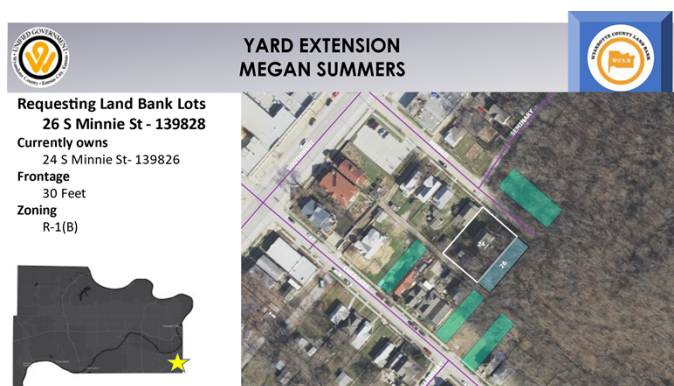
The next one is at 1030 Quindaro Blvd. The applicant currently owns 1024 Quindaro Blvd.



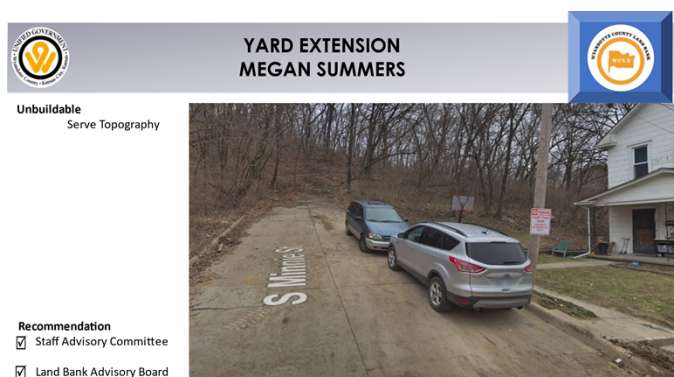
This is another buildable lot. The staff and the Advisory Committee said it's a buildable lot. It's in the Parkwood Historic District also. (inaudible) the applicant is maintaining the lot. The Land Bank Advisory Board recommended the project.



It's in a single family.



The next one is at 26 S. Minnie St. She currently owns 24 S. Minnie.



This is an unbuildable lot. I don't think this picture does it justice for how steep this actually is. Staff and the Land Bank Advisory Board do recommend this. That concludes my presentation on these items.

Chairman McKiernan asked, any comments or questions from the committee on these three applications?

Commissioner Townsend said I'd like to speak directly to the first two, the one submitted by Mr. Patton and the other is identified as Blank. I did speak to the requestor who owns the property right next door to 1030 Quindaro. In both of these situations, from what I was told through the Land Bank, we have had no other request for these lots and both the persons who are the applicants tonight have been for several years taking care of these lots because of their proximity to their own.

I have also asked them if they would be in agreement with adding these parcels or combining their parcels with the property on which they currently reside. So, again, if for some reason they sell the lot on which the primary residence rests, these other lots go with it so we don't have something hanging out if there is a change and both applicants were amenable to that. For those reasons, I would move to approve those two applications.

I have no familiarity with the application for Ms. Summers. I'm not speaking to that yet, but these two are very similarly situated with the circumstances.

Action: **Commissioner Townsend made a motion to approve 2523 N. 38th and 1030 Quindaro Blvd. as noted above.**

Chairman McKiernan said we have a motion on the first two of the three or all three? **Commissioner Townsend** said the first two because I have spoken and I know those situations very well. Again, part of that motion—and counsel could assist and follow-up on this—I had already spoken to her some time ago about it. The applicants are willing to combine their parcels. So, these go as one. If they were ever in a position to have to sell or leave, all of this goes as one unit, so to speak, for each of them.

Chairman McKiernan said so, I guess I would ask staff, either Land Bank or Economic Development or Legal, anyone, are there pros and cons to combining parcels in the way that Commissioner Townsend has suggested?

Wendy Green, Assistant Counsel, said both ways, to tell you the truth. The pros would be that make sure that anybody bought the lot would know that they're buying it. The con would

be if they ever decide no, they don't want that whole yard and they want to sell part of it, now they have to go get it replatted again. It's 6 to 1 and half a dozen of the other at this point to tell you the honest truth whether we make them combine it or not.

Commissioner Townsend said question, Counselor. I know we put stipulations in or conditions on selling these Land Bank lots before. Could we not stipulate or put a condition into which the applicants would have to agree that they could not sever it? If they accept this, then they cannot later sever it. **Ms. Green** said yes. You could make that as a condition. **Commissioner Townsend** said okay, then I might...**Ms. Green** said you would have to make sure you craft that into your motion.

Again, I don't know that you necessarily want to do that just because it would be easy for them to do it at a future date if they want to, but it's very hard to unravel because they would have to go get another survey and then they would have to try to figure out what parcel was what. If they start to encroach and just want to sell off part of it, it could be an issue down the road. So, again, there's pros and cons for both ways. I don't know that you necessarily want to make it a condition, but if you decide you want to, yes, we'd just need to make sure that you craft your motion so that when you move to approve, that condition is in there.

Melissa Sieben, Assistant County Administrator, said I just wanted to make sure that everybody understands that part of what we're working on with our neighborhoods is increasing density; not decreasing density. On a lot like this, one that's currently up on the screen, it makes a little bit less sense to permanently partner the two lots because in the future, that is a viable sized property. I know there's other ones we've looked at this evening that may not make as much sense with where they're sandwiched in between two houses. But, in this case, this is definitely a big enough space that it could be its own home and function nicely for a family in the future.

Chairman McKiernan said so, if I understand what you're saying is, you would suggest that these parcels remain separate even though the ownership would be held by the individual currently at 2511; and that if that person ever chose to sell off that chunk, they could? Is that what I'm hearing? **Ms. Sieben** said yes. That is exactly what you're hearing. **Chairman McKiernan** said okay.

Chairman McKiernan said at this point I will look to Commissioner Townsend for some direction.

Commissioner Townsend said, again, my concern—and I voiced this with the applicant who expressed no reservation with this. The problem is, if you leave these separate and the homeowner sells the primary residence in either of these cases and goes elsewhere, then you’ve got someone with—again, it’s an upkeep problem. That’s what we’re trying to avoid. Both of these applicants are right next door to the lots that they’re seeking and have been for some years, they related keeping these properties up. So, that was a concern.

I’d be interested in hearing from either one of them if they are present tonight and then I can recraft the motion after doing that. Thank you.

Chairman McKiernan said, Commissioner Townsend, I guess I would have a question. If the owner of 2511 also abuts 2523 and kept them as separate lots, one owner would own each of those two lots. At the time that the person wants to sell 2511, they would still own 2523 and be responsible for it if they didn’t sell it as part of a package deal with 2511. So, I’m not following how they would walk away from 2523 once they have purchased it or acquired it.

Commissioner Townsend said well, you’re right. The responsibility would still remain with them but I guess part of their request was centered around the fact that they had been maintaining it. You’re right. They would still have that obligation, but I just thought if it was joined together, that obligation is reinforced by any subsequent owner too. That was the thought.

Chairman McKiernan asked, any other comments or questions from the committee or from staff? Commissioner Townsend, you effectively have a motion on the table and please forgive me, I don’t remember if we had a second to that. I think I’d ask you to clarify your motion one more time.

Commissioner Townsend said all right. Well, Mr. Chairman, before I do that, could we see if either of the applicants are present tonight and hear from them? **Chairman McKiernan** said I’m scanning the attendees list; don’t see a hand and I don’t see a David Patton in the attendees list. I will have to say to staff, I have no idea who to look for when it says blank. **Commissioner Townsend** said London. Look for London, M. London. **Chairman McKiernan** said I am

likewise scanning that list and don't see London either. **Commissioner Townsend** said okay. **Chairman McKiernan** said I'm going to come over to the panelist and scan that list just in case. Don't see that either.

Commissioner Townsend said what I'd like to do then, if the committee would approve, go back to these homeowners, reaffirm this, talk to counsel again about the pros and cons. They were agreeable to this.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Bynum, to table this for further discussion with real estate counsel, the applicants, and herself (Commissioner Townsend) and bring this back next month.**

Chairman McKiernan said we have a motion and a second. We're effectively splitting these two off from S. Minnie, which we will deal with in just a moment. Roll call, please.

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

Chairman McKiernan said that leaves us with 26 S. Minnie St. I do believe staff had said that this particular parcel was not buildable and, therefore, they were more agreeable to a yard extension including this parcel.

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

B. Property Transfers 3 Total

City Oil Co. Inc. - 2 Lots

o 2074 Darby Ave. – 154059

o 2080 Darby Ave. – 154058

Humberto Bolivar

o 3507 N. 32nd Ter. – 163827

o 3527 N. 32nd Ter. – 163801

- o 3456 R N. 32nd Ter. - 910307
 - o 3638 N. 31st Ter. – 163900
- Turtle Hill
- o 1308 N. 6th St. – 081966

Chairman McKiernan said that takes us to 2B. I knew when we started the meeting tonight there was something we had decided to administratively pull from this agenda. The first thing, at least on my agenda, is City Oil Company, two lots on Darby Ave. Those have been pulled prior to this meeting. They will be considered at next month's meeting.

So, Mr. Knapp, I'd ask you to outline the request by Humerto Bolivar.



Property Transfers
Agenda Item – 2 B
3

PROPERTY TRANSFER
HUMBERTO BOLIVAR

Requesting Land Bank Lots
 3507 N 32nd Ter – 163827
 3527 N 32nd Ter – 163801
 3456 R N 32nd Ter - 910307
 3638 N 31st Ter - 163900

Currently owns
 3519 N 32nd Ter - 163802

Total Acres – 4.79

Buildable lots

Mr. Knapp said this one is, I would say, a little complicated and I hope I do it justice here. Mr. Bolivar currently owns 3519 N. 32nd Ter. He has built an illegal barn on this lot.

