

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, October 11, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, October 11, 2021, at 5:00 p.m., remotely via Zoom. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Bynum (substituted for Johnson), and Walters. The following officials were also in attendance: Melissa Sieben, Emerick Cross and Bridgette Cobbins, Assistant County Administrators; Katherine Carttar, Director of Economic Development; Jud Knapp, Interim Land Bank Manager; Alley Porter, Commission Liaison; Patrick Waters, Deputy Chief Counsel; Jeffrey Conway and Wendy Green, Assistant Counsel; Kathleen VonAchen, Chief Financial Officer; Ashley Hand, Director of Strategic Communication and Carol Godsil, Deputy Unified Government Clerk.

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

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

Due to COVID-19 requirements, and the fact that this meeting is being held virtually, in-person public comment has been suspended. The public is allowed to participate and offer comments on items coming before this committee by participating in this Zoom meeting, by submitting comments by email prior to this meeting that will be included in the record of the meeting, or by offering public comment in the public lobby of the City Hall building at 701 N. 7th.

With all of that said, we'd like to welcome everyone to this meeting of the Neighborhood and Community Development Standing Committee.

Chairman McKiernan called the meeting to order.

Carol Godsil, Deputy UG Clerk, said we did receive notification from Commissioner Johnson that he would not be able to attend the meetings this evening. **Chairman McKiernan** said and, Carol, if I could interrupt for just a moment. This is something that I should have said earlier. I had been notified that Commissioner Johnson was not going to be able to make it. I reached out to Commissioner Bynum and asked if she could substitute for him. She has agreed to do that for Neighborhood & Community Development. I communicated with Commissioner Burroughs and he said that he was fine with her continuing to stay on and substitute for Commissioner Johnson on Economic Development & Finance, as well. So, she'll sit in on both meetings. **Ms. Godsil** said very well. Thank you, Commissioner Bynum.

Roll call was taken and all members were present as shown above.

Chairman McKiernan said there were no revisions to the agenda after it was originally published. So, our first item of business is approval of the standing committee minutes from our August 9, 2021 meeting, and I'll ask Commissioner Townsend to share a couple of corrections that she would like entered into the record.

Commissioner Townsend said I noted that on page 18 and page 34 of the packet information that we were provided, two corrections I think need to be made. On page 18, the speaker was Ms. Rachel Jefferson and I'm going to quote what I think needs to be corrected and what is already in the record. So, I'm quoting off a page 18. I quote, "second of all, I want to mention that the medium, again, that word is medium income for northeast Kansas City, Kansas is \$20,000." I believe that word medium should be median, that's what I heard, during the meeting. So, that is the correction I would ask to be made. Also, on page 34 of the minute packet, the speaker was Mr. Guinn, and I'm going to quote the statement he made, near the bottom of page 34. "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" and Vibra is spelled currently Vibra. The word should be Vibrant Health, that's the name of the company. So, those are the corrections that I proposed to be made. I have no other corrections for the minutes, so I would move that those minutes, be approved subject to those corrections and the corrections be made for the record.

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Action: Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve the minutes of August 9, 2021, with the corrections as stated. Roll call was taken and there were five “Ayes,” Walters, Bynum, Townsend, Burroughs, McKiernan.

Chairman McKiernan said thank you Commissioner Townsend. That brings us to our committee agenda. We have two items, both come from the Land Bank. Item No. 1 is Land Bank Option Applications and so we will consider these as 1a, that group, 1b, that group and 1c, that group, unless we determine otherwise as we move along to do it differently. I’ll recognize Jud Knapp, who is our Interim Land Bank Manager.

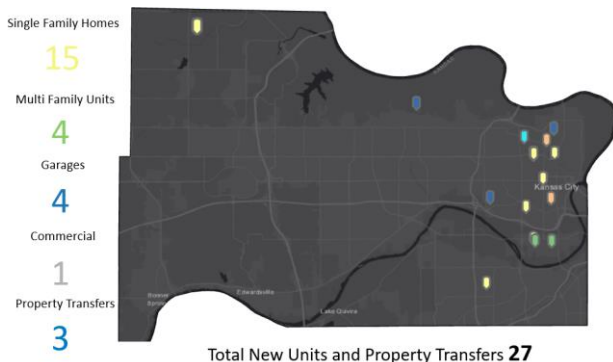
Item No. 1 – 211080...LAND BANK OPTION APPLICATIONS

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



Neighborhood &
Community Development
Standing Committee

October 11th, 2021



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Option Agreements
Agenda Item – A
Single Family Homes
13

A. New Construction - Single Family Homes - 15

1. Aglahe D Montano – 1 home
2100 S. 37th St. – 118616

Jud Knapp, Interim Land Bank Manager, said today we're presenting 15 single family homes, 4 multi-family units, 4 garages, 1 commercial and 3 property transfers for a grand total of 27. Let's start out with single-family homes. We have 13 of them. The first one is at 2100 S. 37th St. It's for a single-family home. Staff and the Land Bank Advisory Board both recommend this project.

OPTION AGREEMENTS
AGLAHE D MONTANO

Requesting Land Bank Lot
2100 S 37th St – 168616

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

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2. Oscar Garza – 1 home
129 S. 16th St. – 066600



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



The second one is that 129 S. 16th St. It's for a single-family home. So, staff said it would be a challenging build because there's a lot, and it's hilly so the last—but there was a house there previously that was previously demoed, so a home was there before. The next one—

Chairman McKiernan said Mr. Knapp—**Mr. Knapp** said yes. **Chairman McKiernan** said I'm sorry. If I get interrupt for just a second. Could you go back one more slide? I've had questions about these pictures that you show in these. Are these submitted by the applicants for the options,

and does the applicant say that this represents what the finished product will look like on that lot? **Mr. Knapp** said, Commissioner, I advise them to send me a picture of what they plan to build on that lot to give you like a picture of their plans. I also inform them not to spend money on creating plans until I get approval for the option from this standing committee.

Chairman McKiernan said and the reason that I asked this time is, the little caption that's in the lower right of this particular picture that says photographs may show modified designs. I'm not sure how to interpret that. It also strikes me that a lot of these pictures come in and they look fairly generic and they all have the nice puffy white clouds and a blue sky background and I just want to get some sense of whether or not they represent what the potential developer envisions as the finished product. **Mr. Knapp** said, Commissioner, that is what we ask for, is to provide—**Chairman McKiernan** said okay—**Mr. Knapp** said close to what they're going to build. **Chairman McKiernan** said I think this would be an interesting design. Actually, I think it would fit on that particular corner where there was a house that burned several years ago, but it just strikes me that every month I look at these and wonder. So, if you could please continue to stress that we'd like to see what the developer envisions as a finished product to the best of their ability, that would be great.

3. Meredith Vertreese – 4 homes
 720 Garfield Ave. – 095130
 722 Garfield Ave. – 095129
 724 Garfield Ave. – 095128
 728 Garfield Ave. – 095127



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OPTION AGREEMENTS

MEREDITH VERTREESE

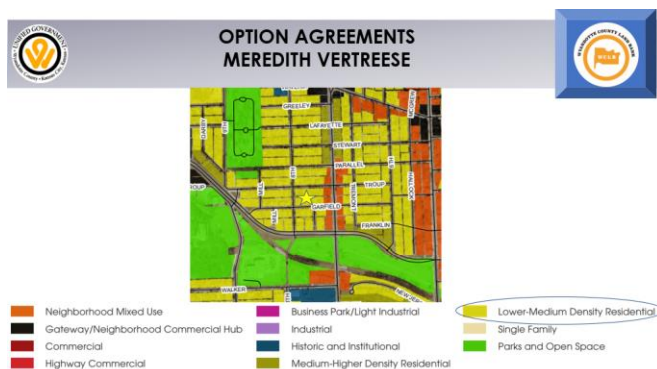


Experience

Mr. Olivares has over 20 years of construction. His passion and commitment to both is 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 flourish and be a part of the positive outcome.



Mr. Knapp said the next one is four Land Bank lots, 720 Garfield Avenue. There are four lots there for four single-family homes. Their frontage range from 25 ft – 35 ft for a total of 120 ft for the four lots. They plan for these builds to be 3 beds, 2 baths, they have a two-car rear entry garage and 1,000 sq. ft. These will need a narrow lot review from Planning and staff's only comment was the garage access needs to be from the alley. Since this is in the northeast, this is the Northeast Area Master Plan map, and it is in lower medium density residential, so it matches.

4. Rebecca Davis – 1 home
5911 N. 123rd St. – 234011



OPTION AGREEMENTS
REBECCA DAVIS



Requesting Land Bank Lot
5911 N 123rd St - 234011

Currently owns
5917 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

The next one is requesting a Land Bank lot at 5911 N. 123rd St. to build a single-family home. They currently own 5917 N. 123rd St. That's to the north and it's separated by some right of way. So, their first step is going to be to eliminate that right of way and when you get rid of right of way, it automatically gets split in half between the two properties. Also, this property is zoned agricultural district and the next steps for that would be a change of zone because that would require a public meeting, vacation of the right-of-way, building permit, proof of funds to cover the building estimate. The staff comments were due to zoning of AG, this project would require a change of zone and vacation of right-of-way.

Chairman McKiernan said, Mr. Knapp, if I could ask another question. If you could go back one more please to that. Once again I should follow my own recommendations at the beginning and say this is Commissioner McKiernan, District Two. So, if I understand you, we have 5917 and 5911, and that blank area in between the two is the right of way that needs to be vacated and when it is, half of it will go to 5917 and half of it will go to 5911. Is that correct? **Mr. Knapp** said, that is correct. **Chairman McKiernan** said the applicant here who owns the adjoining property believes that 5911 will be sufficiently wide to build a house on after that split. **Mr. Knapp** said yes, they did. **Chairman McKiernan** asked, is that what they've indicated? **Mr.**

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Knapp said yes, they did I mean—**Chairman McKiernan** said okay. **Mr. Knapp** said I mean the lot is 59 feet as it sits right now before they split up the right of way. **Chairman McKiernan** said beautiful.



OPTION AGREEMENTS
KCK VALLEY OWNER, 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
KCK VALLEY OWNER, LLC



Building 2 homes

Home 1
 837 FREEMAN AVE- 082352
 841 FREEMAN AVE- 082353
 Frontage – 50ft

Home 2
 845 FREEMAN AVE- 082355
 847 FREEMAN AVE- 082356
 Frontage – 58ft

Or
 843 FREEMAN AVE- 082354
 845 FREEMAN AVE- 082355
 Frontage – 76ft





OPTION AGREEMENTS
KCK VALLEY OWNER, LLC



Building Details
 3 Bed 2 Baths
 1,115 SqFt

Timeline
 Project Start – Late Fall 2021
 Project Completion – Construction completed 2 months after construction start

Experience
 Our partnership has collectively developed and rehabbed more than 20,000 multi-family 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 years of real estate development, management, construction and financing experience.



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OPTION AGREEMENTS

KCK VALLEY OWNER, LLC



- Will combine lots
- Depending on further diligence on site will determine which lots gets the new homes
- The lots that are not built on will not have an option agreement.

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

KCK VALLEY OWNER, LLC





Neighborhood Mixed Use

Gateway/Neighborhood Commercial Hub

Commercial

Highway Commercial

Business Park/Light Industrial

Industrial

Historic and Institutional

Lower-Medium Density Residential

Single Family

Parks and Open Space

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

Mr. Knapp said the next one is a Land Bank request from an applicant that's already been approved for a project that is requesting a new location so they could build their two model homes before the end of the year. Now the reason for this request is because of delays on the original lots and getting the concrete poured before winter and having the two model homes built for public review before the next building season. So, that's why we're seeing—their original request was on North Valley. So, they want to move their request here, so they can build their two homes before winter. So, they requested seven lots, but they project the first home will be at 837 and 841 Freeman. That's a total—they will combine these lots to build a house and the frontage will be 50 ft. when those lots are combined. Home II is either in two spots, 845 and 847, or it's at 843 or 845.

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So, to their home, on these two lots are these two lots here. So, the 845 and 847 has a total frontage of 58 ft. 843 and 845 have a frontage of 76 ft.

Katherine Carttar, Director of Economic Development, said really quick, if you go back Jud, one. They are requesting a fast track for this due to the unforeseen challenges of the previous lots. **Chairman McKiernan** said I'm sorry Katherine, go ahead. They are requesting a what? **Ms. Carttar** said this to be fast tracked, so that would be heard on the 14th.

Commissioner Walters said yes, so do I understand that this application, they want all the lots, but they are only committing to build two houses so some of the lots, they have no current plans to develop. Is that correct? **Mr. Knapp** said that is correct. So, this is for the two model homes that they plan to have in the community (inaudible) **Commissioner Walters** said what category does that fall into? They don't plan to build homes on this property, they just want the property. It's not a side yard extension. **Ms. Carttar** said they would give them—either they would give them back, the lots that they not built on. So, the thought is that they just don't know what's under the ground here so they want to be able to kind of analyze, get someone out there, engineers to look at this whole area and decide kind of which areas makes sense for those first two homes and then I think they're goal would be to build, you know, homes in that entire stretch, but if they do not find suitable land, then they would give those, properties back. Well, we would actually just never deed them over.

Commissioner Walters said well, I guess I'm just trying to process this a little bit. I don't think we've ever given options on property when the recipient of the option has no plans to develop it. Have we? **Ms. Carttar** said well, we did this exact thing actually with the same developer on North Valley, so it was the same thing. He requested six lots with a promise to build two and then either, you know, build the rest at a later date, or, you know, remove the options on the remaining properties. **Commissioner Walters** said I thought that that particular proposal, they did tell us that they were going to build additional houses there. They were going to build two initially, but then build more. **Ms. Carttar** said yes, it's the same, their same thought is for this location as well. So, they're guaranteeing the two homes and hopeful that if the property works out and there

aren't, you know, really unforeseen site challenges that they would (inaudible) as well. **Commissioner Walters** said thank you.

Commissioner Burroughs said mine's right along with Commissioner Walters, his questions. So, we have seven vacant lots, and do those lots have to be replated in order to identify the properties because I see seven lots, which is potential for seven homes. If you build row houses or whatever you would choose to build there, and now I'm seeing seven lots being utilized to build just two homes. **Ms. Carttar** said so they would not just build two homes on those seven lots if that makes sense. I think what Jud is suggesting here is that they would combine, so for example, that 841 and 837, those are both 25-foot lots, so they would likely replat those and combine those for a single home. I do know the applicant is online if they have more information, but my guess is that they would have a minimum of four homes on these seven lots.

Chairman McKiernan said, Carol, I have seen Rick Warner, in the attendees list. I think he's had his hand up. If we could promote him, then maybe he could directly answer some of these questions.

Rick Warner said our plan would be to develop all of the lots, but the initial commitment is, we're going to build two model homes on these lots and then we're going to invite neighborhood groups, ministers, any interested parties, all the elected officials to tour the homes and tell us what changes to make and then so long as we don't find any environmental issues that would make the lots undevelopable; we would then develop the rest of the lots. So it's a little awkward in that we don't know. We haven't had a chance to do any environmental inspections on these lots. We're still trying to get those first two finished before the end of the year and so that's why we're asking for transferring seven lots. We'll commit to build two homes. If we didn't build out the rest of the lots in the agreement, we would agree to deed those back, but that's not our intent. Our intent is to develop all of the lots but we don't know environmentally what's on the site yet, and so that's why we're asking for more lots initially, so that at least we can get two houses done by the end of the year. **Chairman McKiernan** said thank you.

Commissioner Burroughs said, Mr. Warner, that's really not the question. The question is, you're taking, proposing you've got seven lots that are being requested, and if I read correctly, you say two homes, but you're wanting to combine four lots, that would leave the potential possibly for a third home, where in the past, these lots there—I guess I'm just a little confused as to why we were giving seven buildable lots for three homes, maybe four quite—it depends on how wide you want the last yard to be, but we're giving up seven lots for three homes, if that's how I read the issue. And then I have one other question, if I may.

Have you reached out to the neighborhood groups associated to this area as prior to building? **Mr. Knapp** said, Commissioner, I have an answer to the neighborhood group. We did email the neighborhood group and Groundworks, and they had a question about what was the size and quality of the construction that was, and the size is 3 bedrooms, 2 baths, 1,100 square feet. They were going to use high quality finishes, and each home will be 28 ft wide and 45 ft deep. So yes, we did reach out to the neighborhood groups. **Chairman McKiernan** said and then do I take from that, that other than getting those questions clarified, they had no objections to moving forward with this or did they? **Mr. Knapp** said their email did not have an objection in it. I believe they wanted more information before they made a decision. **Chairman McKiernan** said okay, thank you.

Ms. Carttar, I'm going to put this conversation on hold for just a second and then ask about the previous options that we had approved a couple of meetings ago on North Valley, just south of the Boys and Girls Club. Would this action then mean that we are terminating the options on those properties and we're taking them back into the Land Bank or keeping them in the Land Bank rather? **Ms. Carttar** said that is certainly up to you. Our request would be to keep those options with Mr. Warner's company for now as we keep working with the community group there to see if we can make this a win-win situation for all involved.