August 9, 2021



**PROPERTY TRANSFER
HUMBERTO BOLIVAR**



Reason for requests

- Current property is too small for horses
 - Currently has 5 on the property.
- Built a barn without a primary structure
- Board of Zoning Appeals denied variance
- Requesting the Land Bank lots to add acreage for the planning variance
- Would require another public meeting
- If denied the applicant will have to demo the barn.

Recommendation

☒ Staff Advisory Committee

☐ Land Bank Advisory Board
Properties are in the Quindaro townsite



He has gone through the Board of Zoning Appeals and they denied him to have his horses on there. They told him that he basically had to tear down his barn. Since we have Land Bank lots surrounding him, it would be his last fort to keep his barn if you approve this. It would combine all those parcels together and bring him up to like four, just under five acres. Then he would go back to the Board of Zoning Appeals and go through that process again. The Land Bank Advisory Board said that these properties are in the Quindaro Townsite,



**PROPERTY TRANSFER
HUMBERTO BOLIVAR**





Neighborhood Mixed Use

Lower-Medium Density Residential

Gateway/Neighborhood Commercial Hub

Industrial

Historic and Institutional

Parks and Open Space

Highway Commercial

Medium-Higher Density Residential

Single Family

and that is definitely where they are.



**PROPERTY TRANSFER
HUMBERTO BOLIVAR**





August 9, 2021

There's the outline of the Quindaro Townsite. You can see that 3456 and 3638 are in the townsite. That would conclude my presentation on this item.

Chairman McKiernan said thank you, Mr. Knapp. I don't know that you have, but do you have any sense from the Board of Zoning Appeals as to how they might reconsider and assemble parcel that was still less than five acres? **Mr. Knapp** said they said this current acreage was too small to support his horses so they denied it because he didn't have enough land.

Chairman McKiernan said and if I'm not mistaken, his aggregated property, if he were to get these Land Bank parcels, would still be not enough land. Is that correct? **Mr. Knapp** said it would not get him to 5 acres. It's just like 4.7, I believe. **Chairman McKiernan** said okay.

Chairman McKiernan asked, do I have any comments or questions from members of the committee?

Commissioner Townsend said I'm recalling a similar situation that we had with property near, but not even near, but not even as close as this to the Quindaro Townsite. The committee denied that because there is another committee that would be active at some time in the future to look at what could be done with that historic area. The thought was in the previous application that at this point in time, it would be best—and I believe that still to be the case—to preserve the land that is currently in the Land Bank and so close to the township for the purposes of giving the Unified Government and the committee that would be looking at the townsite enough latitude to do what they might want to do in the future with development.

So, I would not be supportive of this application for those reasons, and it would be consistent with other applications we have denied that were even slightly further west of the township site but still close. So, those are my comments.

Chairman McKiernan asked, Mr. Knapp, could you move forward to the slide where you had the shading on the township site and these parcels? 3638, isn't that within the boundary of the townsite? **Mr. Knapp** said yes, it is and 3456, both of those. **Chairman McKiernan** said so the boundary of the townsite then goes north all the way to the northwest corner of 3456 and then runs east and then goes north again up to that little triangle point. **Mr. Knapp** said that is correct, Commissioner.

Commissioner Townsend, I have to say I agree with you on this one.

Action: Commissioner Johnson made a motion, seconded by Commissioner Townsend, to deny.

Chairman McKiernan said there is a motion and a second to deny the transfer of these parcels from the Land Bank for the purpose of assemblage.

Any further comments or questions from the committee?

Do we have any public comment on this particular item? I would recognize Elnora Jefferson. (Ms. Jefferson was unable to be heard.) I apologize, Ms. Jefferson, that we are unable to hear you.

I did see another hand up in the attendees list. It was M. London. I'm wondering if this refers back to our previous item. **Ms. London** said yes, sir, it does. **Chairman McKiernan** said that item has been concluded for this evening. It will be held over until next month. I would encourage you to get in touch with both Mr. Knapp in Land Bank, and then I believe it was Commissioner Townsend who wanted to consult with Legal staff before next month's meeting. So, at this point, I think that's our way forward on your particular item. **Ms. London** said yes, sir. Thank you.

Chairman McKiernan said I'll try Ms. Jefferson one more time. (Ms. Jefferson was unable to be heard.) Ms. Jefferson, I do apologize that we are unable to take your public comment on this item.

I do see that Groundwork NRG has a hand up in the attendees list.

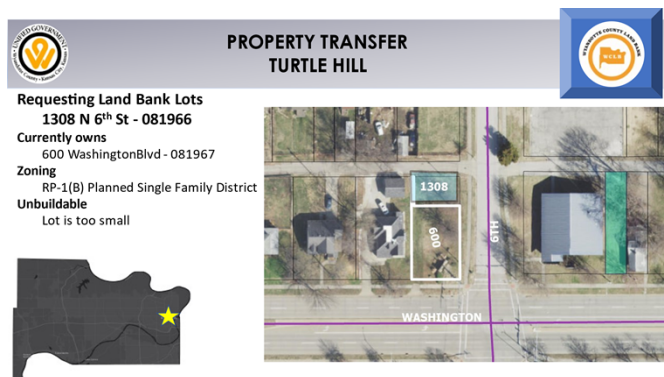
Rachael Jefferson, Kansas City, KS, said I actually wasn't going to say anything because I think that the decision that was made by this committee to deny this application is absolutely correct given that it is within the jurisdictions of the Quindaro Townsite and there is precedence for this type of denial in the past. Thank you.

Chairman McKiernan said there is a motion and a second to deny this application as it was submitted. Roll call, please. Okay, the rest of the committee is going to have to help me out here.

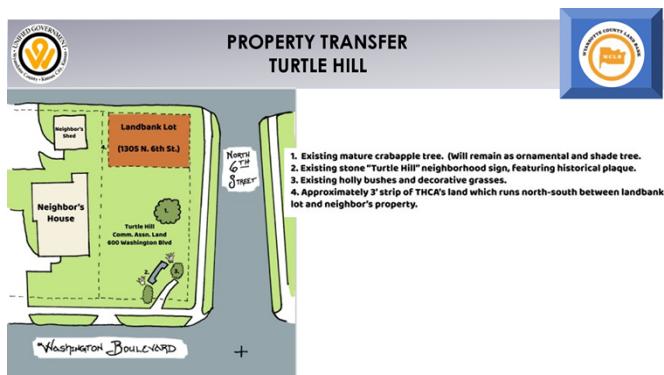
Am I no longer hearing you all? **Commissioners Johnson, Walters, and Townsend** said they could hear him. **Chairman McKiernan** said I can hear both of you. So at this point, we need a roll call on denying application for 3507 N. 32nd Ter., 3527 N. 32nd, 3456 R N. 32nd Ter., and 3638 N. 31st Ter., all for denial.

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

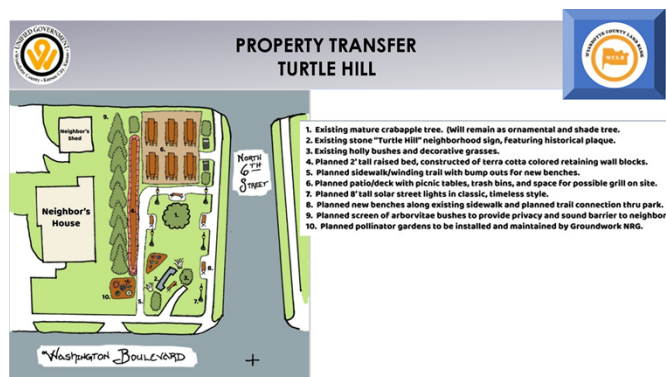
Chairman McKiernan said that takes us to what appears to be our last item on our first committee agenda—1308 N. 6th St.



Mr. Knapp said the Turtle Hill Neighborhood is requesting 1308 N. 6th St. They currently own 600 Washington Blvd. This is currently an unbuildable lot. It is too small to build a home on



They did provide me with the great sketch of what's currently there



and then what they plan to put there with the park benches, lighting, sidewalks.



Staff and Land Bank Advisory Board both recommend the project. That concludes this part of the application.

Chairman McKiernan asked, from committee, do we have comments, questions, or a motion?

Commissioner Johnson said I think it's a great project. I would love to see this fully developed as they have articulated. With that, I would move for approval.

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

Chairman McKiernan said there's a motion and a second to approve this transfer as submitted. I do see for public comment, we have S. King with hand raised in the attendees.

Sylvia King, President of Turtle Hill, said thank you so much. We have been taking care of this property for over 25 years without the help of anyone. The Turtle Hill Community Association is going to beautify this location for a relaxing family area which we do not have in our neighborhood nor the surrounding area. I am thankful that everyone has come to an agreement that we can have this transfer of property. We will take care of it, and I thank you from the bottom of my heart.

Chairman McKiernan said, Ms. King, thank you and your group for all the work that you've put in this area of our great city. We thank you in advance for all your continued work.

We have a motion and a second to approve this transfer as submitted. Roll call, please.

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

Chairman McKiernan said, committee, thank you very much for your work. We've reached the end of the agenda for our first of two meetings this evening. Unless there is an objection from the committee, I'd like to take four or five minutes here. We'll come back at 8:41. It will be a five minute stand and stretch break and we'll get started with Economic Development & Finance at 8:41.

Chairman McKiernan adjourned the meeting at 8:36 p.m.

cg



Staff Request for Commission Action

Tracking No. 211080

Full Commission Meeting Date: 10/28/21

Committee: Neighborhood & Community Development

Date of Standing Committee Action:

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
9/29/2021	Jud Knapp	x5472	jknapp@wycokck.org	Economic Development

Item Description:

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

15 Single family homes
4 Multi family units
4 Garages
1 Commercial

Action Requested:

Approve and forward to Land Bank Board of Trustees

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

NCD Memo Land Bank Options 10.11.21, 10.11.21 Land Bank Standing Committee Ver2



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: September 30, 2021
SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 10/11/2021 meeting:

A. New Construction - Single Family Homes – 15

1. Aglahe D Montano – 1 home
 - i. 2100 S 37th ST – 118616
2. Oscar Garza – 1 home
 - i. 129 S 16th St – 066600
Staff Advisory – This will be a challenging build due to the very large hill on the property. A home was previously on the lot and was demoed in 2014.
3. Meredith Vertreese – 4 homes
 - i. 720 Garfield Ave – 095130
 - ii. 722 Garfield Ave - 095129
 - iii. 724 Garfield Ave - 095128
 - iv. 728 Garfield Ave - 095127
 - v. *Staff Advisory* – Will need to follow the narrow lot guidelines and have garage access from alley. Due to the insulated concrete forms (ICF) construction an onsite engineer will be required for entire building process.
4. Rebecca Davis – 1 home
 - i. 5911 N 123rd St – 234011
 - ii. *Summary* – The applicants own the property to the north of this property (5935 N 123rd St) these two properties are separated by right of way. The plan is to vacate this right of way and divide the right of way between the 2 parcels.
 - iii. *Staff Advisory* - Due to the zoning of AG this project would require a change of zone, and a vacation of right of way
5. Circuit Avenue Partners LLC – 2 homes
 - i. 837 FREEMAN AVE - 082352
 - ii. 841 FREEMAN AVE - 082353
 - iii. 843 FREEMAN AVE - 082354
 - iv. 845 FREEMAN AVE - 082355

- v. 847 FREEMAN AVE - 082356
- vi. 849 FREEMAN AVE - 082357
- vii. 851 FREEMAN AVE - 082358
- 6. Bright Solutions – 4 homes
 - i. 810 N 10th St – 080435
 - ii. 1007 Armstrong Ave – 080438
 - iii. 1013 Armstrong Ave - 080437
 - iv. 1017 Armstrong Ave – 080436
 - v. Bright Solutions currently has 4 properties from the Land Bank. Two have completed options and has started building. Pictures are included in PowerPoint. The other two are one month away from completing the option.
 - vi. *Staff Advisory* - Due to the insulated concrete forms (ICF) construction an onsite engineer will be required for entire building process.
 - vii. *Land Bank Advisory Board* - Will Bright Solutions be selling or renting?
- 7. Bright Solutions – 2 homes
 - i. 1238 Osage Ave – 072352
 - ii. 1242 Osage Ave – 072353
 - iii. 1244 Osage Ave - 072354
 - iv. *Staff Advisory* - Due to the insulated concrete forms (ICF) construction an onsite engineer will be required for entire building process. Driveways need to be off alleyways

B. New Construction – Multi Family – 4 Units

- 1. Bright Solutions – 1 Duplex
 - i. 829 S Mill St – 073742
 - ii. 831 S Mill St – 073741
- 2. Bright Solutions – 1 Duplex
 - i. 1220 Pennsylvania Ave – 068242
 - ii. *Staff Advisory* – the Duplex will need to face Pennsylvania Ave

C. New Construction – Garages

- 1. Evelyn Janeth Amador Portillo – 1 garage
 - i. 327 Franklin Ave
 - ii. *Staff Advisory* – not recommending approval can build garage on current lot.
- 2. Maria Barrios – 1 garage
 - i. 845 Reynolds Ave – 120219
 - ii. Staff Advisory – not recommending approval. Would have to demo current accessory structure, a garage entrance off of alley way.
- 3. Jesus Leyva – 1 garage
 - i. 919 Cleveland Ave – 157928
 - ii. Summary – this item was held over from last month because of unanswered questions.
 - 1. Do you currently maintain the lot? Yes every time I cut my yard
 - 2. Will the garage face the street? Yes
 - iii. Staff Advisory – not recommending approval. Can build on current property.
- 4. Robert Moreno - 1 garage
 - i. 1210 Waverly Ave – 157285
 - ii. 1214 Waverly Ave – 157254
 - iii. Summary – This item was held over from last month for further review

1. Can the garage be turned so the garage doors are not facing the street?
Making a through parcel is just not an good idea, and will not match the character of the neighborhood.
- iv. Staff Advisory – not recommending approval

D. New Construction - Commercial

1. Bessie M Robinson
 - i. 2536 N 17th St – 115863
 - ii. Summary – Wants to build a daycare / Mentioning center. The 1st submission was for a commercial building. From the Staff Advisory meeting, it is inappropriate to build a commercial building in the middle of a residential block. Two options were provided 1. move the commercial building to another properly zoned lot 2. build a house and get a special use permit to run the daycare. The applicant has chosen to build a home. We are currently waiting on an updated picture to be added to the PowerPoint.

Land Bank Advisory Board meeting –

We had a very short meeting this month. Only one question for the presented projects was for Bright Solutions if they are renting or selling the homes.