Commissioner Townsend said I didn't think I had a question until the answer to that last one. So, Mr. Warner was developing or planned to develop some homes on Valley that we dealt with in a previous committee meeting, so he currently has options. My understanding of this was, this is a new ask, and not an exchange. Is that correct? **Ms. Carttar** said correct. **Commissioner Townsend** said okay, so his Valley project is as it is, you know, months ago. So, this is a new ask, but it sounds to me as though it's the same approach. He's asking for these, I guess I was—

yes, seven lots. Two homes are going to be built as a demonstration homes for the neighborhood, anyone else who was interested to look at and help advise as to what the future home should look like. So the same process for these Freeman properties, correct? **Ms. Carttar** said correct. **Commissioner Townsend** said okay. It's not an exchange for the Valley homes? All right, thank you. I just want to make sure I was clear on that. **Chairman McKiernan** said I apologize for muddying the waters. I wasn't clear if this was an exchange. I appreciate you making that clarification. Any other questions or comments on what would end up being A5?

Chairman McKiernan said I do have Beverly Easterwood in the attendees. Carol, if we could promote her, or at least allow her to speak, because I believe, Ms. Easterwood is Douglass-Sumner Neighborhood Group and this is in the Douglass-Sumner area. Ms. Easterwood, it looks like we have unmuted you and you are allowed to address the committee. **Ms. Easterwood** said okay. **Chairman McKiernan** said Ms. Easterwood, I heard you say okay. It was a little faint, so, if you can just speak up. Go ahead and share your comments with the committee. Ms. Easterwood, we do have you unmuted. You should be able to address the committee. Carol, I don't know if Ms. Easterwood cannot hear us at the moment. **Ms. Godsil** said, well, I asked her to unmute which she did. We can move her over as a panelist to see if that helps. **Chairman McKiernan** said well it does now appear that she has disappeared. **Ms. Godsil** said, oh she did. **Chairman McKiernan** said, so, maybe she was having a connection difficulty. Committee, if it's okay with you, we do have two other groups of homes within this first group of Land Bank options. We could have Mr. Knapp present those, and when we get Ms. Easterwood back, we will bring her back to address the committee. Hearing no opposition to that, I will ask Mr. Knapp to go ahead with Bright Solutions.



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



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**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**

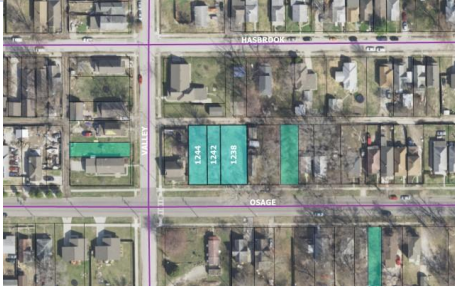


Requesting Land Bank Lots
 1238 Osage Ave- 072352
 1242 Osage Ave- 072353
 1244 Osage Ave- 072354

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




6. Bright Solutions – 4 homes
 810 N. 10th St. - 080435
 1007 Armstrong Ave. - 080438
 1013 Armstrong Ave. - 080437
 1017 Armstrong Ave. – 080436

Mr. Knapp said Bright Solutions currently has four properties from the Land Bank. Two have completed options that you see construction on below, the two pictures below, and two are still in the option period but should move to the construction part very quickly. During this—in your packet here, the request is an additional Land Bank properties, a total of 10 lots to build six homes and two duplexes. Their first location is at 810 N. 10th St. and 1007, 1013, and 1017 Armstrong, to build four single-family homes. We plan it to be 3 beds, 2 baths, 1,800 sq. ft. Staff did say insulated concrete form construction and an on-site engineer will be required for the entire building process.

7. Bright Solutions – 2 homes
 1238 Osage Ave. – 072352
 1242 Osage Ave. – 072353
 1244 Osage Ave. – 072354

The second location is at 1238, 1242 and 1244 Osage Avenue, to build two single family homes, that's combining three lots and building two homes on them. They plan to be 3 beds, 2 baths 2,100 sq. ft. Staff did say that the driveway will have to come off the alleyway so the picture will not represent actually what—the garage will be in the rear of the home and the Land Bank Advisory Board recommends the project. **Chairman McKiernan** said okay. Two things Mr. Knapp. If you could go back two slides. Right there and stay there for just a moment.

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I'm looking over and we do have Ms. Easterwood back with us now. She has been promoted over to a panelist and so let's put Bright Solutions on hold for just a moment. Move back to the 800 block of Freeman Avenue, The Circuit Avenue Partners LLC, and, Ms. Easterwood, if you would, please go ahead and share your comments with the committee.

Ms. Easterwood said I just saw the email that Jud had sent out today and so I didn't have any knowledge that this application was being put forth. I have not talked to the developer directly. He did send an email after I told Jud that I would like to have more information about the property, but we have not—it should not be considered an endorsement or approval of the project. We'd like to have some more information. The developer said that he had built several properties in the Kansas City, KS area, as well as across the country. Are there any properties that you could give us addresses of and we could go by and look at them and see, you know, what type of quality you're talking about, or even better in a similar design. Has he built any of those in the area that we could go look at?

Chairman McKiernan said, we thank you for those comments to the committee, and committee, I would ask if you have any follow-up questions or comments about this particular group of properties.

Commissioner Bynum said I would be inclined to hold this particular option agreement for the time being so that the builder can talk more with this neighborhood group.

Commissioner Townsend said, I'm inclined to support Commissioner Bynum's request for two additional reasons. One, the absence today of the in-district commissioner on the committee, and also what I believe the reasonable request from Ms. Easterwood, that was just made to get more information and more opportunity to talk with the developer.

Action: **Commissioner Townsend made a motion to hold A5. So, if it's appropriate, I would move to hold, I guess this is A5, those properties over to the next meeting of this committee, and allow for the presence, hopefully, of the in-district commissioner, and also to give Ms. Easterwood and the neighborhood group additional time to get their questions answered.**

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Chairman McKiernan said I do see that the applicant, Mr. Warner, has raised his hand again and give him some time here to supply some additional information to Ms. Easterwood and to us as a committee. **Mr. Warner** said sure. **Chairman McKiernan** said yes, go ahead. **Mr. Warner** said alright. Brian, I apologize I had that click on something so I lost you for a second, but our goal here was to try to get two houses built so everybody can look at them. The previous lots we were going to develop and they would have been in the ground already, except that there was a disagreement between the city and Mount Carmel on who had the right to those lots and so that's the only reason why we didn't proceed with those two lots. I'll be happy to get additional information to the neighborhood group. If she wanted to look at previous developments, at about 114th & Parallel, there's a senior development called Hazelwood that we developed a different—I had a different partner with that. Actually, the developer with Nebraska Furniture Mart and I developed Hazelwood at 114th & Parallel. We can show more pictures. We've sent Jud pictures, but our goal was to get these in so people could comment, just on the first two. The lots are—the reason why we're going for combining lots, the homes are 28 ft. wide. The carports 14 ft. wide. So, we're 42 ft. wide, and so that's why we need 50 ft frontage because of the size of the carport and the house but if we delay this again, there's no way we'll really get this by winter and so that was the reason for asking for consideration. We bowed to the city's request on Mount Carmel because of the disagreement with Mount Carmel who has the right to those lots, and so we're going with this. So, with that I'll shut up, but that was the rationale behind all this.

Chairman McKiernan said thank you Mr. Warner. The committee will take into consideration what you just said and we'll make a decision on these, this group of properties in just a moment.

Mr. Knapp, if you could move forward to the Armstrong and Osage properties. So, the Bright Solutions. I love the fact that these properties are being proposed for the 10th & Armstrong area. It's been vacant for a long time. We'd love to see some additional single-family homes in this area. These are going to be insulated concrete forms, right? **Mr. Knapp** said, this is what I was told Commissioner. **Chairman McKiernan** said and so I just want to confirm and again, this goes back to my earlier question about the rendering that the applicant is sending. Even though this is an ICF home, it will still have the gable roof and the more traditional elements in terms of the finish outside. Is that your understanding? So it will look like the picture. **Mr. Knapp** said that is what I tell the applicants. Yes. I believe, the developers on the call. They told me they

were going to be here. **Chairman McKiernan** said and so I just saw a hand go up in the attendees, someone whose screen name is Shelly. Would that be the developer? **Mr. Knapp** said yes. **Chairman McKiernan** asked Carol, if we could promote that person so, or at least unmute them so that they can talk.

Shelly Gross said yes, there will be a gable roof, but not as big a slant, as you see. Alright, it'll be a smaller slant. **Chairman McKiernan** said but still a more traditional exterior finish. **Ms. Gross** said yes, it will be traditional it's—yes, it definitely will be. **Chairman McKiernan** said okay. **Ms. Gross** said yes, if nothing else, just so you know. **Chairman McKiernan** said thank you so much, appreciate the update.

Chairman McKiernan said so that brings us to the end of the A group. Commissioner Townsend had suggested, or had made a motion actually, that we set aside A5, 800 Freeman properties and consider holding those over until the next meeting. I guess I'll take the direction of—I have somebody with their hand up. That is Commissioner Townsend, go ahead please.