Neighborhood &
Community Development
Standing Committee

October 11th, 2021

Single Family Homes

15

Multi Family Units

4

Garages

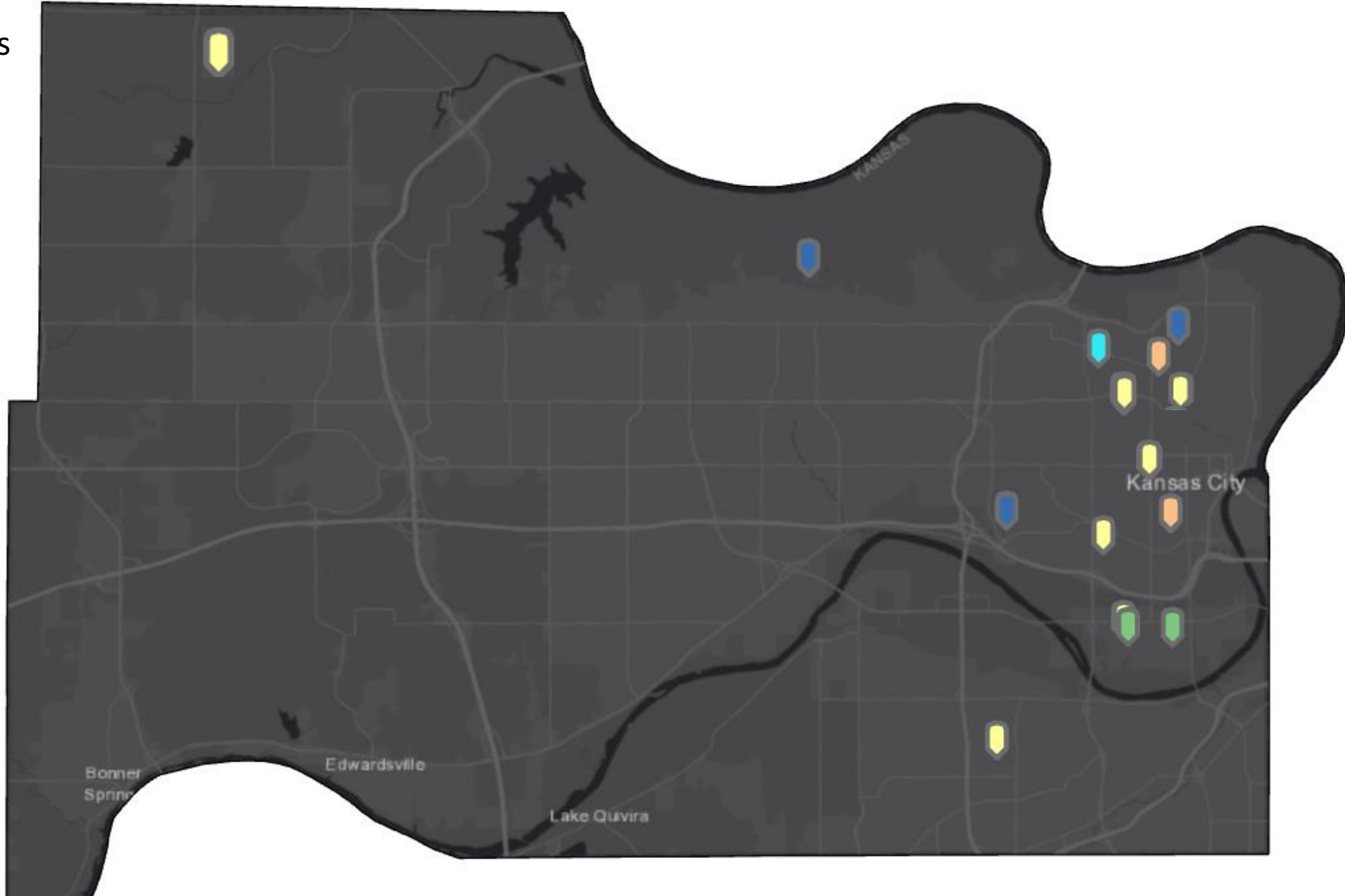
4

Commercial

1

Property Transfers

3



Total New Units and Property Transfers **27**



Option Agreements

Agenda Item – A
Single Family Homes

13



OPTION AGREEMENTS AGLAHE D MONTANO



Requesting Land Bank Lot

2100 S 37th St – 118616

New Construction

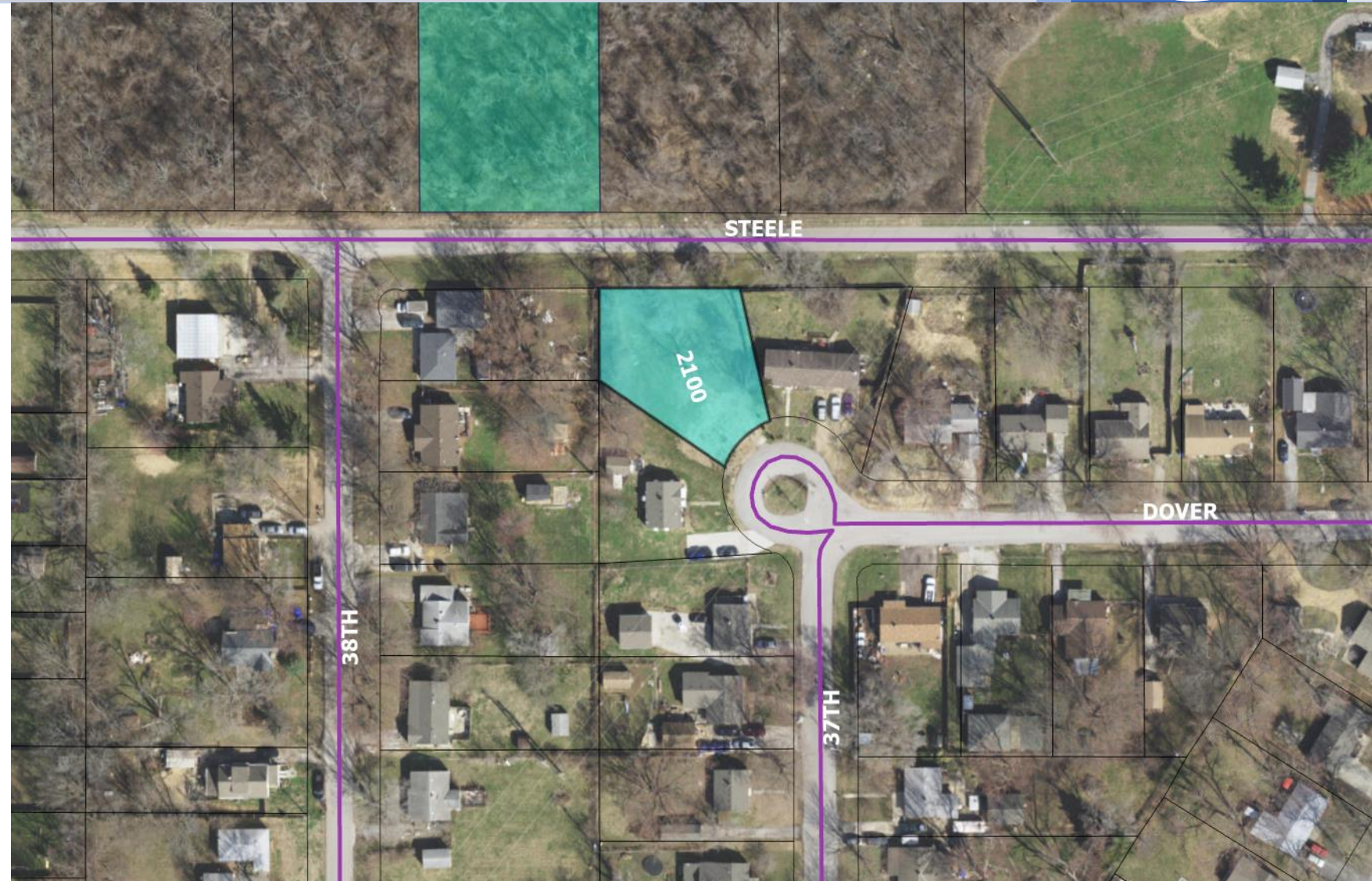
Single Family Home

Zoning

R-1 Single Family District

Frontage

70ft





OPTION AGREEMENTS AGLAHE D MONTANO



Building Details

3 Beds / 2 Baths
1,078 SqFt

Timeline

Project Start – November 2021

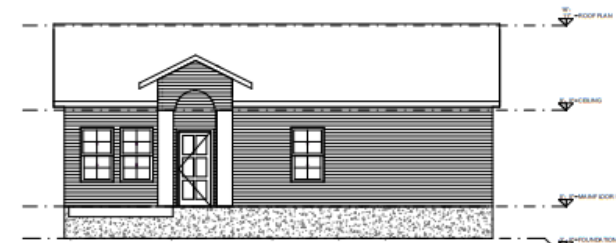
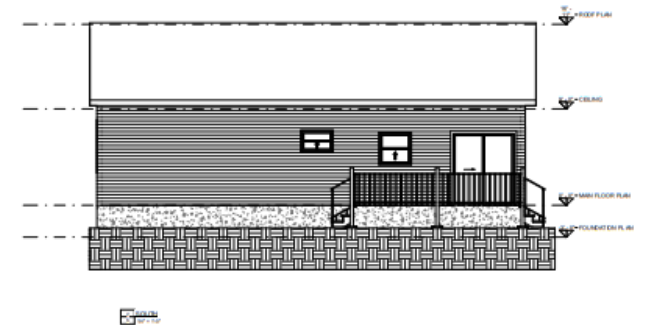
Project Completion – February 2022

Experience

My husband, have 10+ years of experience in concrete construction and we have various family members and friends working in every field of residential construction (Roofers. Painters, Carpenters, Etc.). Since my husband worked in many residential construction projects, he is comfortable building this single-family house.

Next Steps

1. Building permit
2. Proof of funds to cover building estimate



Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



OPTION AGREEMENTS OSCAR GARZA



Requesting Land Bank Lot

129 S 16th ST - 066600

New Construction

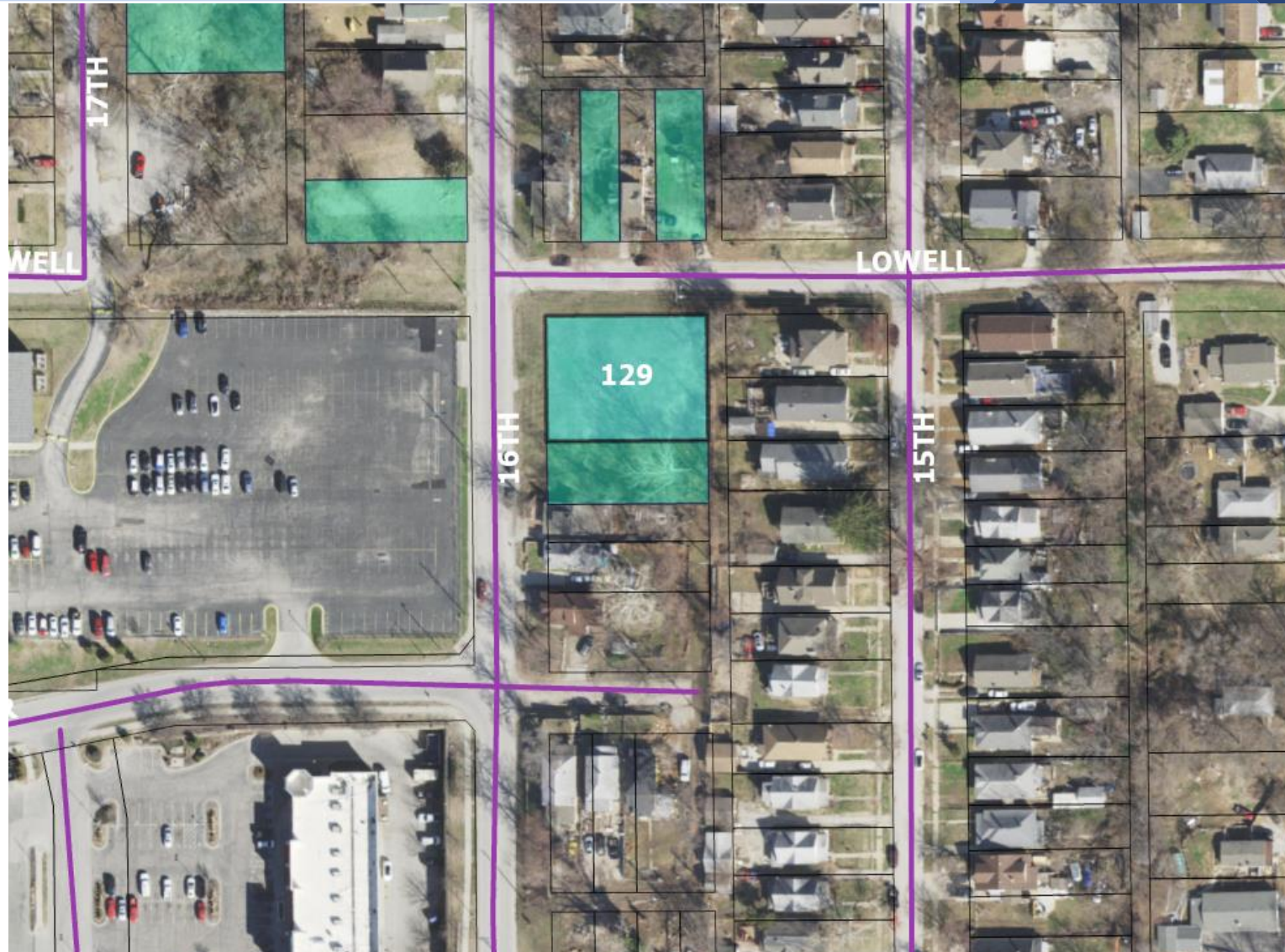
Single Family Home

Zoning

R-1(B) Single Family District

Frontage

100ft





OPTION AGREEMENTS

OSCAR GARZA



Building Details

3 Beds / 2 Baths
1,188 SqFt

Timeline

Project Start – January 2022
Project Completion – August 2022

Experience

Has assisted in new residential construction

Next Steps

1. Building permit
2. Proof of funds to cover building estimate





OPTION AGREEMENTS

OSCAR GARZA



Recommendation

- ✓ Staff Advisory Committee
Challenging build due to the lot being a hill
- ✓ Land Bank Advisory Board





OPTION AGREEMENTS MEREDITH VERTREESE



Requesting Land Bank Lot

720 Garfield Ave – 095130

722 Garfield Ave - 095129

724 Garfield Ave - 095128

728 Garfield Ave - 095127

New Construction

4 Single Family Homes

Zoning

RP-5 Planned Apartment District

Frontage

25ft – 35ft Total – 120 FT





OPTION AGREEMENTS

MEREDITH VERTREESE



Experience

Mr. Olivares has over 20 years of construction. His passion and commitment to both his community and family has driven him to make home building not just a goal but a reality. He has the approved plans for the city to build 3 bedroom, 2 bathroom, 2 car rear entry garage homes with a basement.

Mrs. Vertreese has over 16 years in real estate from helping clients, building homes and full rehab of homes. Graduate of UMKC school of Excellence for Realtors as well as development and ULI graduate 2021. Owner of Coldwell Banker Uplife Real estate. Currently working on development.

Mr. Fernandez has helped develop successful businesses over the years and has taken them from concept to full franchise. He wants to see Kansas City Kansas flourish and be a part of the positive outcome.



OPTION AGREEMENTS

MEREDITH VERTREESE



Building Details

3 Beds / 2 Baths
2 Car Rear Entry Garage
1,078 SqFt

Timeline

Project Start – November 2021
Project Completion – Each home will take 3 months to complete

Next Steps

1. Building permit
2. Narrow lot review
3. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
Garage access from alley
- ☒ Land Bank Advisory Board





OPTION AGREEMENTS

REBECCA DAVIS



Requesting Land Bank Lot

5911 N 123rd St – 234011

Currently owns

5935 N 123rd St - 234010

New Construction

Single Family Home

Zoning

AG Agriculture District

Frontage

59ft

Acre – 1.8





OPTION AGREEMENTS

REBECCA DAVIS



Building Details

applying for a vacation of the adjoining ROW, combining that with this lot, applying for a variance to the lot size of the agricultural zoning district, per master plan and build a house.

Timeline

Project Start – December 2021

Project Completion – December 2022

Experience

Next Steps

1. Change of zone (Public Meeting)
2. Vacation of right of way
3. Building permit
4. Proof of funds to cover building estimate



Recommendation

- ☒ Staff Advisory Committee
Due to the zoning of AG this project would require a change of zone, and a vacation of Right of Way
- ☒ Land Bank Advisory Board



OPTION AGREEMENTS CIRCUIT AVENUE PARTNERS LLC



Requesting 7 Land Bank Lots

837 FREEMAN AVE - 082352

841 FREEMAN AVE - 082353

843 FREEMAN AVE - 082354

845 FREEMAN AVE - 082355

847 FREEMAN AVE - 082356

849 FREEMAN AVE - 082357

851 FREEMAN AVE - 082358

New Construction

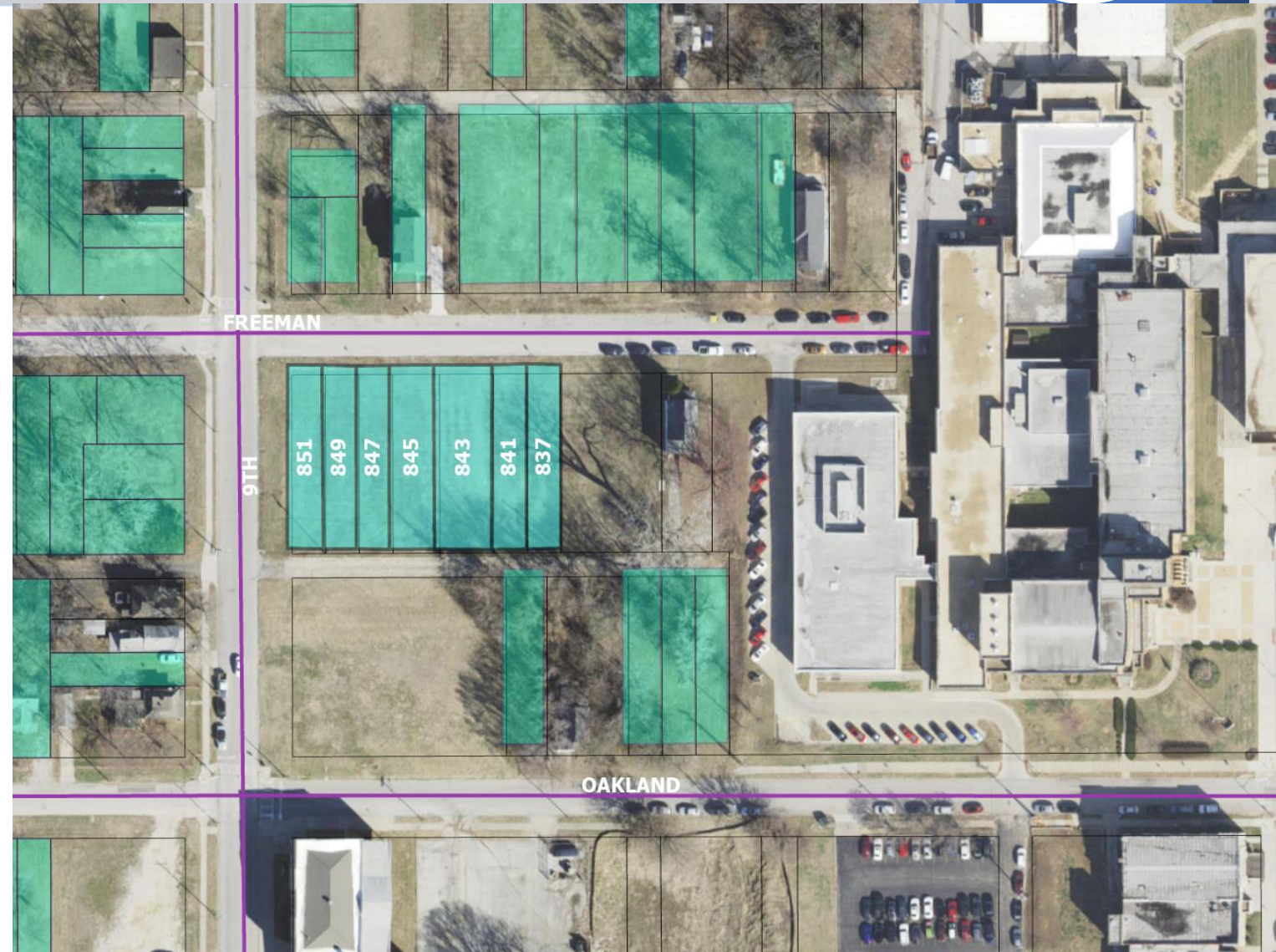
2 Single Family Homes

Zoning

RP-5 Planned Apartment District

Frontage

204ft





OPTION AGREEMENTS

CIRCUIT AVENUE PARTNERS LLC



Building Details

3 Bed 2 Baths
1,115 SqFt

Timeline

Project Start – Fall 2020
Project Completion – Construction completed 2 months after construction start

Experience

Our partnership has collectively developed and rehabbed more than 20,000 multifamily and single-family residential units across the United States including seven HUD Hope IV and Hope VI developments. Select local developments include Hazelwood Villas, a 229 single-family home residential community in Kansas City, KS and 200 market rate apartment units in North Kansas City. Our partnership has over 100 year of real estate development, management, construction and financing experience.





OPTION AGREEMENTS

CIRCUIT AVENUE PARTNERS LLC



Next Steps

1. Building inspection approval
2. Planning narrow lot review
3. Proof of funds to cover building estimate

Recommendation

Staff Advisory Committee

Land Bank Advisory Board





OPTION AGREEMENTS BRIGHT SOLUTIONS



Currently has 4 properties from the Land Bank

- 2 have completed options
- 2 are still in the option period

926 S Coy St



Requesting additional Land bank properties

- 10 lots
 - 6 homes
 - 2 duplexes

5121 Washington Ave





OPTION AGREEMENTS BRIGHT SOLUTIONS



Requesting Land Bank Lots

810 N 10th ST – 080435

1007 Armstrong Ave - 080438

1013 Armstrong Ave – 080437

1017 Armstrong Ave – 080436

New Construction

4 Single Family Homes

Zoning

R-1(B) Single Family District

Frontage

200ft





OPTION AGREEMENTS BRIGHT SOLUTIONS



Bright Solutions, LLC has had more than twenty years of every aspect of building. We have built many developments in different areas of the country. For a sample of our work in Kansas City you can contact us. To mention a few 9 Townhomes in Independence, MO, 2 homes in Raytown, Mo. Using the land bank program, we built homes on Freeman Ave and Cessna. The community was vocally impressed with the workmanship of both homes. We have also constructed various commercial properties in the area. Proficient in all aspect of a build including plumbing, electrical, framing, ICF construction, cement construction, wood, including working in various climates.