Commissioner Townsend said with Mr. Warner's last comments, again, I found myself confused. The Valley properties that have been previously approved by this committee, is there a hold on that project, Mr. Warner, and that's why you want these 837 Freeman properties? I understand they're two different projects, but you made a point to talk about building, that you wanted to try to get going before the end of the year. So is that not going to happen with the Valley properties? **Chairman McKiernan** said so, Commissioner, I'll recognize Katherine Carttar to address that question.

Ms. Carttar said so, just what is going on with the Valley properties. Now if we had moved forward, those received an option a few months ago with the plan, as Mr. Warner has discussed that they would move forward, build the two properties. They were moving forward, spending money, getting things ready to do so at that site. Those properties are part of the Mount Carmel Master Plan so, they were hoping that they could also be involved or ideally, I believe, they still would like to develop those properties themselves. Now, they are Land Bank properties and they're in our ownership. So we were taking some time so that we could see if there was a ability for Mr.

Warner's project and Mount Carmel to work together and find a way through that, that is kind of a win-win but it would just take, it's taking longer than the desired time period where Mr. Warner would like to get those two model homes done before the end of the year so that they can get ready for the next construction season where they can really ramp up in and build a significant number of homes.

Commissioner Townsend said so his request for these properties at 837 Freeman, essentially, if approved, would allow his company to move forward with two homes. He still has the option on the Valley property but there's some other issues that would prevent that development now. Okay. **Ms. Carttar** said this would just be to build those two homes still this year in 2021, in the next two months, and then hopefully by the time that we get to construction season next spring, we'd be in a situation where we could move forward on Valley properties or there's some other agreement with Mount Carmel. **Commissioner Townsend** said okay, with that explanation. Then, Mr. Chairman, I will withdraw my motion. It's a little bit clearer to me now what's happening. I recall the discussions a month or two ago about the Valley properties, but something has come up. So, if these are approved, then that would clear the way for his company to go ahead and get going before the end of the year on the model homes at least. So, I'm going to withdraw my motion to clear the way for whatever my colleagues want to decide to do. **Chairman McKiernan** said thank you, Commissioner. If we do move forward with this, I would ask Mr. Warner to make it his highest priority to communicate with Ms. Easterwood at his earliest convenience so that we can get an active dialogue going with the neighborhood group and they can be brought on board and brought up to speed as to what the plan is for that block. Okay, at this point in time committee, I'll get direction from you. We have in Group A, we have numbers 1 – 7, seven different groups of properties. We can entertain a motion for one, two or all seven of those groups of properties for options for single-family home construction.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend to approve all seven proposals.**

Chairman McKiernan said we have a motion and a second to approve all of the options for new single-family home construction. Is there any further comment from the committee and before we take a vote is there any public comment that we have not already received? **Ms. Godsil** said the

Clerk's Office received no public comment, but we do have Shelly and Beverly Easterwood, both have their hands up again, but both have already spoken. **Chairman McKiernan** said alright well, at this point in time I also see—at this point in time, I'm going to go ahead and recognize, Ms. Easterwood, and then Shelly, hang on for just a moment. I'll get to you in a moment. Ms. Easterwood, any other comments. If you could unmute, any other comments for the committee.

Ms. Easterwood said I'd just like to say that I think it's unfortunate that the things could not move forward with Mount Carmel, but I feel like we're being pushed into a corner, because of the developer's guidelines that he's trying to meet and not giving us proper time to adequately investigate what's even going to be taking place in our neighborhood.

Chairman McKiernan said thank you, Ms. Easterwood, appreciate that, and Shelly, if you could go ahead and unmute. **Ms. Gross** said I just want to make sure I know what got approved. The Armstrong properties—**Chairman McKiernan** said nothing yet has been approved. **Ms. Gross** said I know it hasn't been approved, and then—**Chairman McKiernan** said okay. **Ms. Gross** said tentatively, okay. Yeah, it is Armstrong, also 10th. Is that correct? **Chairman McKiernan** said what is on our agenda, are a total of seven properties. **Ms. Gross** said okay. **Chairman McKiernan** said one on N. 10th. Three in the 1000 block of Armstrong and three in the 1200 block of Osage. Those are up for consideration as submitted. **Ms. Gross** said okay, wait, I have just one other question. What about the commercial one? **Chairman McKiernan** said that has not yet been considered. We'll get to that in a bit. **Ms. Gross** said oh, okay, it's a separate thing. Okay, thank you. **Chairman McKiernan** said it is. **Ms. Gross** said that's all I wanted to know. Thank you very much.

Commissioner Bynum said with regard to Ms. Easterwood's comment, and I suppose the procedure question in general. The Land Bank applications go to the members of the Land Bank Advisory Committee, I believe. Jud, what I don't know is how soon ahead of this meeting the Land Bank Advisory group looks at these applications, and at what point in that process is there an opportunity to make sure a neighborhood group and I would say, in particular, a long standing still active group notified? In other words, what were the missed opportunities to bring the Douglass-Sumner neighborhood into the conversation around the properties on Freeman?

Mr. Knapp said so, this is a fast tracked item, and it got added to our agenda after our agenda review. So, I did send out an email to the neighborhood groups and Groundwork on October 6th, stating that this was—stated in the case like—so, usually what we do is we give the neighborhood groups a month of notice before this meeting date, but because it was a fast tracked item it got sped up a little bit. **Ms. Carttar** said and I want to add as well that we encourage and highly recommend that above and beyond Jud's notification to the NBRs and the neighborhood groups that the applicant does work with the neighborhood group throughout the whole process. So it is, you know, that's kind of part of the option time period is to work with the neighborhood group. So we would anticipate Mr. Warner is planning to do so at this point as well.

Commissioner Bynum said I'm going to state that I'm very torn because I don't want to cause the delay for the developer and I understand the desire, and that is why everything here is being asked to be fast tracked and plus you have the challenge with the prior lots, and it's just so unfortunate that all of that is occurring within the confines of a very active neighborhood area that for that reason alone, and in general just the reason that they have the right to, I think participate in the betterment of their neighborhood. You know that this is all occurring within the boundaries of one of our longest serving neighborhood groups. That's just very unfortunate, in my opinion. **Chairman McKiernan** said thank you Commissioner. To follow up on that Jud, it's my understanding that this group was—that The Land Bank Advisory Board as a whole was just notified of this five days ago, and this is not the usual time period that we have set up for disseminate to—for sending out information and getting back feedback. **Mr. Knapp** said it is not the normal timeline. No, this was sped up. **Chairman McKiernan** said all right. Thank you.

Commissioner Townsend said I am distressed now and I try very hard not to be a person that vacillates unnecessarily, but I am distressed to just now know that this item was fast tracked and back in February, March of this year, members of this committee went to great lengths to talk to members of the NBR Advisory Committee and neighborhood groups to deal with the notice issue, and increase the amount of time that the advisory committee would have to evaluate these proposals. So, I am distressed to now know, much to the conflict of what I expected with this, that these items were fast tracked and without a note to the members of the committee, that the notice provisions had not run their normal course. So I too regret that there have been roadblocks that

were unanticipated for the other project, the Valley project, but I do believe it is essential that we stick to the procedures that we assure the neighborhood groups would have with this notice.

So, for that reason, I'm going to withdraw my second to the motion and from here forth, I would just ask that if something is going to be fast tracked, this committee knows that ahead of time. This is the thing that we are trying to avoid with the neighborhood groups and not giving them enough time and notice and that meeting back in March and February of this year to resolve that issue, I think meant a lot to those groups so that's where I am on it. This is not as it appeared to be in our packet. I'll just leave it at that, so, thank you. **Chairman McKiernan** said thank you, Commissioner. With the second withdrawn, we have a motion. There still can be a second on that. If we don't get a second, that original motion will die for lack of a second. There is a hand that keeps going up in the attendees. There was a Roger that I keep seeing. Carol, can—I would ask that person, if you want to comment on this group of applications or any of those, and if so, let's go ahead and get him unmuted Carol, so that we can hear that comment. Roger, whoever you are, if you would go ahead and state your name and address for the record and then you are free to address the committee.

Roger Avalos, 315 S. 82nd St., said I just want to support the investors for investing here in the city. I've seen it grow in the last 15 years. So, that's the comment that I want to make, and then, I've seen a lot of projects delayed or turned down by neighborhood groups. Is there—I guess this question is for Jud, is there something that can be added to the Dotte maps like the areas that need to go to these groups for approval? **Chairman McKiernan** said and so, Mr. Avalos, this really is a time for comment. We appreciate your questions. Mr. Knapp has taken note of those and we are constantly trying to refine our procedure so that we can balance all of the desires of all groups, and make sure that we have the best possible progress in all of our neighborhoods that is beneficial to all involved, both the developers who are coming in, as well as the folks who have lived in those neighborhoods in many cases, for decades. So, we're always trying to strike a balance there, but Mr. Knapp if you would please make note. I do believe Mr. Avalos, there is communication with any applicant, about the relevant NBR, Neighborhood and Business Revitalization Organization, as well as the neighborhood groups that are involved in any particular area. **Mr. Avalos** said thank you. **Chairman McKiernan** said you are welcome and I do see that Mr. Warner has his hand raised again. One last comment for the committee please.