OPTION AGREEMENTS BRIGHT SOLUTIONS



Building Details

3 Beds / 2 Baths

1,800 SqFt

Timeline

Project Start – December 2021

Project Completion – February 2022

Experience

Home Builder

Next Steps

1. Building permit
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
insulated concrete forms (ICF) construction an onsite engineer will be required for entire building process.
- ☒ Land Bank Advisory Board





OPTION AGREEMENTS BRIGHT SOLUTIONS



Requesting Land Bank Lots

1238 Osage Ave - 072352

1242 Osage Ave - 072353

1244 Osage Ave - 072354

New Construction

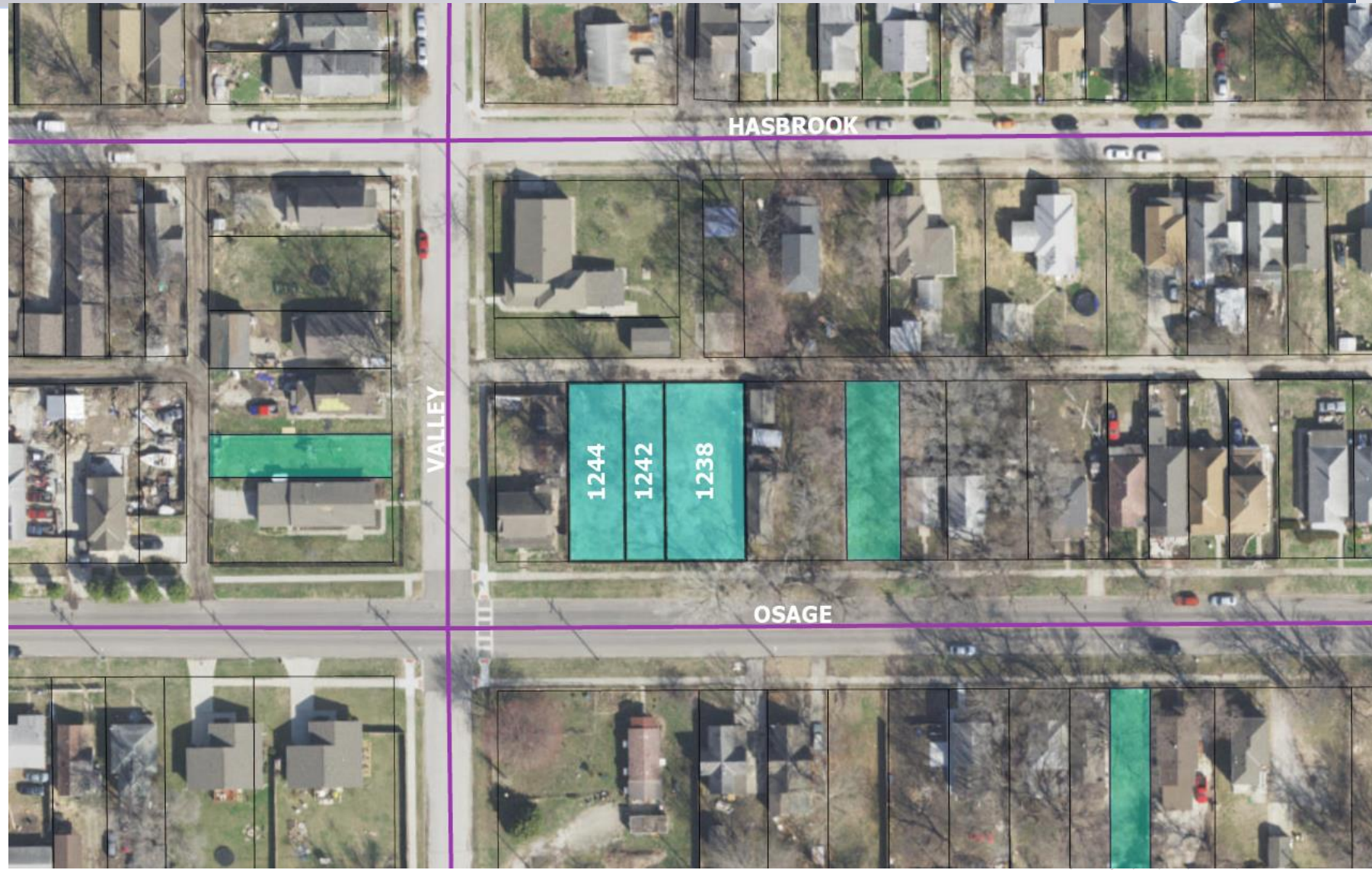
2 Single Family Homes

Zoning

R-2(B) Two Family District

Frontage

108ft





OPTION AGREEMENTS BRIGHT SOLUTIONS



Building Details

3 Beds / 2 Baths
2,100 SqFt

Timeline

Project Start – March 2022
Project Completion – May 2022

Experience

Home Builder

Next Steps

1. Building permit
2. Proof of funds to cover building estimate

Recommendation

- ✓ Staff Advisory Committee
insulated concrete forms (ICF) construction an onsite engineer
will be required for entire building process. Driveway off of
alleyway
- ✓ Land Bank Advisory Board





Option Agreements

Agenda Item – B
Multi Family Homes
4 Units



OPTION AGREEMENTS BRIGHT SOLUTIONS



Requesting Land Bank Lots

829 S Mill St - 073742

831 S Mill St - 073741

New Construction

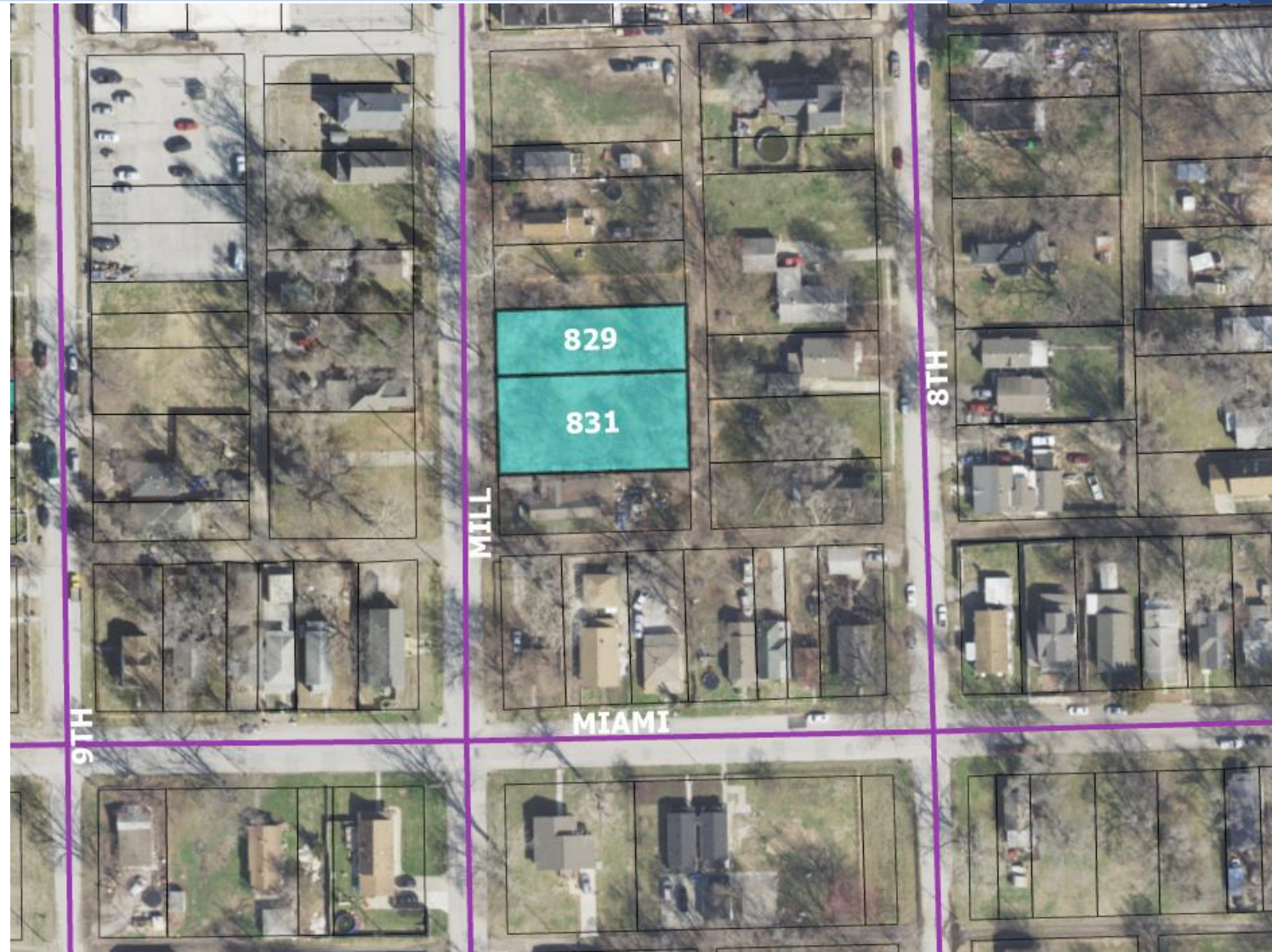
1 Duplex

Zoning

R-2(B) Two Family District

Frontage

126ft





OPTION AGREEMENTS BRIGHT SOLUTIONS



Unit Building Details

3 Beds / 2 Baths
1,100 SqFt

Timeline

Project Start – December 2021
Project Completion – February 2022

Experience

Home Builder

Next Steps

1. Building permit
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
insulated concrete forms (ICF) construction an onsite engineer
will be required for entire building process.
- ☒ Land Bank Advisory Board