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Mr. Warner said I would just make a commitment that if the neighborhood group is available, I'd be available to meet with Ms. Easterwood pretty much anytime on Thursday, and so she could pick a time, you know, any time after say 8:15, all day Thursday and I'll bring plans. We've submitted for building permits on the other sites, so we've got the full plans, the finishes, everything submitted to the city, and I'd be happy to sit down with her Thursday morning and go through and answer any questions she could—I'd also have some of the other partners on the phones so we can address any concerns she has as well. I just want to make that commitment, that's all. **Chairman McKiernan** said thank you so much. I just would point out that that meeting would come after the potential approval of the options. So we are back to where we were. We had a motion by Commissioner Walters to accept all of Group A, as submitted. Is there a second? I do not hear a second for that motion. That motion dies for lack of a second. Do we have any other motions on this group of properties?

Commissioner Bynum said if the developer, Mr. Warner, were to satisfactorily meet with Beverly and her neighborhood group, which I'm going to point out, had their neighborhood group meeting on October 5th one day before this communication, but nonetheless, if that group were to be able to pull together a meeting so that Mr. Warner could work with them and we gave approval to this tonight in an attempt to try to help him stay on his desired timeline, is it possible that this singular batch could fast track to us on Thursday, the 28th of October? **Chairman McKiernan** said I'll defer the answer. **Commissioner Bynum** said I got a lot of ifs in there and I apologize for that. I'm trying to negotiate a place to the middle. **Chairman McKiernan** said I appreciate that Commissioner. I would ask either Ms. Carttar or Mr. Knapp. **Ms. Carttar** said yes, that would be the normal time for anything that is approved today, to—if you approve the normal batch as is, it would automatically go to the 28th to be heard by the full commission as the Land Bank Commission. There was a request, I'll just reiterate, on the property in question on Freeman to be fast tracked to this Thursday, the 14th which you can obviously do as you desire, but, if approved as normal, it would go to the 28th. **Commissioner Bynum** said you know what I had originally suggested was a hold, which would push it to the end of November, so again I'm coming in the spirit of a compromise. **Chairman McKiernan** said and so Commissioner, would I take that as—let's see I've got Commissioner Townsend.

Commissioner Townsend said I have a question along the same line then. Instead of approving this tonight and let that meeting take place later in the week, could we not address this in its option agreement phase, solely on the 28th? In other words, not take any action on it tonight, let that meeting happen, and then address it on the 28th. **Ms. Carttar** said so, when you—you're not, you don't actually approve anything really. You're recommending something for approval by the full commission, if you move it forward tonight, nothing actually gets approved tonight. So, regardless if you, again, take the normal path, that would be advancing this and recommending approval on the 28th. **Commissioner Townsend** said right, but we would have to take some vote to move it forward under normal circumstances, that's what we've been talking about for the last 20 minutes. So, what I'm saying is we—you let that meeting happen and then forward this on, that this committee, you know just moved to forward with this on without a recommendation and take the vote on the 28th. So, there's only one vote because we're—that way we recognize what the neighborhood group has said and Mr. Warner's willingness and desire to meet with the neighborhood group but that meeting is not going to take place within the next 10 minutes when we would vote. So, that's my point. **Chairman McKiernan** said Wendy Green from our Legal Department is about to, I think, set us straight on what options we have here.

Wendy Green, Assistant Counsel, said what I would suggest is to get it to the Commission, even itself, it's going to require a vote from this committee. So, whether it's a unanimous vote or not a unanimous vote, as long as the majority votes to move it forward to the Commission, that's all you're voting on tonight is to move it forward to the Commission. It could go on a consent agenda but then you could just ask for it to be removed so that you could then make sure that Mr. Warner had a chance to meet with the neighborhood group, and find out what happened with that meeting before you then vote on whether or not to approve this option. So, if you vote to move it to the—not the fast track, if you don't want to fast track, to the to the regular commission meeting where this would appear, then you're just voting to move it forward to that Commission. You're not actually voting to approve the option, if that makes sense. So then that way they could have the meeting, and then you could always remove it from a consent agenda to discuss it at the Commission meeting, but you would have to do some other type of procedure outside of the standing committee in order to get it to that Commission meeting, if you don't vote on it tonight. I hope I'm making sense. **Chairman McKiernan** said thank you Ms. Green, you

are making sense. I guess the question that I would have for the committee is—oh, I do see Commissioner Burroughs.

Commissioner Burroughs said, Wendy, if we follow—I want to make sure that I understand. So, if we chose not to have a unanimous decision tonight, this would go to the non-consent calendar. So, at that time the public would have a chance to weigh in at the 28th meeting, that has been that has been suggested by Commissioner Townsend versus the fast tracked meeting that's being requested for Thursday night. **Ms. Green** said right, you would need to make sure that you are clear in your motion that you're—that this was approved to move ahead to the Commission on the 28th and not the one this Thursday. **Commissioner Burroughs** said great, thank you for that and the reason why I state that is because I think this addresses what Commissioner Townsend has brought forward as well as the conferees that are concerned about the questions they may have for the neighborhood groups. So, I just wanted clarification. I believe I fully understand. Thank you Wendy. **Ms. Green** said yeah, absolutely.

Bridgette Cobbins, Assistant County Administrator, said I do want to just make note also that that item was added to the agenda for this Thursday. It was contingent upon it being fast tracked so it is on the agenda for this Thursday and is not on the Consent Agenda of the Land Bank. **Chairman McKiernan** said thank you, Ms. Cobbins. I think the concern of the committee on that is that is not enough time for the neighborhood group and the developer to meet and have a substantive discussion and, therefore, the desire is to move it back to the 28th. I might suggest to the committee that one way we could approach this is to deal with all of the other 1,2,3,4,6 and 7, all of the other option agreements, and then hold this one out as a separate, so that those others if unanimously approved by this body could be on consent for the meeting of the 28th, which is when they would normally be considered anyway and then we could deal with Group A5 separately.

Commissioner Burroughs said I would make that motion, 1 – 7, excluding 5. **Chairman McKiernan** said there is a motion to approve A 1,2,3,4,6, and 7, as submitted. Is there a second for that?

Action: Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve A1, A2, A3, A4, A6 and A7, as submitted. Roll call was taken and there were five “Ayes,” Walters, Bynum, Townsend, Burroughs, McKiernan.

Thank you so much that leaves us with A5 and we could have a motion to forward to full commission but to do so separately.

Action: Commissioner Townsend made a motion that Item A5 be moved to—out of committee onto the agenda for October 28th for a fuller discussion and action.

Chairman McKiernan said, Commissioner Bynum, I’ll recognize you. I think I can anticipate your question but go ahead. **Commissioner Bynum** said I really just want to add to the motion as stipulation of a required neighborhood group meeting with a report of the results of that meeting to the full commission on the 28th. **Chairman McKiernan** said thank you so much.

Commissioner Burroughs said I'm assuming that this will be a vote to advance it on the consent calendar to the 28th or will this be a vote just to advance it with no recommendation? **Chairman McKiernan** said that's a great question and that's the one I thought the Commissioner Bynum was going to ask. My understanding, and Wendy can correct me if I'm wrong, is that if we vote unanimously, it will go on the consent agenda for the meeting of the 28th, but by voting on this item separately, it makes it easier for us to pull this out of consent and deal only with it without affecting all of the other properties. Wendy, did I get that right? **Ms. Green** said exactly. You sure did.

Commissioner Townsend said my question to counselor was, would my motion get us there? What I want is discussion and I would not be offended if there is at least one no vote to my motion because that would get us on the discussion agenda, the non-consent. So, I think everybody wants to get there. I think that's the point. **Ms. Green** said to clarify, if you want to amend your motion to state specifically that it is—you are moving to advance it to that commission meeting to go on

the agenda but not the consent agenda, you could even make it that clear, as well. **Commissioner Townsend** said okay, I like that revisions so moved.

Action: **Commissioner Townsend** said I amend my motion that it advance to the October 28th full commission and not on the Consent Agenda.

Chairman McKiernan said I have to confess I've lost track. Have we had a second to that motion? **Ms. Godsil** said we have not. **Chairman McKiernan** asked is there a second to Commissioner Townsend's motion?