OPTION AGREEMENTS BRIGHT SOLUTIONS



Requesting Land Bank Lots

1220 Pennsylvania Ave - 068242

New Construction

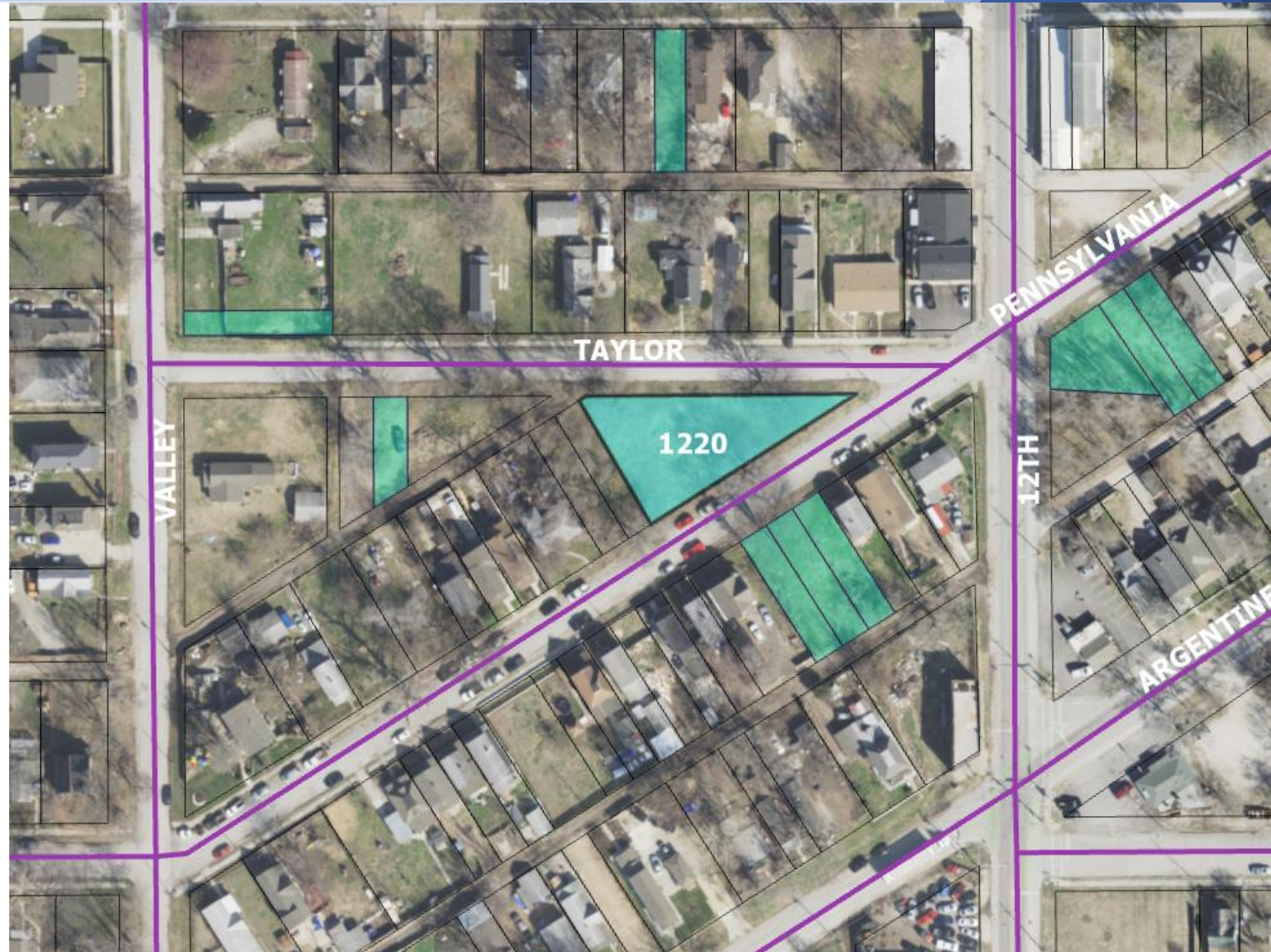
1 Duplex

Zoning

RP-5 Planned Apartment District

Frontage

193ft





OPTION AGREEMENTS BRIGHT SOLUTIONS



Unit Building Details

3 Beds / 2 Baths
1,100 SqFt

Timeline

Project Start – December 2021
Project Completion – February 2022

Experience

Home Builder

Next Steps

1. Building permit
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
insulated concrete forms (ICF) construction an onsite engineer will be required for entire building process. Duplex will face Pennsylvania Ave
- ☒ Land Bank Advisory Board





Option Agreements

Agenda Item – C

Garages

5



OPTION AGREEMENTS

EVELYN JANETH AMADOR PORTILLO



Requesting Land Bank Lot

327 Franklin Ave - 110504

Currently owns

329 Franklin Ave - 110505

New Construction

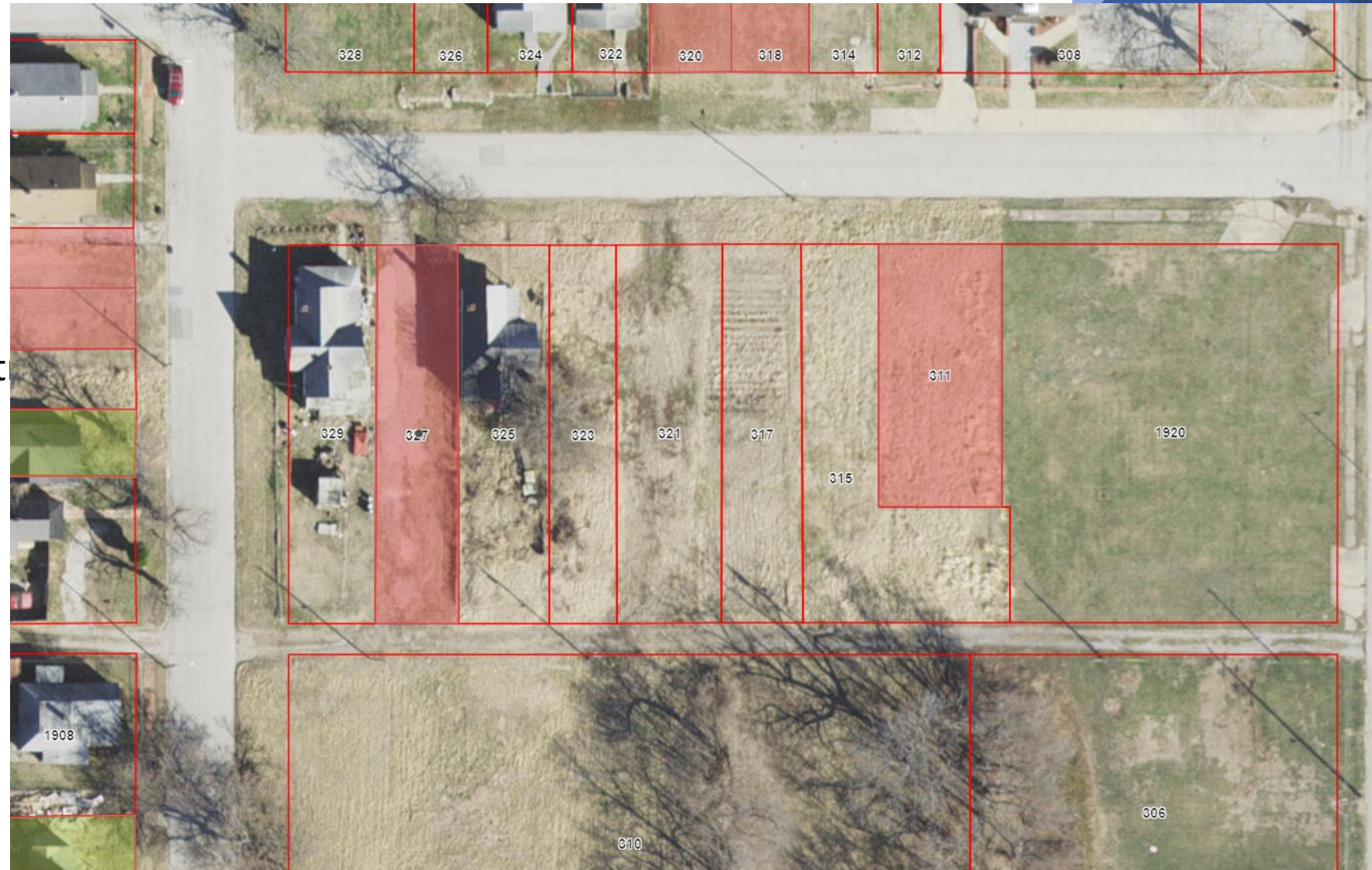
Garage

Zoning

RP-5 Planned Apartment Dist

Frontage

33ft





OPTION AGREEMENTS

EVELYN JANETH AMADOR PORTILLO



Timeline

Project Start – November 2021

Project Completion – June 2023

Next Steps

1. Building permit
2. Proof of funds to cover building estimate
3. Join lots



Recommendation

- ☐ Staff Advisory Committee
 - Could build garage on current property. Would have to demo current accessory structure. Garage entrance off alley way
- ☒ Land Bank Advisory Board



OPTION AGREEMENTS

EVELYN JANETH AMADOR PORTILLO





OPTION AGREEMENTS

MARIA BARRIOS



Requesting Land Bank Lot

845 Reynolds Ave - 120219

Currently owns

843 Reynolds Ave - 120218

New Construction

Garage and patio with outdoor kitchen.