Commissioner Burroughs said I guess I want to make sure that we're following the proper procedure. I would think that we would go ahead and make—the motion would need to be to take action on this particular issue and if the issue should fail to get the unanimous consent, then it would go to the non-consent. Then the next motion could be to put it on the 28th versus trying to combine the motion. I am just trying to ensure that we're following the proper procedures, Mr. Chairman. **Chairman McKiernan** said well, my understanding, and correct me, Wendy if I'm wrong on this, is that all of these items that we have considered would be on the agenda of the 28th, that the request was that this be moved to the agenda of the 14th. We would now not put this on the agenda of the 14th, but on the agenda of the 28th, allowing time for that neighborhood group meeting and Commissioner Townsend's motion will ensure that this item is not on consent on the 28th but rather, it will ensure that we have a discussion of this item as a commission. Is that correct? **Ms. Green** said that's correct, and that can be done by a motion. It doesn't necessarily require that one person not vote to get in on the—so it's not on the consent agenda. You can move that it not go on the Consent Agenda as well and that's absolutely fine. **Commissioner Burroughs** said, Wendy, thank you for that clarification. I would just want to ensure that we're aware of how the process is going to work here this evening, so that we don't find it on the consent calendar on the 28th to send the message and we're—so the committee is supportive of the project by consent, so thank you for that clarification. **Ms. Green** said you're welcome. **Chairman McKiernan** said with that clarification, is there a second for Commissioner Townsend's motion?

Action: Commissioner Walters seconded the motion that Item A5 be moved to—out of committee onto the agenda for October 28th for a fuller discussion and action.

Chairman McKiernan said there's been a motion and a second.

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



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**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




B. New Construction – Multi Family – 4 Units

1. Bright Solutions – 1 Duplex
829 S. Mill St. – 073742
831 S. Mill St. – 073741



**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



Mr. Knapp said the first one is at 829 S. Mill St, 831 S. Mill. That's for a duplex. **Chairman McKiernan** said, Mr. Knapp, if you would go ahead and share your screen again, please. **Mr. Knapp** said alright, so it's 829 and 831 S. Mill Street. It's for a duplex that is already zoned R-2(B) for a two family district that will allow this duplex. They both are going to be—both units are going to be 3 bed, 2 bath and under 1,100 sq. ft. Staff said, insulated concrete form construction

will require an on-site engineer requiring for the entire building process and the Land Bank Advisory Board recommends the project.

2. Bright Solutions – 1 Duplex
1220 Pennsylvania Ave. – 068242

Bright Solution's second duplex is at 1220 Pennsylvania Ave., is for a duplex, this is zoned RP-5. I did check the Land Bank history and ownership of this lot and the Land Bank does in fact own it currently. This is the same duplex as before. The only comment from staff was the duplex will have to face on Pennsylvania Ave.

Chairman McKiernan said If you could go back to, go back one more slide, right there. So, it'll be on the diagonal of Pennsylvania. Mr. Knapp, I appreciate you checking it. I could have sworn that several years ago we had transferred this parcel to someone who lives on the north side of Taylor, but I guess my memory is faulty on this. So, does the committee have any comments or questions for Mr. Knapp. **Chairman McKiernan** said I will just say that all three of these locations are in my district. I would say that these would be really interesting and excellent additions to Armourdale. I would hope that we will get product that is as nice looking as the photos that have been submitted to put in your presentation.

Commissioner Townsend said, Mr. Chairman, might I offer that we just, as we've done in past, just take action on each of these sections and that might move this a little bit you know along and it keeps the record maybe clearer, B1 and B2.

Action: **Commissioner Townsend made a motion to approve Item B1 and B2.**

Chairman McKiernan said there is a motion to approve Items B1 and B2, all of the multifamily option proposals. Is there a second?

Action: **Commissioner Burroughs seconded the motion.**

Chairman McKiernan asked is there anyone from the public who would like to comment on these particular applications? I'll ask Ms. Godsil if we received any communication about these

applications? **Ms. Godsil** said no communication has been received and I see no hands raised. **Chairman McKiernan** said there's been a motion and a second to approve as submitted.

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



C. New Construction – Garages

1. Evelyn Janeth Amador Portillo – 1 garage
327 Franklin Ave.
2. Maria Barrios – 1 garage
845 Reynolds Ave. – 120219



Chairman McKiernan said Mr. Knapp that takes us to Group C, new construction garages. **Mr. Knapp** said so, the first one is—request in the Land Bank at 327 Franklin Ave. They currently own 329 Franklin Avenue.



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

So the plans that were submitted, staff said to build a garage on the current property would have to demo the current accessory structure and the garage entrance would have to come in off the alleyway and the Land Bank Advisory Board recommended the project, but staff did not.



OPTION AGREEMENTS
EVELYN JANETH AMADOR PORTILLO





It's in the lower medium density residential for the master plan.



I did go by and take some photos of the house. The house is currently in the process of being rehabbed.

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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




For the next one is at 845 Reynolds Ave. They currently own 843 Reynolds. They want to build a garage and patio and an outdoor kitchen.



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




Staff, again, did not recommend the project. They would have to demo their current accessory structure and the garage entryway. The entrance would have to be off the alley. The Land Bank Advisory Board did recommend the project.



OPTION AGREEMENTS
MARIA BARRIOS





I went by and took a photo of the lot.

3. Jesus Leyva – 1 garage
 919 Cleveland Ave. – 157928

(This item was held over from last month because of unanswered questions.)

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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




The next one we have seen before, is they're requesting the lot at 919 Cleveland Ave. They currently on 913 Cleveland Ave. They want to build a two-car garage.

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



Staff said that it's not recommending the project, that they can build a garage on their current property. The Land Bank Advisory Board did recommend for approval.

OPTION AGREEMENTS
JESUS LEYVA



Neighborhood Mixed Use	Business Park/Light Industrial	Lower-Medium Density Residential
Gateway/Neighborhood Commercial Hub	Industrial	Single Family
Commercial	Historic and Institutional	Parks and Open Space
Highway Commercial	Medium-Higher Density Residential	

This is a medium higher density residential area.

4. Robert Moreno - 1 garage

1. 1210 Waverly Ave. – 157285
2. 1214 Waverly Ave. – 157254

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(This item was held over from last month for further review.)



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



So, we have seen this one also before at 1210 and 1214 Waverly Ave. They currently own 1213 and 1215 Haskell Ave. They want to build a garage with an accessory dwelling unit above it.



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

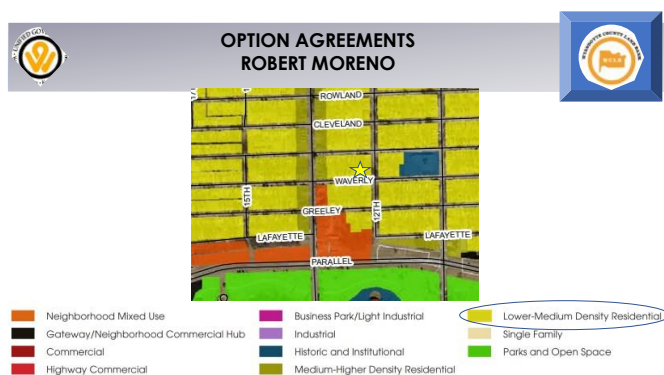


So, there was—in the last standing committee meeting, there was questions on can they just turn the building so the garages do not face the street? The question—the answer I got from staff is they don't really think it's appropriate to extend their parcel to be going through a parcel thereby making their garage front facing building on Waverly. So, the staff still does not recommend approval with just turning the building because then the garage doors would be facing the neighbors.

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I did take a picture. The first picture on the left here is from the back of the—they're requesting these parcels here. The second picture is the front of the homes that they currently own. So, the garage will be built back here. That concludes my garage section.



Chairman McKiernan said I will just say before I recognize Commissioner Townsend that I just am not in favor of those last two requests on Waverly Ave. Although, I am open to further information.

Commissioner Townsend said thank you, Mr. Chairman and for your comments. What I wanted to recommend, if you don't mind, is starting at C1 and taking each of these individually to allow time for further discussion. I have revisited each of these and do have some comments. So, if you don't mind with regard to C1, the property at 327 Franklin. Staff is not recommending it, but I've visited that location and I was distressed because the property that's already owned by the applicant is in serious need of work and I would be more inclined to consider the kind of steward the applicant would be once the house that they own at 329 has undergone its renovations. It may well be large enough to build the garage they need, but aside from that I have concerns given the way that the current property looks. I saw stickers on the house and so I would not recommend

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favorably this application at the time. **Chairman McKiernan** said you said you saw stickers on the house. Mr. Knapp, we don't forward applications where there's a history of code violations or do we? **Mr. Knapp** said we do not. Those stickers may have been building permits maybe. **Chairman McKiernan** said okay. **Mr. Knapp** said I'm guessing here. **Chairman McKiernan** said alright.

Commissioner Walters said well, this is a comment about Item No. 4, and I know it's listed as a garage, but to me that's a house with a garage underneath it and I don't know that it really matters whether we call it a house or we call it a garage, but if it's got living quarters in it, it's a house that could be sold as a standalone house. And I don't know if people look at it differently, if they call it a garage versus a house, but to my mind, that's a house that's being proposed to be built on Waverly and I think we should evaluate it in that way. **Chairman McKiernan** said so, you're looking at the fact that there's an accessory dwelling unit with each of these structures as effectively making it a house with a garage. **Commissioner Walters** said that's correct. **Chairman McKiernan** said I appreciate that clarification.