Zoning

R-1(B) Single Family District

Frontage

30ft





OPTION AGREEMENTS

MARIA BARRIOS



Timeline

Project Start – December 2021

Project Completion – December 2022

Next Steps

1. Building permit
2. Proof of funds to cover building estimate
3. Join lots



Recommendation

- ☐ Staff Advisory Committee
Would have to demo current accessory structure. Garage entrance off alley way
- ☒ Land Bank Advisory Board



OPTION AGREEMENTS

MARIA BARRIOS





OPTION AGREEMENTS JESUS LEYVA



Requesting Land Bank Lot

919 Cleveland Ave - 157928

Currently Owns

913 Cleveland Ave - 157926

New Construction

2 Car Garage

Zoning

R-1(B) Two Family District

Frontage

33Ft





OPTION AGREEMENTS

JESUS LEYVA



Building Details

2 Car Garage

Timeline

Project Start – Fall 2021

Project Completion – Spring 2022

Recommendation

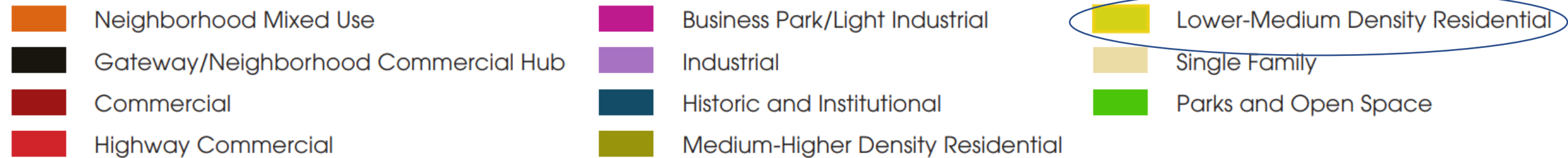
- ☐ Staff Advisory Committee
- Can build garage on current property
- ☒ Land Bank Advisory Board





OPTION AGREEMENTS

JESUS LEYVA





OPTION AGREEMENTS

ROBERT MORENO



Requesting Land Bank Lots

1210 Waverly Ave - 157285

1214 Waverly Ave - 157284

Currently owns

1213 Haskell Ave – 157262

1215 Haskell Ave - 157263

New Construction

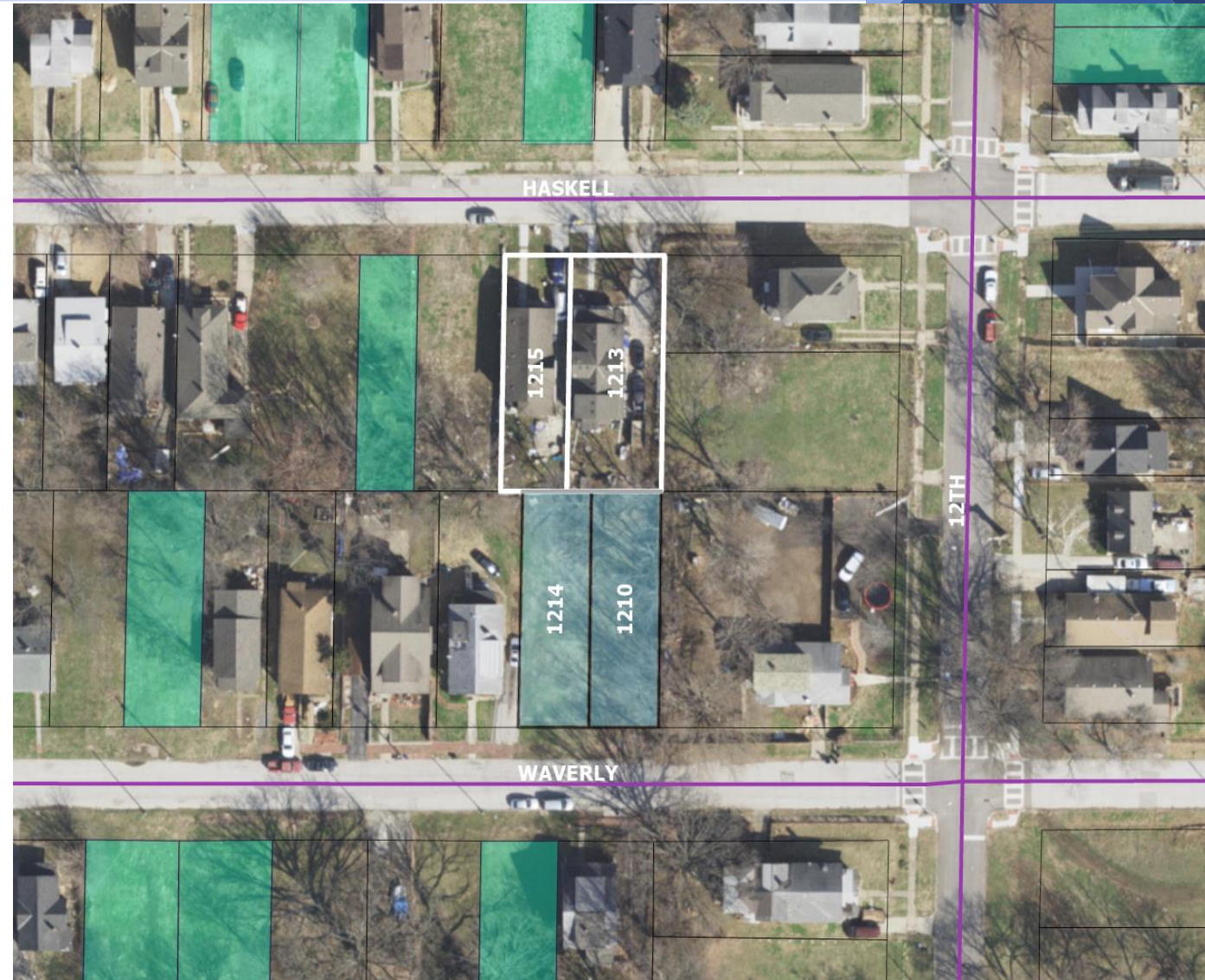
1 garage with ADU

Zoning

R-2 Two Family District

Frontage

75ft





OPTION AGREEMENTS

ROBERT MORENO



Building Details

2 Bed 1 Baths

1000 Sq Ft

Timeline

Project Start – November 2021

Project Completion – November 2022

Next Steps

1. Building permit
2. Combine parcels
3. Proof of fund to cover building estimates



Recommendation



Staff Advisory Committee

Don't think it is appropriate to extend their parcel to become a through parcel thereby making their garage the front facing building on Waverly



Land Bank Advisory Board



OPTION AGREEMENTS

ROBERT MORENO



Lots being requested - behind current owner

Front of current homes





Option Agreements

Agenda Item – D
Commercial

1



OPTION AGREEMENTS

BESSIE M ROBINSON



Requesting Land Bank Lot

2536 N 17th ST – 115863

Currently owns

2534 N 17th St – 115862

2532 N 17th St – 115861

2530 N 17th St - 115860

New Construction

Daycare / Mentoring center

Zoning

R-1(B) Single Family District

Frontage

70ft





OPTION AGREEMENTS

BESSIE M ROBINSON



Timeline

Project Start – November 2021

Project Completion – June 2023

Next Steps

Recommendation

☐ Staff Advisory Committee

It is inappropriate to build a commercial building in the middle of residential block

☒ Land Bank Advisory Board





Option Agreements

Agenda Item – E
Property Transfer

1



OPTION AGREEMENTS THE HOMES, INC



Requesting Land Bank Lot

2926 N Allis St – 131500

Currently owns

3020 N Allis St – 105703

3021 N Allis St – 105702

3189 N Allis St - 105701

New Construction

Parking lot

Zoning

R-1(B) Single Family District

Frontage

70ft





OPTION AGREEMENTS THE HOMES, INC



Details

10 parking spaces

Timeline

Project Start – Spring 2022

Project Completion – Spring 2022

Next Steps

Recommendation

- ☒ Staff Advisory Committee
 - No parking lots in a residential zones would require a special use permit, and a sidewalk
- ☒ Land Bank Advisory Board





Option Agreements

Agenda Item – F
Yard Extensions

2



YARD EXTENSION BRYANT T CROSBY SR.



Requesting Land Bank Lots

3541 R N 60th St - 031424

Currently owns

3621 N 60th St – 031420

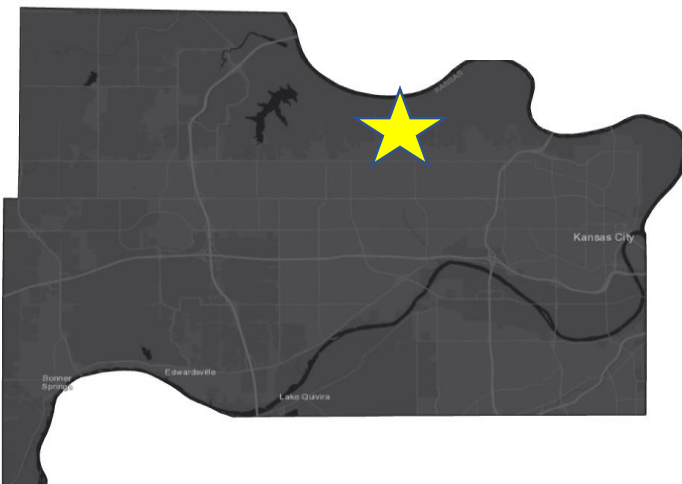
3525 N 60th St - 031426

Frontage

0 Feet – Unbuildable / Land Locked

Zoning

R-1





YARD EXTENSION BRYANT T CROSBY SR.



Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board





YARD EXTENSION DAVID JENNINGS



Requesting Land Bank Lots
3533 Ford Ave - 065612

Currently owns

3701 Ford Ave - 059912

Frontage

0 Feet – Unbuildable / Land Locked

Arce – 0.59

Zoning

R-1





YARD EXTENSION

DAVID JENNINGS





Staff Request for Commission Action

Tracking No. 211081

Full Commission Meeting Date: 10/28/21

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 10/11/2021

(If none, please explain):

Publication Required: No

<u>Date:</u> 9/29/2021	<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 request that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Interim Land Bank Manager 1 Property transfer 2 Yard extension requests				
<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 Property Transfers 10.11.21				



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

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Interim Land Bank Manager
DATE: September 29, 2021
SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** are being presented at the 10/11/2021 meeting:

E. Property Transfers

1. The Homes, Inc
 - i. 2926 N Allis St
 - ii. Staff Advisory – No parking lots in a residential zone. This would require a special use permit, and a sidewalk.

F. Yard Extensions

1. Bryant T Crosby Sr.
 - i. 3541 R N 60th St – 031424
 - ii. Land locked / Unbuildable
2. David Jennings
 - i. 3533 Ford Ave – 065612
 - ii. Land Locked / Unbuildable