Commissioner Townsend said yes. What I'd like to do, if you don't mind and colleagues don't mind, is to act on C1 first so we can go down the list of applications here because I appreciate Commissioner Walters comments and I do have some additional comments for that property, just so we're not kind of lost on the discussions and clarification from counsel. If there is no recommendation, these applications die or not processed further? We actually don't have to deny them. Is that correct, Counsel? **Ms. Green** said that's correct. If there's no move to approve them to go on to Commission, then effectively it gets denied. **Commissioner Townsend** said okay. Thank you. Well, I'll just restate, having visited the property and my concerns for the state of the current property owned by the applicant, I would not recommend it. So, that's not a motion, but there it is.

Chairman McKiernan said thank you, Commissioner I appreciate that. For the committee, is there a motion on Items C1, 327 Franklin? I do not hear a motion from the committee. Just to be sure I'll ask one more time if there's a motion on Item C1? I don't see any hands and don't hear a motion. So, C1 does not move forward by lack of no—I mean by virtue of no motion. That would

bring us Item C2, 845 Reynolds Ave. **Commissioner Townsend** said one last thing with regard to the applicant for 327 Franklin. I want to encourage them to keep going forward with whatever improvements are being made to 329. I think we would be better able to evaluate their requests for Land Bank properties if we could see improvement in the type of steward they are with the current property there. So, just that comment, thank you.

Chairman McKiernan said I would remind anyone that if an item does not move forward in any given committee meeting, the applicant can reapply in the future. I continue to see a hand that disappears in the attendees. It appears that it's Mr. Avalos. Carol, if we could go ahead and unmute Mr. Avalos and do you have comments? First of all your name and address for the record and then do you have something for the committee on Item C1, 327 Franklin?

Roger Avalos, 315 S. 82nd St., Kansas City, Kansas, said I'm the representative for Ms. Amador Portillo. I just want to let you guys know that they just bought the property at the end of July from Robin E. Stewart. They have cleaned the property, you know, picking up trash, cutting the grass and this is going to be their first home. They're renting currently. So, they bought this as their home. So, just to clarify the state of the house, they just bought it like that. So, they would like to improve it, make an addition and build that garage.

Chairman McKiernan said thank you, Mr. Avalos. What I would say is that since it did not move forward tonight, the family can continue to make the improvements to the house that they own and can come back to the Land Bank with a new application at some point in the future.

So, committee that brings us to Item C2—I'm sorry. Have we—Carol, keep me straight. Have we—there was no motion, so there's nothing to act on on C1. Item C2, 845 Reynolds. Is there a motion for action from the Committee on that? I will say that this one is in my district. While I appreciate the input from the Staff Advisory Committee, at this point I would not be averse to allowing the current property owner to acquire this particular property, one lot up from Mill St., east of Mill St. **Commissioner Walters** said I agree with you Brian.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve C2 as submitted.** Roll call was taken and there were five “Ayes,” Walters, Bynum, Townsend, Burroughs, McKiernan.

Chairman McKiernan said I think it will be a good addition to Reynolds Ave.

That brings us to Item C3, 919 Cleveland Ave., Mr. Jesus Leyva. I believe we held this over last time and I would ask Commissioner Townsend if she has any insight on this property. **Commissioner Townsend** said yes, I have since that last meeting last month visited this area. I would have to or would like to commend the owner/applicant Mr. Leyva. He owns the property at 913 which is a delight to look at; beautiful. To the north of the 913 property, he is landlocked. There's, well it's formerly Land Bank, but it's not a Land Bank anymore, but he can't go that way, he can't go east. And while it is true that he could probably build a garage on what he has, he has been a good steward in keeping the lot for which he has applied cut—I've driven by there several times—didn't know that this was part of the request, but it's always well done as is his other property. So, here's just the opposite situation. I would move to approve his application.

Action: **Commissioner Townsend made a motion, to approve C3 as submitted.**

Chairman McKiernan said there's a motion to approve Item C3 as submitted. Is there a second? Hearing none, as a member of the committee, I would offer a second on this based on the comments of Commissioner Townsend.

Action: **Chairman McKiernan seconded the motion.**

Chairman McKiernan asked any additional comment or questions from the committee? Any comment on this particular—**Commissioner Burroughs** said this was not recommended by staff, correct? **Mr. Knapp** said, yes, that is correct. **Commissioner Burroughs** said thank you Jud. Thank you, Mr. Chairman.

Chairman McKiernan asked, Carol, did we receive any comment about this particular application? **Ms. Godsil** said no public comments were received. **Chairman McKiernan** said

thank you. Is there any member who was in attendance tonight who would like to comment on this particular application? **Ms. Godsil** said there are no hands raised.

Roll call was taken on the motion and there were three “Ayes,” Bynum, Townsend, McKiernan; and two “Nos,” Walters, Burroughs.

Chairman McKiernan said that makes the vote three to two. This motion requires four votes to advance to full commission, so it does not advance.

That brings us to Item C4. Any comments or questions from the committee?

Commissioner Townsend said prior to our last meeting, I had visited these properties. The block in which the requesters want to acquire the property it's well kept. The other neighbors small houses cut properties, however, I would not be in favor of this proposal. I believe the applicant owns property on Haskell that abuts from the rear to the north and I was very taken aback by the appearance of those properties. What was in front of them and what was in the rear to the multiple vehicles and things that I don't believe would belong there. So, I have some concerns about the stewardship of the Waverly property that they're asking for and I just don't believe from the designs I saw that that would fit or blend in with what's already on that block. So, I would not recommend the proposal as put forward. It may be right for somebody else for other houses but for this proposal, I would not recommend it.

Chairman McKiernan said asked are there other comments or questions from members of the committee? Seeing none, is there a motion from the Committee on Item C4? I don't hear a motion nor do I see any hands raised? I'll just clarify, is there a motion for C4? Carol it does appear that the applicant is in the attendees. So, if we could give Mr. Moreno the opportunity to address the committee. **Ms. Godsil** said he's unmuted.

Chairman McKiernan said if you would please give us your name and address for the record and then share your comments with the committee.

Roberto Moreno said my parents are the ones that own 1213 and 1215 Haskell and I'm about to turn 22 and I have a construction and roofing background and I wanted to build like a garage or

like a house/garage so I can fit—because I have three work trucks. So, I wanted to fit them in because in this neighborhood I recently got like, both of my property stolen, a lot of tools and stuff like that. So, I wanted somewhere I could live because I want to like not live with my parents anymore and also like to where I put all my tools and trucks. Or if you guys don't agree on the garage, I could essentially build a house there as well. **Chairman McKiernan** said thank you Mr. Moreno. **Mr. Moreno** said no problem. **Chairman McKiernan** said we appreciate that.

Commissioner Townsend said well, Mr. Moreno, I'm encouraged if you're going to build a house. Please come back to us with that application and I am again concerned also when you're talking about work trucks and that type of thing that that may not in and of itself, that's another discussion may blend into the neighborhood. As I said, I saw some things over on the Haskell property that gave me pause, but I just couldn't endorse the application as it currently sits. So, if you want to amend your application and come back later with something else for that property, we could consider that. As Commissioner McKiernan says, you can come back with a different application. I think that would be the cleaner thing to do, but to take care of this application, I can't support it as it is, and maybe we need to have some other discussions about the adjoining property and what your real plans are. **Chairman McKiernan** said a moment ago when I asked for a motion on this application, C4, I did not receive one. I just want to ask one more time among the committee, is there a motion on C4. I do not hear a motion. That item does not move forward to full commission. The applicant is free to—I would suggest have a discussion with Commissioner Townsend and then to apply again in the future.

That gets us through Item No. 1. Takes us to Item No. 2. I'm sorry, no I'm sorry. We still have 1D, new construction commercial.



Option Agreements

Agenda Item – D
Commercial

1

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D. New Construction - Commercial

1. Bessie M. Robinson
2536 N. 17th St. – 115863



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





Mr. Knapp said so, this is our only commercial application that we have this month. This is for—I'll give you a little summary of it.



OPTION AGREEMENTS
BESSIE M ROBINSON



Timeline
Project Start – November 2021
Project Completion – June 2023

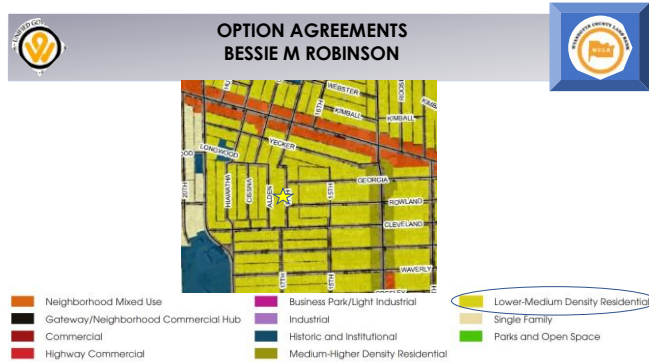
Next Steps

Recommendation
☐ Staff Advisory Committee
 it is inappropriate to build a commercial building in the middle of residential block
☒ Land Bank Advisory Board



They want to build a daycare/mentoring center. Their first submission was for a commercial building, but from the Staff Advisory meeting, it's inappropriate to build a commercial building in the middle of a residential block. They were provided, the applicant was provided two options, move the commercial building where zoning will allow or you can build a house to get a special use permit to run a daycare. The applicant has chosen to build the house and get the special use permit. So, they are requesting 2536 N. 17th St. They currently own 2534, 2532 and 2530 N. 17th St. They did not provide me with an updated photo of what they wanted, but they did tell me that they were going to build a home and get the special use permit for the daycare.

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This is in the lower medium density area for the plans for the plan use map. That will conclude this item Commissioner.

Chairman McKiernan asked any members of the committee have comments or questions on this particular application? **Commissioner Townsend** said I would—I appreciated the fact the applicant is choosing to build a home here so they understand that this would be more appropriate for the block in the area of this address and I would move to approve your application.

Action: **Commissioner Townsend made a motion to approve Item D1.**

Chairman McKiernan asked is there a second?

Commissioner Townsend said point of clarification to—even though this is showing commercial, this would now be residential. Is that not correct Mr. Knapp? **Mr. Knapp** said that is correct. It would move to the residential side. **Commissioner Townsend** said okay, thank you.

Action: **Commissioner Bynum seconded the motion to approve Item D1.**

Commissioner Burroughs said well they haven't submitted any plans or drawings or anything of what the house might look like. Right Jud? **Mr. Knapp** said they have not Commissioner.

Chairman McKiernan said so there's been a motion and a second to approve this understanding that the new construction would be residential, not commercial, and that before any daycare center was established, they would need to go through the special use permit process in order to do that.

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Chairman McKiernan asked, any other comments or questions from the committee? Carol, did we get any public comment on this particular application? **Ms. Godsil** said no public comments received. **Chairman McKiernan** asked is there anyone in the attendees who would like to comment on this application? **Ms. Godsil** said there are no hands raised. **Chairman McKiernan** said we have a motion and a second to approve as submitted.

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

Chairman McKiernan said that completes Item No. 1 and takes us to Item No 2. We have three different—well we have one property transfer and two yard extensions. Mr. Knapp, let’s just deal with the property transfer first please.



Option Agreements
 Agenda Item – E
 Property Transfer
 1

A. Property Transfer

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

Mr. Knapp said this is for The Homes area. They are requesting a Land Bank lot at 2926 to build a parking lot so their residents can park.



**OPTION AGREEMENTS
THE HOMES, INC**



Details
10 parking spaces

Timeline
Project Start – Spring 2022
Project Completion – Spring 2022

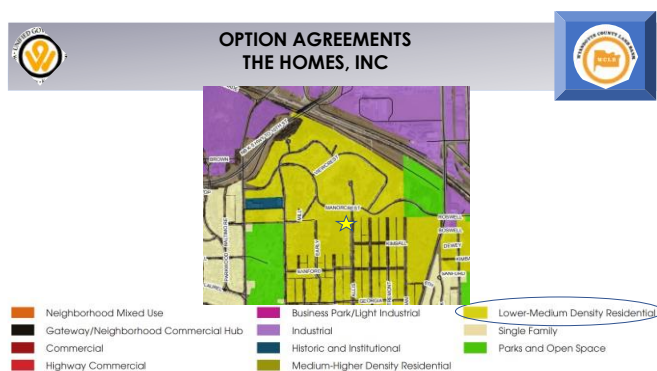
Next Steps

Recommendation

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



So, you see a 2926 they would park here and then walk to their homes. The plan—this is a picture they provided me of another parking lot that they have. They would have. They plan for 10 spaces. They plan to start this project of spring in 2022 and the plan completed in spring of 2022. The Staff Advisory Committee said no parking lots in residential zones, but it would require a special use permit and to build a sidewalk. They are recommending for approval.



It is in the lower medium density residential. That would conclude this item. **Chairman McKiernan** said so, the staff is saying that they do recommend, but with the special use permit and the construction of a sidewalk, is that correct? **Mr. Knapp** said that is correct.

Commissioner Bynum said well, I would ask Commissioner Townsend to confirm, but I've been in The Homes' neighborhood on multiple occasions and I don't think there are sidewalks in any part of that neighborhood. So that's—**Chairman McKiernan** said I'll ask Commissioner Townsend to add some clarification to that.

Commissioner Townsend said thank you, Commissioner Bynum. The answer to your questions depends on which part of The Homes you're in and I did visit this exact location. The picture shown there is a bit misleading because you go straight north down Allis from say Quindaro

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and the lot that they are seeking is just wooded area on a relatively narrow street in there so some people have separate driveways but The Homes is constantly in need of places to park and if the—if they can get the desired permit and agree to the sidewalk because from where this is they would need a sidewalk, I would think to get to their homes from what I saw. Then it would be beneficial to The Homes and it would be beneficial to us to have what now is just wooded looking area, overgrown area, put to beneficial use for The Homes. Mr. Knapp, correct me if I'm wrong, this option period, would the applicants have to go through Planning & Zoning first before the title would change hands or what? I thought this was, you know really the kind of thing that the option period allowed for. **Mr. Knapp** said that is correct Commissioner. We will not transfer the property until Planning & Zoning gives us the okay that they can build their parking lot. **Commissioner Townsend** said okay. So, from what I saw, of the lots and their proximity to homes on the—what is really one of the most western borders of The Homes. I was surprised that The Homes extended that far west, but it would certainly be beneficial to them in an area where parking, safe parking is hard to come by. So, I would move to approve the application.

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

Chairman McKiernan said there's a motion and a second to approve as submitted. Any further comment or questions from the committee? Carol, did we get any comment regarding this particular application? **Ms. Godsil** said no comments received. **Chairman McKiernan** asked is there anyone among the attendees who would like to make public comment on this application? **Ms. Godsil** said I see no hands raised. **Chairman McKiernan** said there's a motion and a second to approve as submitted, roll call please.

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

Item No. 1 – 211081...LAND BANK OPTION TRANSFERS

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

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Option Agreements

Agenda Item – F
Yard Extensions

2

B. Yard Extensions

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



**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





Chairman McKiernan said, Mr. Knapp, Item B1. **Mr. Knapp** said alright, so these are yard extensions. This is the is—the first one is at 3541R N. 60th St. The applicant currently owns 3621 and 3525 N. 60th St. It is landlocked, so it is an unbuildable parcel wedged in between two properties that the applicant owns.



**YARD EXTENSION
BRYANT T CROSBY SR.**



Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board

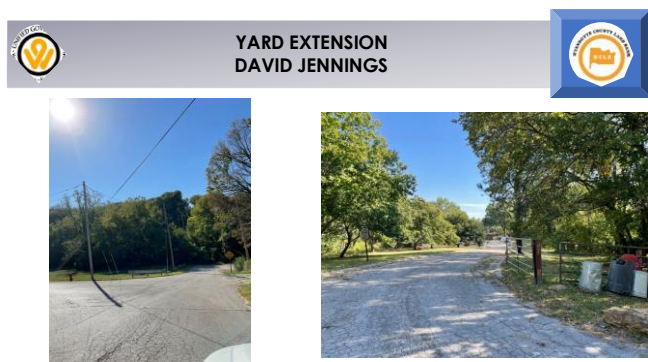


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I did drive by and take a picture of the applicant's property provided here and staff and the Land Bank Advisory Board both recommended for approval.



The next one is a 3533 Ford Ave. They currently own 3701 Ford Ave. This lot has—it's unbuildable because it is landlocked.



I did try to take a picture of it. It's somewhere up in those woods up there. It's up there and then there's a picture of their driveway going to their home. Commissioner, that would conclude Item 2B.

Chairman McKiernan said we have the two items here, two yard extensions.

Action: Commissioner Burroughs made a motion, seconded by Commissioner Walters, to approve both yard extensions.

Chairman McKiernan said there's a motion and a second to approve these yard extensions as submitted. Any further comments or questions from the committee? Carol, did we receive any

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comment about these applications? **Ms. Godsil** said no comments received? **Chairman McKiernan** asked is there anyone among the attendees who'd like to make public comment on these applications? **Ms. Godsil** said no hands raised.

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

Chairman McKiernan said thank you very much for your work. That is the conclusion of the Neighborhood & Community Development standing committee meeting.

Adjourn

Chairman McKiernan adjourned the meeting at 6:47 p.m.

tpl